

JUL 28 2023

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCESDepartment 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?
22-13684 <i>no split</i>	Yes ☒	Yes ☐		Yes ☐	Yes ☐
22-13685 <i>OK</i>	Yes ☒	Yes ☐		Yes ☐	Yes ☐
<u>22-13685</u> <i>OK</i>	Yes ☐	Yes ☐		Yes ☐	Yes ☐
<i>22-14574</i>	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: BRENT H GREENWALD / HEIDI MARIE THOMPSON
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): DAVID BRUNS AND LISA BRUNS
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or
- 725 18th Ave Salt Lake City UT 84103
Mailing address City State Zip
801-363-8970 lisa@kazanpub.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: April 29, 2022
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: *David G Bruns* Title, if applicable: July 24, 2023
Signature of new owner/claimant Date
David G Bruns
Print name
- Signature: *Lisa W Bruns* Title, if applicable: July 24, 2023
Signature of new owner/claimant Date
Lisa W Bruns
Print name

Received by *JB* Date *7/28/2023* For IDWR Office Use Only: *E049433* *\$25 -*
Active in the Water Supply Bank? Yes ☐ No ☐ Receipt No. *E049381* Receipt Amt. *\$100. -*
Name on W-9 *JB* If yes, forward to the State Office for processing W-9 received? Yes ☐ No ☐
Approved by *JB* Processed by *JB* Date *9/12/2023*

SUPPORT DATA

IN FILE # *22-13684*

**WARRANTY DEED**

Alliance Title & Escrow, LLC Order No.:602908

FOR VALUE RECEIVED

Sleepy Hollow Ranch, LLC, a Wyoming limited liability company

the grantor(s), do(es) hereby grant, bargain, sell and convey unto

David Bruns and Lisa Bruns, husband and wife

whose current address is

**725 18th Ave
Salt Lake City, UT 84103**

the grantee(s), the following described premises, in Teton County, Idaho, TO WIT:

Parcel 1

A parcel of land located in the North One-Half of Section 8, Township 5 North, Range 46 East, Boise Meridian, Teton County, Idaho, being described by metes and bounds as follows:

Beginning at a point on the West line of said Section 8, said point bears North 00°43'22" West, 347.01 feet, from the quarter corner common to said Section 8 and Section 7, being marked by a 5/8" diameter rebar;

THENCE, North 00°43'22" West, 275.27 feet, along the West line of said Section 8 to the North One-Sixteenth corner common to said Section 8 and Section 7, being marked by a 5/8" diameter rebar with a 2" diameter aluminum cap inscribed with "PLS 2860" along with other markings;

THENCE, North 00°48'16" West, 230.55 feet, along said West line, to a point being marked by a 5/8" diameter rebar with a plastic cap inscribed with "PLS 5717"

THENCE, North 89°30'07" East, 1316.00 feet, to a point of intersection with the West One-Sixteenth line of said Section 8 being marked by a 5/8" diameter rebar with a plastic cap inscribed with "PLS 5717";

THENCE, South 00°44'09" East, 1206.64 feet, along said One-Sixteenth line, to a point being marked by a 5/8" diameter rebar with a plastic cap inscribed with "PLS 5717";

THENCE, South 89°32'15" West, 1315.94 feet, to the POINT OF BEGINNING.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee(s), that (s)he is/are the owner(s) in fee simple of said premises; that they are free from all encumbrances Except: Current Year Taxes, conditions, covenants, restrictions, reservations, easements, rights and rights of way, apparent or of record.

And that (s)he will warrant and defend the same from all lawful claims whatsoever.

