

RECEIVED

FEB 19 2025

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCESDEPT. 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.

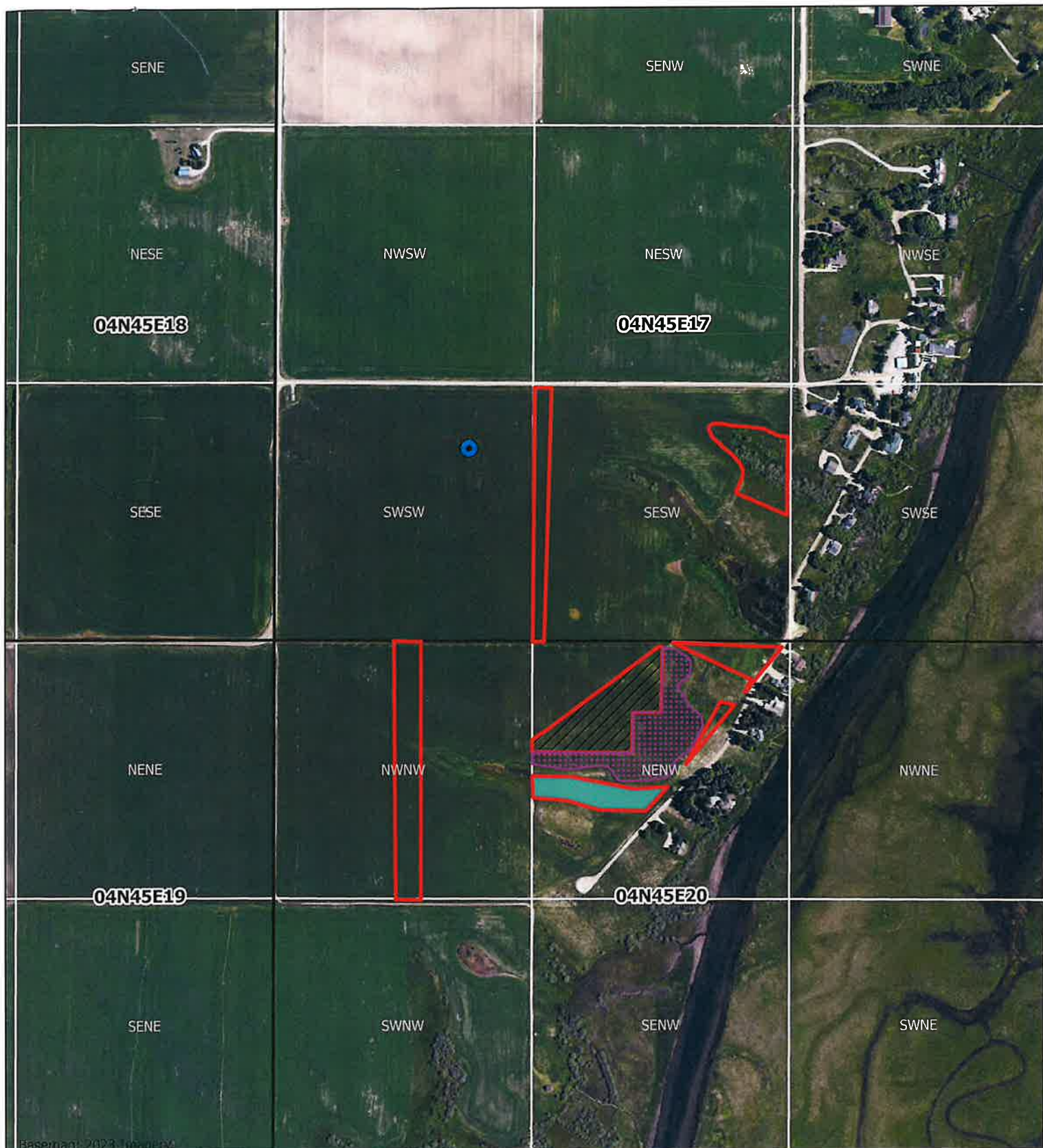
Water Right/Claim No.	Split?	Leased to Water Supply Bank?	Water Right/Claim No.	Split?	Leased to Water Supply Bank?
22-7681 > 22-14618 OK	Yes ☒	Yes ☐		Yes ☐	Yes ☐
22-14618 OK	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Lexie G Hill and Thomas E Hill
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Tankockey IDRE, LLC
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or
- PO Box 1768 Wilson WY 83014
Mailing address City State Zip
(307) 203-5873 wrtanol@gmail.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: 9/7/2023, 9/11/2024, and 2/19/25
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.
☐ 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: T L Manager 12/26/2024
Signature of new owner/claimant Title, if applicable Date
Ted Nolan
Print name
- Signature: _____
Signature of new owner/claimant Title, if applicable Date
Print name

