

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED

JUN 21 2023

Department of Water Resources

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?
22-11789 OK	Yes ☐		Water right 22-237A was split into		
22-11790 OK	Yes ☐		22-237A, 22-14552, 22-14553, 22-14554, 22-14555, 22-14556 and 22-14557.		
22-237-A OK	Yes ☒		Water right 22-567A was split into		
22-567 A OK	Yes ☒		22-567A, 22-14558, 22-14559, 22-14560, 22-14561, 22-14562 and 22-14563.		
22-13524 OK	Yes ☒		Water Right 22-13524 was split into		
			22-13524, 22-14564, 22-14565, 22-14566, 22-14567, 22-14568 and 22-14569.		

2. Previous Owner's Name:

Name of current water right holder/claimant

3. New Owner(s)/Claimant(s):

Nita Marie Vasquez
New owner(s) as listed on the conveyance documentName connector ☐ and ☐ or

2225 E 250 N

Mailing address

208 351-0029

Telephone

DRIGGS

City

ID

State

83422

Zip

thistlebrooks farm@outlook.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: _____

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.

SUPPORT DATA

IN FILE # 22-237A

- ☐ 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:

Signature of new owner/claimant

Title, if applicable

Date

Print name

Signature:

Signature of new owner/claimant

Title, if applicable

Date

Print name

For IDWR Office Use Only:

Received by M. Peltier Date 6-21-23

Receipt No. E049294

Receipt Amt. 350.00

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 JB

Processed by JB

Date 6/29/2023

**RECORDING REQUESTED BY
Thistle Brooks Farm LLC**

**AND WHEN RECORDED MAIL TO:
Thistle Brooks Farm LLC
P.O. Box 1028
Driggs, Idaho 83422**

Instrument # 256474

TETON COUNTY, IDAHO

9-19-2019 01:16:00 PM No. of Pages: 3

Recorded for : THISTLE BROOKS FARM

KIM KEELEY

Fee: 15.00

Ex-Officio Recorder Deputy

Index to: DEED, WARRANTY

Space Above This Line for Recorder's Use Only

WARRANTY DEED

For Value Received, **Dump Road 250 East LLC, an Idaho limited liability company** AND **Thistle Brooks Farm, LLC, an Idaho limited liability company**, hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto **Thistle Brooks Farm LLC, an Idaho limited liability company**, hereinafter called the Grantee, whose current address is **PO Box 1028, Driggs, ID 83422**, the following described premises, situated in **Teton County, Idaho**, to-wit:

SEE ATTACHED 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.

Dump Road 250 East, LLC, an Idaho limited liability company

By:

Nita Marie Vasquez
Thistle Brooks Farm, LLC

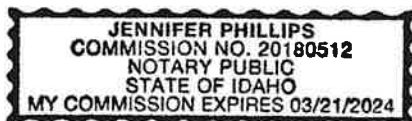
Nita Marie Vasquez, Member

Thistle Brooks Farm, LLC, an Idaho limited liability company

By: *Nita Marie Vasquez*
Nita Marie Vasquez, Manager

STATE OF Idaho)
) SS.
COUNTY OF Teton)

On this 10th day of **September, 2019**, before me, a Notary Public in and for said State, personally appeared **Thistle Brooks Farm, LLC Nita Marie Vasquez, Member**, 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 **Dump Road 250 East, 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 she executed the same in said Limited Liability Company's name.



Jennifer Phillips
Notary Public of Idaho
Residing at: Victor, ID
Commission Expires: 03/21/2024

STATE OF Idaho)
) SS.
COUNTY OF Teton)

On this 10th day of **September, 2019**, before me, a Notary Public in and for said State, personally appeared **Nita Marie Vasquez**, 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 **Thistle Brooks Farm, 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 she executed the same in said Limited Liability Company's name.