Dated: 04/28/2022

Sleepy Hollow Ranch, LLC

Joshua Hayden Runyan
 Joshua Hayden Runyan, Managing Member

State of Texas } ss
 County of collin }

On this 28th day of April, 2022, before me, the Undersigned, a Notary Public in and for said state, personally appeared Joshua Hayden Runyan known or identified to me to be the Managing Member in the Limited Liability Company known as Sleepy Hollow Ranch, LLC who executed the foregoing instrument in said LLC name.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Jurkessa Nannette Quick Notary Public, State of Texas
 Notary Public for the State of Texas
 Residing at: Texas collin county
 Commission Expires: 04/16/2026



Notarized online using audio-video communication

WARRANTY DEED

Alliance Title & Escrow Corp. Order No.:451268

FOR VALUE RECEIVED

Brent H Greenwald and Heidi Marie Thompson, husband and wife

the grantor(s), do(es) hereby grant, bargain, sell and convey unto

Sleepy Hollow Ranch, LLC, a Wyoming Company

whose current address is

**2040 North Stateline Road
Alta, Wyoming 83414**

the grantee(s), the following described premises, in Teton County Idaho, TO WIT:

Parcel 1

A parcel of land located in the North One-Half of Section 8, Township 5 North, Range 46 East, Boise Meridian, Teton County, Idaho, being described by metes and bounds as follows:

Beginning at a point on the West line of said Section 8, said point bears North 00°43'22" West, 347.01 feet, from the quarter corner common to said Section 8 and Section 7, being marked by a 5/8" diameter rebar;
THENCE, North 00°43'22" West, 975.27 feet, along the West line of said Section 8 to the North One-Sixteenth corner common to said Section 8 and Section 7, being marked by a 5/8" diameter rebar with a 2" diameter aluminum cap inscribed with "PLS 2860" along with other markings;
THENCE, North 00°48'16" West, 30.55 feet, along said West line, to a point being marked by a 5/8" diameter rebar with a plastic cap inscribed with "PLS 5717"
THENCE, North 89°30'07" East, 1316.00 feet, to a point of intersection with the West One-Sixteenth line of said Section 8 being marked by a 5/8" diameter rebar with a plastic cap inscribed with "PLS 5717";
THENCE, South 00°44'15" East, 1206.64 feet, along said One-Sixteenth line, to a point being marked by a 5/8" diameter rebar with a plastic cap inscribed with "PLS 5717";
THENCE, South 80°32'15" West, 1315.94 feet, to the POINT OF BEGINNING.

As to the 60' easement identified in the recorded survey on the Southerly portion of Tracts B & C according to instrument #253587, recorded on 2-1-19, it is agreed that said easement shall be for the use and benefit of Tract A as to access and use. Maker agrees to execute any document necessary to make the easement access and use legally binding for Tract A. If Maker shall decide to utilize another easement in the future and vacate the existing easement, Holder shall be given legal use and access of the new easement at no additional cost. This provision shall survive the execution on any deed, on the above described real property, to Holder and be a burden on the 80 acre parcel as to any successor in interest and be subject to the COSTS OF ENFORCEMENT provision stated herein and be presented to any COURT having jurisdiction of the matter for enforcement.

Instrument # 257265
TETON COUNTY, IDAHO
10-25-2019 03:30:00 PM No. of Pages: 2
Recorded for : RUNYAN, KATHY
KIM KEELEY Fee: 15.00
Ex-Officio Recorder Deputy
Index to: DEED, WARRANTY

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee(s), that (s)he is/are the owner(s) in fee simple of said premises; that they are free from all encumbrances Except: Current Year Taxes, conditions, covenants, restrictions, reservations, easements, rights and rights of way, apparent or of record.

And that (s)he will warrant and defend the same from all lawful claims whatsoever.

Dated: 10/9/2019

Brent H. Greenwald

Brent H. Greenwald

Heidi Marie Thompson

Heidi Marie Thompson

State of Idaho ss
County of Bonneville

On this 9th day of October, 2019, before me, Janeene A. Ditmore, a Notary Public in and for said state, personally appeared Brent H. Greenwald and Heidi Marie Thompson, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Janeene A. Ditmore