For IDWR Office Use Only:

Received by JB Date 2/20/2025 Receipt No. E0506661 Receipt Amt. \$125.-
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 3/7/2025



Basemap: 2023 Imagery

- | | |
|---|--|
|  Owned Portion of WR 4 Acres (Tankgockey IDRE, LLC) |  Quit Claim 1.8 Acres |
|  PLSS Section |  WR 22-7681 POD |
| PLSS QQ |  WR 22-14618 POU |

0 287.5 575 1,150 1,725 2,300 Feet

Proposed Ownership Changes

Tankgockey IDRE, LLC



Rocky Mountain
ENVIRONMENTAL
ASSOCIATES, INC.

Date: 12/24/2024

Project #: 24-0105

Drawn by: AG

Instrument # 288132

TETON COUNTY, IDAHO

12-26-2024 01:05:00 PM No. of Pages: 3

Recorded for : ROCKY MOUNTAIN ENVIRONMENTAL

KIM KEELEY

Fee: 15.00

Ex-Officio Recorder Deputy

Index to: DEED, QUIT-CLAIM

QUITCLAIM DEED

FOR VALUE RECEIVED, **THOMAS E. HILL and LEXIE G. HILL**, husband and wife, whose address is 1540 S 6000 W, Driggs, ID 83422, hereinafter called "Grantor", does hereby grant and convey, to **TANKGOCKEY IDRE, LLC**, a Wyoming limited liability company, whose address is 680 S Cache Street, Suite 100-12200, Jackson, Wyoming 83001, hereinafter called "Grantee."

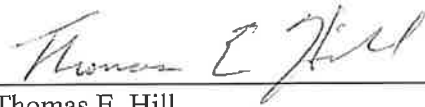
WITNESSETH, that the Grantor, for and in consideration of the esteem he holds for the Grantee, by these presents, does give, convey and confirm unto the Grantee, the following described water right property, located in Teton County, Idaho, to-wit:

A portion of Water Right No. 22-7681, appurtenant to NENW of Section 20, Township 4 North, Range 45 East, B.M., Teton County, Idaho, in the amount of 1.8 acres, as shown on Exhibit A.

IN WITNESS WHEREOF, the Grantor has hereunto set his hands and seals this day.

DATED this 11 day of September 2024.

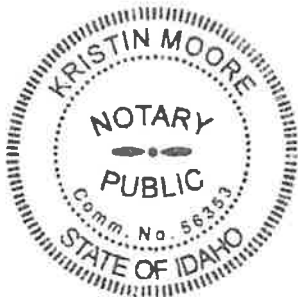
"GRANTOR"


Thomas E. Hill


Lexie G. Hill

STATE OF IDAHO)
)ss.
County of Teton)

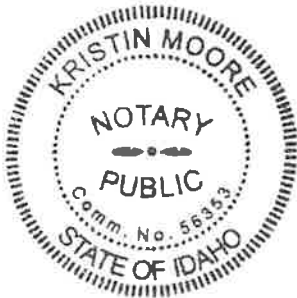
This record was acknowledged before me on the 11 day of September, 2024 by **Thomas E. Hill.**