Jennifer Phillips
Notary Public of Idaho
Residing at: Victor, ID
Commission Expires: 03/21/2024

Legal Description of Parcel A

A Parcel of land located in Government Lot 4 of Section 29, Township 5 North, Range 46 East of the Boise Meridian, Teton County, Idaho and more particularly described as follows:

Beginning at the South Sixteenth corner of Said Section 29, thence $S00^{\circ}24'49''E$ along the east line of said section 29, a distance of 815.64 feet;
thence $S77^{\circ}22'13''W$, along the north line of Parcel 1 of Record of Survey no. 253904, a distance of 281.42 feet;
thence $N62^{\circ}05'36''W$, a distance of 507.48 feet;
thence $N22^{\circ}14'23''E$, a distance of 223.15 feet;
thence $N59^{\circ}55'13''W$, a distance of 139.70 feet;
thence $N19^{\circ}06'04''E$, a distance of 310.75 feet;
thence $N01^{\circ}06'31''W$, a distance of 67.74 feet;
thence $N89^{\circ}51'03''E$, a distance of 653.24 feet to the corner of beginning

subject to a 30-foot-wide road and utility easement along the east property line for state line county road and a 30-foot road and utility easement along the north property line for County Road East 250 North.

Parcel A contains 12.63 acres more or less and subject to easements, rights-of-way, reservations, and restrictions, of sight and/or of record.

The Basis of bearing for this description is $S89^{\circ}45'17''W$ along the south Section line of the SW1/4 Section 29, Township 5 North, Range 46 East of the B.M., Teton County, Idaho.

ENGINEER & SURVEYOR
NELSON ENGINEERING
P.O. BOX 1599
JACKSON, WY 83001
(307) 733-2087

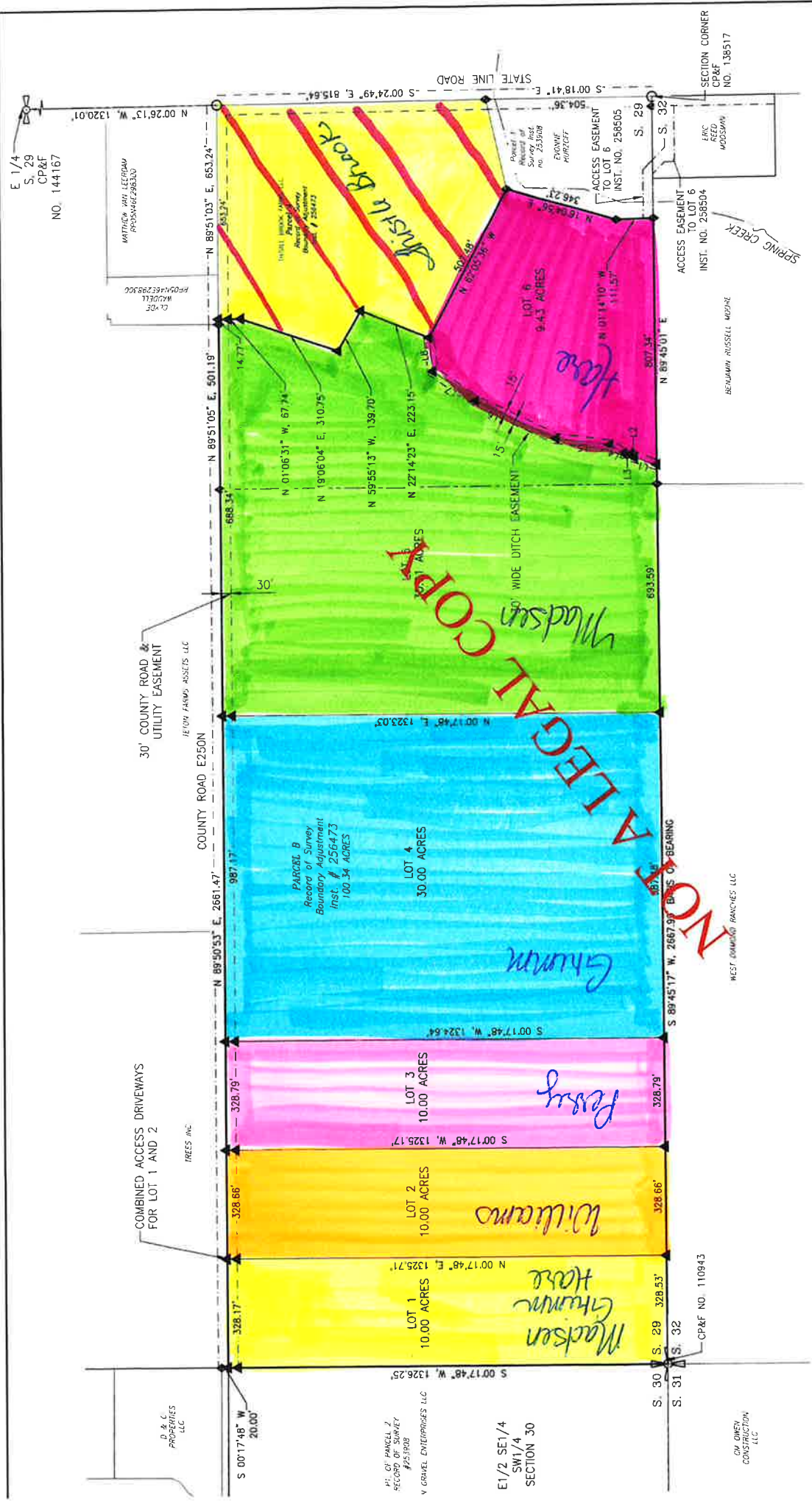
OWNER
DUMP ROAD 250 EAST LLC
P.O. BOX 1028
DRIGGS, IDAHO, 83422