Notary Public for the State of Idaho

Residing at: Rigby

Commission Expires: 4/25/2022

JANEENE A. DITMORE
COMM. NO. 27916
NOTARY PUBLIC
STATE OF IDAHO

WARRANTY DEED

Re record WD# 257010 to correct legal

Alliance Title & Escrow Corp. Order No.:451268

FOR VALUE RECEIVED

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whose current address is

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Beginning at a point on the West line of said Section 8, said point bears North 00°43'22" West, 347.01 feet, from the quarter corner common to said Section 8 and Section 7, being marked by a 5/8" diameter rebar;
THENCE, North 00°43'22" West, 975.27 feet, along the West line of said Section 8 to the North One-Sixteenth corner common to said Section 8 and Section 7, being marked by a 5/8" diameter rebar with a 2" diameter aluminum cap inscribed with "PLS 2860" along with other markings;
THENCE, North 00°48'16" West, 230.55 feet, along said West line, to a point being marked by a 5/8" diameter rebar with a plastic cap inscribed with "PLS 5717"
THENCE, North 89°30'07" East, 1316.00 feet, to a point of intersection with the West One-Sixteenth line of said Section 8 being marked by a 5/8" diameter rebar with a plastic cap inscribed with "PLS 5717";
THENCE, South 00°44'12" East, 1206.64 feet, along said One-Sixteenth line, to a point being marked by a 5/8" diameter rebar with a plastic cap inscribed with "PLS 5717";
THENCE, South 89°32'15" West, 1315.94 feet, to the POINT OF BEGINNING.

As to the 60' easement identified in the recorded survey on the Southerly portion of Tracts B & C, according to instrument #253587, recorded on 2-1-19, it is agreed that said easement shall be for the use and benefit of Tract A as to access and use. Maker agrees to execute any document necessary to make the easement access and use legally binding for Tract A. If Maker shall decide to utilize another easement in the future and vacate the existing easement, Holder shall be given legal use and access of the new easement at no additional cost. This provision shall survive the execution on any deed, on the above described real property, to Holder and be a burden on the 80 acre parcel as to any successor in interest and be subject to the COSTS OF ENFORCEMENT provision stated herein and be presented to any COURT having jurisdiction of the matter for enforcement.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee(s), that (s)he is/are the owner(s) in fee simple of said premises; that they are free from all encumbrances Except: Current Year Taxes, conditions, covenants, restrictions, reservations, easements, rights and rights of way, apparent or of record.

And that (s)he will warrant and defend the same from all lawful claims whatsoever.

Dated: 10/9/2019

Brent H. Greenwald

Brent H. Greenwald

Heidi Marie Thompson

Heidi Marie Thompson

State of Idaho ss
County of Bonneville

On this 9th day of October, 2019, before me, Janeene A. Dittmore, a Notary Public in and for said state, personally appeared Brent H. Greenwald and Heidi Marie Thompson, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/it executed same.
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