Kristin Moore
Notary Public for Idaho
My Commission Expires: Aug 1, 2028

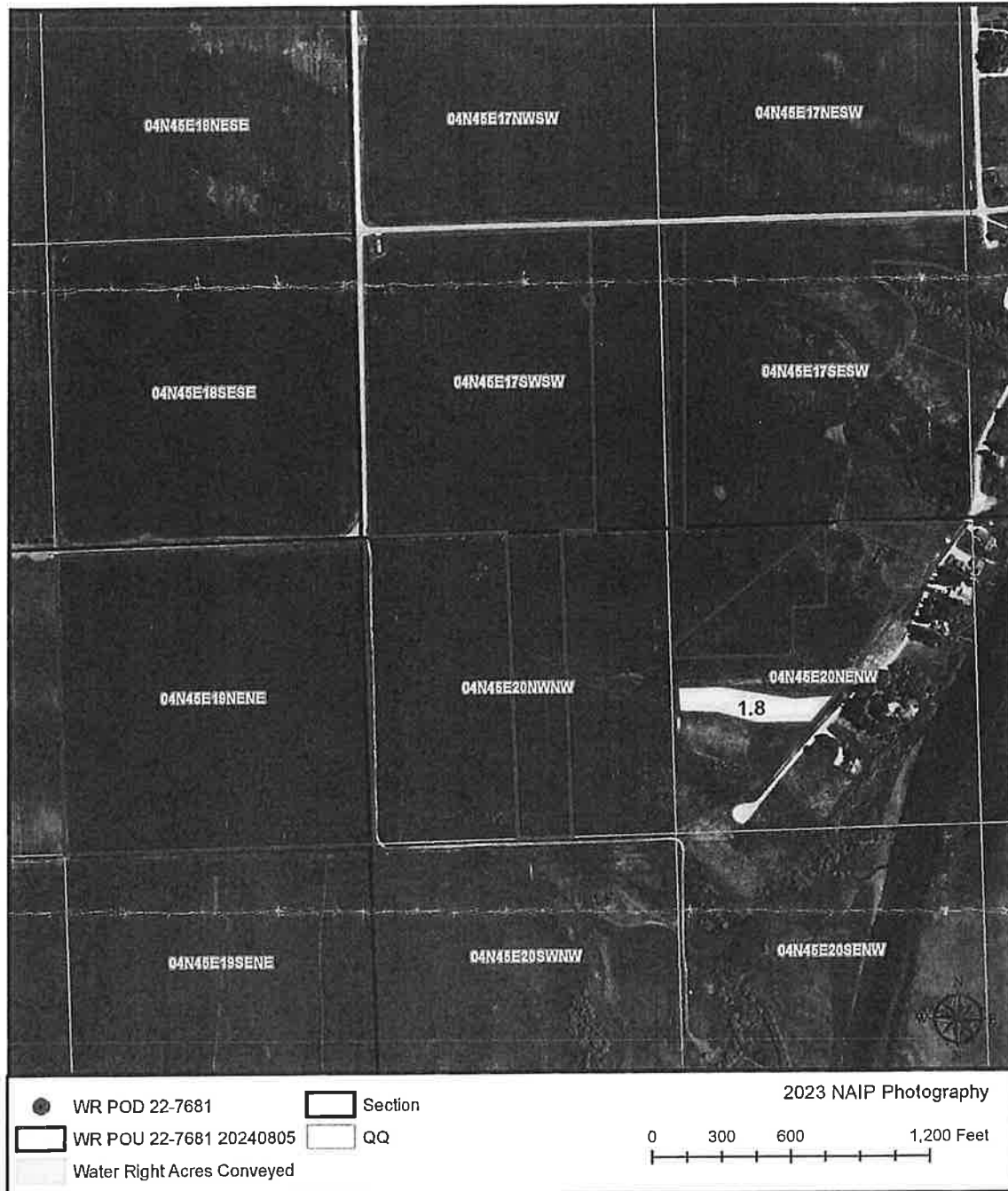
STATE OF IDAHO)
)ss.
County of Teton)

This record was acknowledged before me on the 11 day of September, 2024 by **Lexie G. Hill.**



Kristin Moore
Notary Public for Idaho
My Commission Expires: Aug 1, 2028

EXHIBIT A
Map of Water Right Location



Instrument # 288801

Teton County, Driggs, Idaho

02/19/2025 02:36:46 PM No. of Pages: 3

Recorded for: PIONEER TITLE CO OF BONNEVILLE CO LLC

Kim Keeley Fee: \$15.00

Deputy Jwenger

Index to: DEED, SPECIAL WARRANTY

Electronically Recorded

RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:

Kristin Moore

Rocky Mountain Environmental Associates, Inc.