FINAL PLAT
EASTSIDE FARMS SUBDIVISION
a subdivision of Parcel B
of that Record of Survey
Instrument # 258473

Located In
S 1/2, S 1/2, Section 29
Township 5 North,
Range 46 East of the B.M.,
Teton County, Idaho

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N 19°16'01"E	70.59
L2	N 45°01'12"E	15.18
L3	N 06°09'25"E	21.50
L4	N 33°29'23"E	48.48
L5	N 07°17'55"E	164.82
L6	N 25°41'32"E	270.52
L7	N 15°36'25"E	156.82
L8	N 84°04'31"E	103.17

- LEGEND**
- = PROPERTY BOUNDARY LINE
 - = LOT LINE
 - = ADJACENT PROPERTY LINE
 - - - = EASEMENT LINE
 - ⬢ = FOUND REBAR WITH CAP INSCRIBED "A.W. ENG. 2860"
 - = FOUND REBAR
 - ⬢ = FOUND SECTION CORNER REBAR WITH CAP "A.W. ENG. 2860"
 - ▲ = SET REBAR WITH CAP INSCRIBED "NELSON ENGR 13767"



E1/2 SE1/4
SW1/4
SECTION 30

P1: OF PARCEL 2
RECORD OF SURVEY
#251908
V. GRAVEL ENTERPRISES LLC

CM OMEN
CONSTRUCTION
LLC

CP&F NO. 110943

WEST DUMMICK RANCHES LLC

REES INC.

COMBINED ACCESS DRIVEWAYS
FOR LOT 1 AND 2

30' COUNTY ROAD &
UTILITY EASEMENT
JELOW FARMS ASSETS LLC

COUNTY ROAD E250N

MATTHEW HAN LECORDAM
PROSSCHKE 296330

E 1/4
S. 29
CP&F
NO. 144167

CERTIFICATE OF OWNER

State of Idaho) ss.
County of Teton

The undersigned owners and proprietors of the lands shown and described hereon hereby certify:
That the foregoing Subdivision of said lands on shown hereon is with the free consent and in accordance with the desires of said owners and proprietors.

That the name of the subdivision is to be EASTSIDE FARMS SUBDIVISION;

That the lands of the subdivision are described as:

Being identical with Parcel B of Record of Survey Boundary Adjustment Map, Instrument No. 256473, being located in the S1/2 of the S1/2 of Section 25, Township 5 North, Range 46 East of the Blackfoot, Teton County, Idaho and more particularly described as follows:
Beginning at the Southwest Corner of Said Section 29, thence N89°45'17"E along the south line of Said Section 29, a distance of 2667.99 feet, to a found 5/8" rebar with plastic yellow cap inscribed AN Engr. 2860, it being the southeast corner of Said Government Lot 4;
thence N89°45'01"E along the South line of Said Government Lot 4, a distance of 807.34 feet to the southwest corner of Parcel 1 of that Record of Survey Boundary Adjustment Map, Instrument No. 256473;
thence N01°14'10"W along the West line of Said Parcel 1, a distance of 111.57 feet;
thence N16°04'55"E continuing along said West line of Parcel 1, a distance of 346.23 feet to the northwest corner of Said Parcel 1 and being the southwest corner of Parcel A of that Record of Survey Boundary Adjustment Map, Instrument No. 256473;
thence S89°50'35"W, a distance of 501.19 feet to the Point of Beginning;
thence S89°50'35"W, a distance of 501.48 feet;
thence N27°14'23"E, a distance of 223.15 feet;
thence S89°55'13"W, a distance of 139.75 feet;
thence N19°05'04"E, a distance of 310.75 feet;
thence S89°51'03"W along said north line, a distance of 14.77 feet to a found 5/8" rebar with plastic yellow cap inscribed AN Engr. 2860;
thence S89°51'05"W continuing along said north line, a distance of 501.19 feet to a found 5/8" rebar with plastic yellow cap inscribed AN Engr. 2860 being the northwest corner of Government Lot 4;
thence S89°50'35"W, a distance of 2651.47 feet to a point on the west line of Said Section 29;
thence S00°17'45"W along said west line, a distance of 130.25 feet to the Point of Beginning;
subject to a 30 foot wide road and utility easement along the north property line for County Road East 250 North

Containing 100.34 acres more or less and is subject to easements, rights-of-way, reservations, and restrictions, of right and/or of record the Basis of Bearing for this description is S89°45'17"W along the South Section line of the SW1/4 Section 25, Township 5 North, Range 46 East of the B.M. Teton County, Idaho.

That this subdivision is subject to that Declaration of Covenants, Conditions, and Restrictions, to be recorded concurrently with this plat, as well as any covenants and conditions thereto,

That access to Lots 1, 2, 3, 4 and 5 shall be from County Road E 250 N and access to Lot 6 is from State Line Road thru those existing access easement recorded in Instrument No. 239501 and Instrument No. 235505.

That Lot 5 and Lot 6 are subject to a 30 foot wide ditch easement, it being 15 feet on each lot of the centerline of the existing ditch and as shown hereon.

That Lot 1 and Lot 2 shall combined their driveway access from County Road E 250 N.

That Lot 6 development is subject to Spring Creek water corridor;

Dump Site 250 North LLC, an Idaho limited liability company

[Signature]
as Attorney in Fact

The foregoing instrument was acknowledged before me by Dump Site 250 North LLC, a limited liability company, on 11/16/2021 at 407 W. North

Witness my hand and official seal.



[Signature]
Notary Public
My Commission Expires: 11/05/2025

CERTIFICATE OF SURVEYOR

I, Lucas D. Rudolph, a Registered Professional Land Surveyor in the State of Idaho, Registration No. 13767, hereby certify, to the best of my knowledge and belief:

That this plat was made from the notes of surveys made by me or under my direction in 2020 and from records of the Clerk of Teton County and that it correctly represents the land described in the Certificate of Owners hereon, and conforms to the applicable sections of the Idaho Code.

That all monuments as shown hereon will be set in accordance with Title 50, Section 1303, Idaho Code.



Lucas D. Rudolph, Idaho PLS no. 13767
Date

COUNTY COMMISSIONERS' CERTIFICATE

Presented to the Teton County Board of Commissioners on the following date of which time this subdivision was accepted and approved:

11/15/21 2021
[Signature]
Chairperson, County Commissioners

HEALTH DEPARTMENT CERTIFICATE

Sanitary Restrictions as required by Idaho Code, Title 50, Chapter 13 have been satisfied and the proposed subdivision is in compliance with the Health, Safety, and Welfare Code. Sanitary Restrictions may be reimposed in accordance with Section 50-1326, Idaho Code, by the issuance of a certificate of non-compliance.