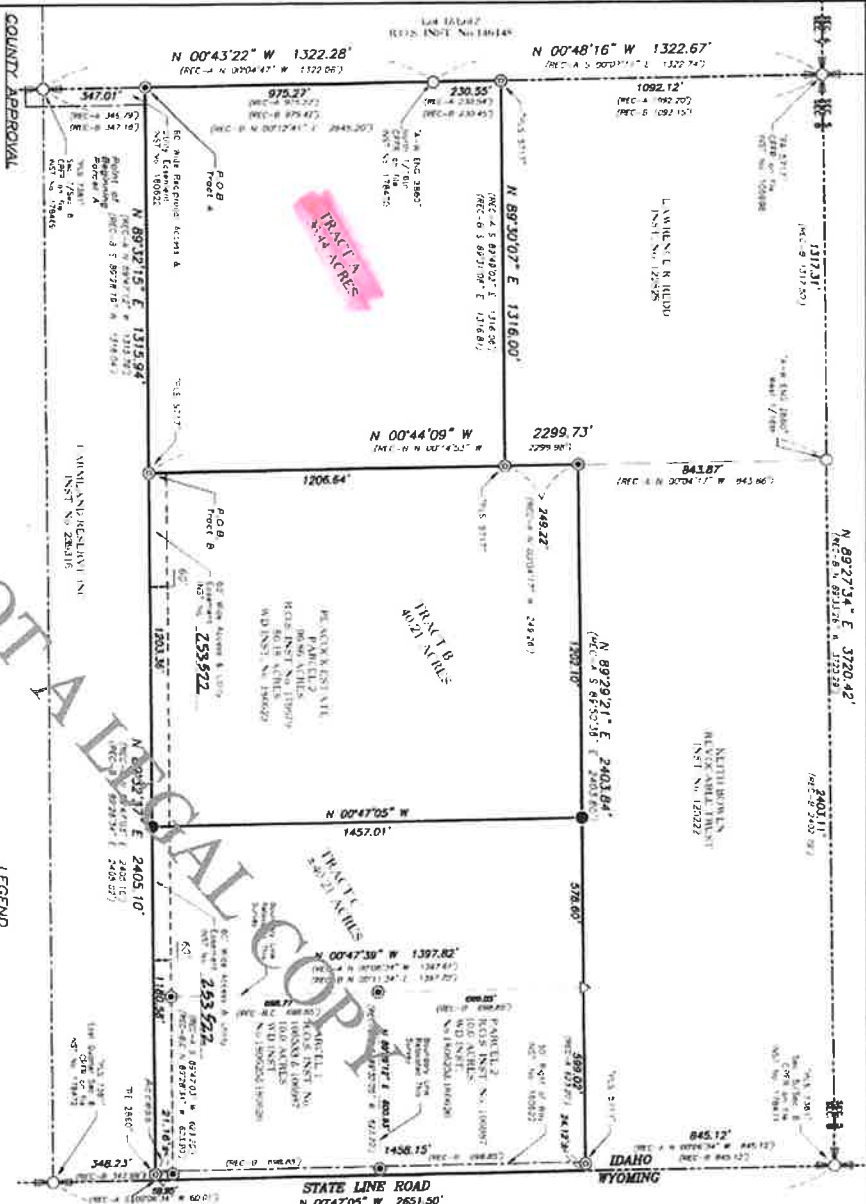
Janeene A. Dittmore

Notary Public for the State of Idaho

Residing at: Rigby

Commission Expires: 4/25/2022

JANEENE A. DITMORE
COMM # 27916
NOTARY PUBLIC
STATE OF IDAHO



TRACT A
A Parcel of land located in the North one-half of Section 8, Township 5 North, Range 46 East, Boise Meridian, Teton County, Idaho, being described by metes and bounds as follows:
BEGINNING at a point on the west line of said Section 8, said point bears N 00°43'22\"/>

TRACT B
A Parcel of land located in the North one-half of Section 8, Township 5 North, Range 46 East, Boise Meridian, Teton County, Idaho, being described by metes and bounds as follows:
BEGINNING at the quarter corner common to said Section 8 and Section 7, being marked by a 5/8\"/>

TRACT C
A Parcel of land located in the North one-half of Section 8, Township 5 North, Range 46 East, Boise Meridian, Teton County, Idaho, being described by metes and bounds as follows:
BEGINNING at the east quarter corner of said Section 8, said point bears N 00°43'22\"/>

OWNERS CERTIFICATE
(State of Idaho)
I, Henry Statler, Managing Member of Peacock Property, LLC, being the managing member of said Peacock Property, LLC, do hereby certify that I have caused to be surveyed the foregoing tract of land as shown hereon.
That said survey has been performed with free consent and in accordance with the desires of the undersigned owner and proprietor of said land.
That Peacock Property, LLC currently owns the following three parcels of record, described as follows:
That Parcel 1 and 2 are conveyed to Peacock Property, LLC by Deed of Conveyance, recorded in the Office of the Clerk and Recorder of Teton County, Idaho as Instrument(s) Number 180625 & 180626.
That Parcel conveyed to Peacock Property, LLC, in that Deed filed in the Office of the Clerk and Recorder of Teton County, Idaho as Instrument Number 180623.
That the common lines between the aforementioned parcels of record and the parcels of record shown hereon, being Tract A, Tract B and Tract C as illustrated hereon.
That Tracts A, B and C are subject to a 60\"/>

RECORD OF SURVEY
ILLUSTRATING
A
BOUNDARY LINE ADJUSTMENT
PREPARED FOR
PEACOCK PROPERTY, LLC
BEING LOCATED WITHIN
N 1/2 Section 8
T. 5 N., R. 46 E., BOISE MERIDIAN,
TETON COUNTY, IDAHO

