



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

October 24, 2022

IRONWOOD HOMEOWNERS ASSOCIATION INC
C/O IRONWOOD 2021 LLC
800 N 980 E STE 101
OREM UT 84097

RE: Change in Ownership
Water Rights: 22-13808

Dear Sir/Madam:

On February 1, 2022, you filed a Notice of Change in Water Right Ownership (ownership change) with the Idaho Department of Water Resources (IDWR), seeking to update the ownership records for the water rights listed above. After an initial review, we determined that you needed to provide additional evidence of ownership. On August 24, 2022, we sent a letter requesting the additional information. The additional information was to be provided within 30 days.

IDWR has never received a response to the request. Without the requested documents, we cannot verify ownership of the water right and cannot complete the ownership change. We are therefore returning your original ownership change and have initiated a refund of your filing fee (\$25.00). The refund from the state of Idaho will arrive at the address listed above within a couple of weeks.

Please feel free to re-file your change in ownership any time in the future. Because your filing fee is being refunded, you will need to determine and provide the proper filing fee at the time you re-file the Assignment.

If you have any questions, feel free to contact me at (208) 525-7161.

Respectfully submitted,

Jonie Barg
Technical Records Specialist

Enclosure(s)

cc: HOLDEN KIDWELL HAHN & CRAPO

RECEIVED

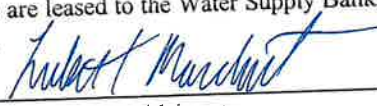
FEB 01 2022

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCESNotice 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 #6 of the instructions.

Water Right/Claim No.	Split?	Leased to Water Supply Bank?	Water Right/Claim No.	Split?	Leased to Water Supply Bank?
22-13808	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Ironwood Land, LLC
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Ironwood Homeowners Association, Inc.
New owner(s) as listed on the conveyance document
- Name connector ☐ and ☐ or ☐ and/or
UT 84097
State ZIP
- c/o Ironwood 2021, LLC, 800 N 980 E, Ste. 101 Orem
Mailing address City
- 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: December 27, 2021
6. If the water right is leased to the Water Supply Bank changing ownership of a water right will reassign to the new owner any Water Supply Bank leases associated with the water right. Payment of revenue generated from any rental of a leased water right requires a completed IRS Form W-9 for payment to be issued to an owner. A new owner for a water right under lease shall supply a W-9. Water rights with multiple owners must specify a designated lessor, using a completed Lessor Designation form. Beginning in the calendar year following an acknowledged change in water right ownership, compensation for any rental will go to the new owner(s).
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:  Luke H. Marchant, Attorney 01/27/2022
Signature of new owner/claimant Title, if applicable Date

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

For IDWR Office Use Only:

Received by  Date 2/1/22 Returned Unprocessed Refund Requested
Active in the Water Supply Bank? Yes ☐ No ☐ Receipt No. E047757 Receipt Amt. \$25.00
Name on W-9 _____ Approved by _____ Processed by _____ Date _____
If yes, forward to the State Office for processing W-9 received? Yes ☐ No ☐

Instrument # 273371
TETON COUNTY, IDAHO
12-30-2021 09:00:00 No. of Pages: 1
Recorded for: FIRST AMERICAN TITLE - DRIGGS
KIM KEELEY Fee: \$16.00
Ex-Officio Recorder Deputy, Kim Keeley
Index to: DEED

WHEN RECORDED RETURN TO:

Ironwood Homeowners Association, Inc.
c/o Ironwood 2021, LLC
800 North 980 East, Suite 101
Orem, Utah 84097

WATER DEED

Ironwood Land, L.L.C. / Ironwood Homeowners Association, Inc.

THIS INSTRUMENT is executed as of the 1st day of October, 2021, by **IRONWOOD LAND, L.L.C.**, a Utah limited liability company ("Grantor"), whose address is 1245 Brickyard Road, Suite 70, Salt Lake City, Utah 84106, in favor of **IRONWOOD HOMEOWNERS ASSOCIATION, INC.**, an Idaho non-profit corporation ("Grantee"), whose address is c/o Ironwood 2021, LLC, 800 North 980 East, Suite 101, Orem, Utah 84097.