482 Constitution Way, Suite 303

Idaho Falls, ID 83402

PTC 868962

(Space Above for Recorder's Use)

SPECIAL WARRANTY DEED FOR WATER RIGHTS

THOMAS E. HILL and LEXIE G. HILL, husband and wife, whose address is 1540 S 6000 W, Driggs, ID 83422 (hereinafter "**Grantor**") does hereby grant, bargain, sell, assign, and convey unto **TANKGOCKEY IDRE, LLC**, a Wyoming limited liability company, whose address is 680 S Cache Street, Suite 100-12200, Jackson, Wyoming 83001 (hereinafter "**Grantee**") and to Grantee's heirs and assigns forever, all of Grantor's right, title, and interest in water right described on Exhibit A attached hereto (hereinafter the "**Water Right**").

Grantor hereby covenants and warrants to Grantee as follows:

- (A) Grantor is the owner of the Water Right;
- (B) Grantor has not conveyed any of the Water Right to anyone other than Grantee;
- (C) The Water Right is free from all liens, claims, or encumbrances; and
- (D) Grantor has the authority to convey the Water Right to Grantee.

Grantor makes no other covenants or warranties as to the Water Right.

IN WITNESS WHEREOF, the undersigned authorized officer of Grantor, acting on behalf of Grantor, has caused his name to be hereunto subscribed.

DATED this 22nd day of January, 2025.

E-RECORDED

simplifile®

ID: 200801

County: Teton

Date: 2-19-25 Time: 2:36 PM

RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:

Kristin Moore
Rocky Mountain Environmental Associates, Inc.
482 Constitution Way, Suite 303
Idaho Falls, ID 83402

PTC 868962

(Space Above for Recorder's Use)

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- (B) Grantor has not conveyed any of the Water Right to anyone other than Grantee;
- (C) The Water Right is free from all liens, claims, or encumbrances; and
- (D) Grantor has the authority to convey the Water Right to Grantee.

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DATED this 22nd day of January, 2025.

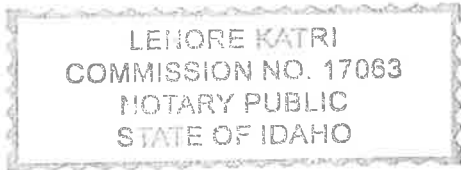
"GRANTOR"

Thomas E Hill
Thomas E. Hill

Lexie G. Hill
Lexie G. Hill

STATE OF IDAHO)
)ss.
County of Bonneville

This record was acknowledged before me on the 22nd day of January,
2025, by **Thomas E. Hill**.

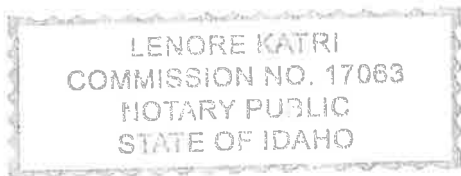


Lenore Katri
Notary Public for Idaho
My Commission Expires: _____

*Residing at Idaho Falls, ID
My Commission Expires: 1-30-2027*

STATE OF IDAHO)
)ss.
County of Bonneville

This record was acknowledged before me on the 22nd day of January,
2025, by **Lexie G. Hill**.



Lenore Katri
Notary Public for Idaho
My Commission Expires: _____

*Residing at Idaho Falls, ID
My Commission Expires: 1-30-2027*

EXHIBIT A
WATER RIGHT DESCRIPTION

Page 2 of 4

WATER RIGHT NO. 22-14618
As Modified by Transfer No. 89378

In accordance with the approval of Transfer No. 89378, Water Right No. 22-14618 is now described as follows:

Right Holder: THOMAS E HILL AND
LEXIE G HILL
1540 S 6000 W
DRIGGS, ID 83422-4839

Priority Date: 8/30/1990

Source: GROUND WATER

<u>BENEFICIAL USE</u>	<u>From</u>	<u>To</u>	<u>Diversion Rate</u>	<u>Diversion Volume</u>
IRRIGATION	4/15	to 10/31	0.050 cfs	14.7 af
			0.050 cfs	14.7 af

LOCATION OF POINT(S) OF DIVERSION

GROUND WATER NESWSW Sec 17 Twp 04N Rge 45E TETON County

PLACE OF USE: IRRIGATION

Twp	Rng	Sec	NE				NW				SW				SE				Totals
			NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	
04N	45E	20					4.2												4.2