11-17-2021
[Signature]
County Health Department, DHS

PLANNING AND ZONING CERTIFICATE

Presented to the Teton County Planning and Zoning Commission on the following date of which time this subdivision was accepted and approved:

11-17-2021
[Signature]
Chairperson, Planning and Zoning

ASSESSOR'S CERTIFICATE

Presented to the Teton County Assessor on the following date for approval and acceptance:

11-17-2021
[Signature]
County Assessor

TETON COUNTY FIRE MARSHAL CERTIFICATE

I hereby certify that the provisions for fire protection by this plat meet the Teton County Fire Code and have been approved by me.

11/16/2021
[Signature]
Teton County Fire Marshal

TREASURER'S CERTIFICATE

Per the requirements of Idaho Code 50-1308, I, the undersigned County Treasurer, have reviewed this plat and certify that the plat meets the requirements of the Idaho Code and that all delinquent and current County property taxes have been paid in full on the land described on this plat.

11/16/2021
[Signature]
County Treasurer

CERTIFICATE OF REVIEW

I, Darryl Johnson, a Registered Professional Engineer and Land Surveyor, No. 13031, State of Idaho, have reviewed this plat and certify that I have reviewed this map and find that it complies with Idaho Code.



Darryl Johnson PE & PLS 13031

OWNER

DUMP ROAD 250 LLC
P.O. BOX 1028
DRUGGS, IDAHO, 83422

ENGINEER & SURVEYOR

NELSON ENGINEERING
P.O. BOX 1599
JACKSON, WY 83001
(307) 733-2087



VICINITY MAP
SCALE: 1" = 2000.32
COUNTY OF TETON, RANGE 46 N, T5N, R46E B.M.
Teton County, Idaho

RECORDER'S CERTIFICATE

State of Idaho)
County of Teton

I do hereby certify that this Subdivision was filed
2020 at Dump Road 250 East LLC.

INSTRUMENT NO. _____

County Recorder

PROJECT TOTAL:
TOTAL ACRES = 100.34 ACRES
PROPOSED 6 LOTS
LOT 1 = 10.0 ACRES
LOT 2 = 10.0 ACRES
LOT 3 = 10.0 ACRES
LOT 4 = 30.0 ACRES
LOT 5 = 10.0 ACRES
LOT 6 = 9.43 ACRES

ZONE: A/R-2.5

WATER WILL BE INDIVIDUAL WATER SYSTEM
SEWER WILL BE INDIVIDUAL SEPTIC SYSTEM

Instrument # 267813

TETON COUNTY, IDAHO
4-15-2021 11:45:00 AM No. of Pages: 2
EASTSIDE FARMS SUBDIVISION
KIM KEELY
Ea. Office Recorder Deput

FINAL PLAT
EASTSIDE FARMS SUBDIVISION
a subdivision of Parcel B
of that Record of Survey
Instrument # 266473

Located in
S 1/2, S 1/2, Section 29
Township 5 North,
Range 46 East of the B.M.,
Teton County, Idaho



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

June 29, 2023

THISTLE BROOKS FARM LLC
2725 E 250 N
DRIGGS ID 83422-4741

Re: Change in Water Right Ownership: 22-11789 (No Split), 22-11790 (No Split) 22-237A (split into 22-237A, 22-14552, 22-14553, 22-14554, 22-14555, 22-14556 and 22-14557), 22-567A (split into 22-567A, 22-14558, 22-14559, 22-14560, 22-14561, 22-14562 and 22-14563), 22-13524 (split into 22-13524, 22-14564, 22-14565, 22-14566, 22-14567, 22-14568 and 22-14569)

Dear Water Right Holder(s):

The Department of Water Resources (Department) acknowledges the receipt of correspondence changing ownership of a portion of the above referenced water right(s) to you. The Department has modified its records based on the information received and has enclosed a computer-generated report for you.

Your portion of each water right(s) has a specified point of diversion, nature of use and place of use. If you plan to change the authorized point of diversion, nature of use, or place of use, including adding a new point of diversion, you must file an Application for Transfer of Water Right. If you do not plan to change any elements of your water right, then no further action is required at this time.

The portion of the water right retained by the original right holder retains the original water right number. The Department is sending the original right holder a copy of this letter and a computer-generated report showing the changes to the original water right.

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
BLAKE HARE
JERRY MADSEN

THOMAS GRIMM
JOHN PERRY
KELLY WILLIAMS