COUNTY APPROVAL
This Record of Survey was presented to the Teton County, Idaho Planning and Zoning Administrator for their acceptance and approval on the following date:
Planning and Zoning Administrator: _____ Date: 1-28-19

CERTIFICATE OF PLAT REVIEW
I, the undersigned, being a licensed surveyor in the State of Idaho, did review this plat and find that it conforms with the laws of the State of Idaho and the rules and regulations of the State Board of Surveyors.
Teton County Surveyor: _____ Date: 1-28-19

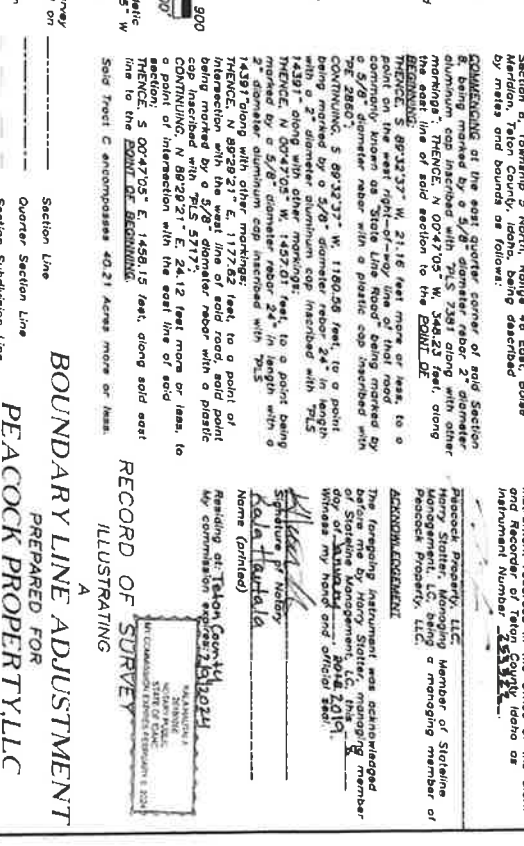
SURVEYOR'S CERTIFICATE
I, Matthew D. Morris, hereby certify that this map was made from notes taken during an actual survey and performed under my direction between February and March 2018, and that the same were reduced to this map in the Office of the Clerk and Recorder, Teton County, Idaho.
Matthew D. Morris, Surveyor
Residing at: _____
My commission expires: _____

RECORDERS CERTIFICATE
Instrument # 253518
TETON COUNTY, IDAHO No. of Pages: 1
Recorded by: T. S. N. R. 46 E., BOISE MERIDIAN, TETON COUNTY, IDAHO
KIM WELLS, Recorder
Fee \$50
Recorded on: 1-28-19

NOTES:
The Basis of Bearings for this survey is referenced to a direct, GPS measurement from Geospatial North (using NGS 84, NAD 83(2011), Epoch 2010.0000), resulting in a bearing of N 00°43'22\"/>

LEGEND
● Indicates a 5/8 inch diameter rebar bar with a 2 inch diameter aluminum cap inscribed "PLS 14391" and this survey.
○ Indicates a 2" diameter aluminum cap, inscribed as noted, found this survey.
○ Indicates a 3/8" diameter rebar found this survey.
○ Indicates a 1/2" diameter rebar found this survey.
○ Indicates a 5/8 inch diameter rebar bar with a 2 inch diameter aluminum cap inscribed "PLS 14391" and this survey.
○ Indicates a Section Corner as noted.
○ Indicates a Quarter Corner as noted.

GRAPHIC SCALE - FEET
0 300 600 900
1" = 300'





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 12, 2023

DAVID BRUNS
LISA BRUNS
725 EIGHTEENTH AVE
SALT LAKE CTY UT 84103-3718

Re: Change in Water Right Ownership: 22-13684 (No Split), 22-13685 (Split into 22-13685 and 22-14574)

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: BRENT H GREENWALD
HEIDI MARIE THOMPSON
WATER DISTRICT 01