FOR THE SUM OF TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are acknowledged, Grantor hereby quitclaims to Grantee Water Right No. 22-13808 and Permit to Appropriate Water No. 22-13478.

GRANTOR has executed this instrument below, to be effective as of the date first set forth above.

GRANTOR:

IRONWOOD LAND, L.L.C.,
a Utah limited liability company,
by its Manager:

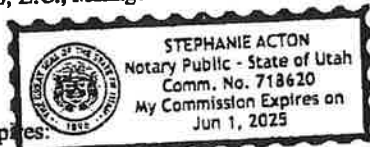
THE RITCHIE GROUP, L.C.,
a Utah limited liability company

By Jayson C. Newitt
Jayson C. Newitt, Manager

State of Utah)
County of Salt Lake) ss.

The foregoing instrument was acknowledged before me this 27th day of December, 2021, by Jayson C. Newitt, Manager of The Ritchie Group, L.C., Manager of Ironwood Land, L.L.C.

(Seal)



My Commission Expires:

6-1-2025

Stephanie Acton
Notary Public

Residing at:

1245 E. Brickyard Rd #70
SLC, UT 84106

Barg, Jonie

From: Barg, Jonie
Sent: Monday, October 24, 2022 1:13 PM
To: IdwrPayable
Subject: Refund Request
Attachments: Receipt(2).PDF

Good afternoon!

I have a refund request as follows:

Receipt number: E047757
Amount: \$25.00
Payable to: Holden Kidwell Hahn & Crapo
PO Box 50130
Idaho Falls ID 83405

Reason: Ownership Change filed for 1 water right. Additional information was requested, but not received. The application is being returned unprocessed; therefore the applicant is entitled to a full refund.

Thank you so much for your time. Let me know if you have any questions.

Have a great day!!!



IDAHO DEPARTMENT OF
WATER RESOURCES

Jonie Barg | Technical Records Specialist

900 N Skyline Drive Ste. A, Idaho Falls, ID 83402

Phone number: (208) 525-7161

Fax number: (208) 525-7177

Email: jonie.barg@idwr.idaho.gov

Website: www.idwr.idaho.gov



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Governor Brad Little

Director Gary Spackman

August 24, 2022

IRONWOOD HOMEOWNERS ASSOCIATION INC
C/O IRION WOOD 2021 LLC
800 N 980 E STE 101
OREM UT 84097

RE: Change in Ownership Water Right No. 22-13808

Dear Sir/Madam:

The Department of Water Resources acknowledges receipt of your Notice of Change in Water Right Ownership.

Our review of your notice indicates that additional information is required before we can process the change. The information required is indicated below:

**** **Evidence of ownership/additional filing fee:** The department acknowledges receipt of an ownership change for water right number 22-13808. This water right is appurtenant to a subdivision. There are several lots that have been sold off. The ownership change filed does not request a split. If the intent is to not split the water right the department will require evidence that water right number 22-13808 was withheld from the sale of the lots already sold. Also, as per Idaho Code 42-248, you would need to provide written notice of this ownership change to all of the lot owners. *Idaho Code 42-248(6) If the person filing the notice of a change of water right ownership does not own the land identified as the place of use for the water right, the notice shall be accompanied by evidence that written notice of the change of water right ownership has been mailed or hand-delivered to the landowner of record, as identified in the records of the county recorder.* If a split is required, an additional filing fee of \$75.00 is required.

Because the Department cannot process the ownership change without proper documentation/fees, we will hold any action on your notice pending receipt of the necessary information/fees. If we do not receive the necessary information/fees within 30 days we will return your notice and all attachments and your notice will not be processed.

Please note that Section 42-248, Idaho Code, requires you or the owner of this water right to maintain current ownership and address records on file with the department. Forms to file a change of ownership of a water right and/or a change in the address of the water right owner are available from any department office, or at the department's website at: www.idwr.idaho.gov.

Please feel free to contact the Department if you have any questions.

Sincerely,

Jonie Barg
Technical Records Specialist

Enclosure(s)

cc: HOLDEN KIDWELL HAHN & CRAPO

SCANNED

AUG 29 2022