POU Total Acres: 4.2

CONDITIONS OF APPROVAL

1. This right when combined with all other rights shall provide no more than 0.02 cfs per acre nor more than 3.5 afa per acre at the field headgate for irrigation of the place of use.
2. Upon specific notification by the Department, the right holder shall install a lockable device of a type acceptable to the Department in a manner that will provide the watermaster suitable control of the diversion.
3. This right does not grant any right-of-way or easement across the land of another.
4. The right holder shall accomplish the change authorized by this transfer within one year of the date of this approval.
5. Failure of the right holder to comply with the conditions of this transfer is cause for the Director to rescind approval of the transfer.

Transfer No. 89378

Recording Requested By:
uDeed, LLC
1349 Galleria Drive, Ste. 100
Henderson, NV 89014-8624
After Recording Mail To:
uDeed, LLC - 109552B
1349 Galleria Drive, Ste. 100
Henderson, NV 89014-8624
Mail Tax Statements To:
Sepio Capital
Attn: Tricia Green
2795 E. Cottonwood Pkwy.
Suite 600
Salt Lake City, UT 84121

Assessor's Parcel No.: RP04N45E202500;
RP04N45E202501

WARRANTY DEED
TITLE OF DOCUMENT

FOR VALUE RECEIVED

**W.R. Theodore Nolan and Pamela Jean Nolan, Trustees
of the Nolan Family Trust, dated September 15, 2022**

The GRANTOR, whose address is 1655 North Shore Court, Park City, Utah 84098, does hereby grant, bargain, sell and convey unto

Tankgokey IDRE LLC, a Wyoming limited liability company

The GRANTEE, whose address is 680 South Cache Street, Suite 100-7414, Jackson, Wyoming 83001, the following described premises, in Teton County, Idaho, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

PRIOR Recorded Doc Ref.: Warranty Deed to be recorded concurrently herewith: AND Quitclaim Deed Recorded: April 22, 2021, Instrument No. 267931; AND Recorded: Warranty Deed: Recorded: July 7, 2020; Instrument No. 260795

SUBJECT TO: ANY Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said GRANTEE, GRANTEE'S heirs and assigns forever. AND the said GRANTOR does hereby covenant to and with the said GRANTEE that GRANTOR is the owner in fee simple of said premises; and that GRANTOR will warrant and defend the same from all lawful claims whatsoever.

When the context requires, singular nouns and pronouns, include the plural.

DATED this 7th day of September, 2023.

Nolan Family Trust, dated September 15, 2022

W.R. Theodore Nolan, Trustee
W.R. Theodore Nolan, Trustee

Pamala Jean Nolan, Trustee
Pamala Jean Nolan, Trustee

STATE OF Idaho
COUNTY OF Teton ss

On this 7th day of September, 2023, before me, a Notary Public, in and for the said state, personally appeared **W.R. Theodore Nolan, Trustee and Pamala Jean Nolan, Trustee**, proved to me on the basis of satisfactory evidence 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 the same.

NOTARY STAMP/SEAL



Heather Talbot
NOTARY PUBLIC

Heather Talbot
Notary Printed Name
MY Commission Expires: 03/13/29

EXHIBIT "A"
LEGAL DESCRIPTION

THE FOLLOWING DESCRIBED PREMISES, IN TETON COUNTY, IDAHO, TO WIT:

TRACT 1:

PARCEL 1:

A PARCEL LOCATED IN THE NORTH HALF NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 4 NORTH, RANGE 45 E., B.M., TETON COUNTY, IDAHO, BEING FURTHER DESCRIBED AS:

FROM THE NORTHWEST CORNER OF SAID SECTION 20, S. 89°06'00"E., 1962.86 FEET TO THE POINT OF BEGINNING;

THENCE S. 89°06'00"E., 125.00 FEET TO A POINT;

THENCE S. 63°22'07"E., 395.80 FEET TO A POINT;

THENCE S. 26°38'43"W., 149.61 FEET TO A POINT;

THENCE N. 73°40'28"W., 89.65 FEET TO A POINT;

THENCE S. 29°55'24"W., 498.38 FEET TO A POINT;

THENCE S. 42°32'10"W., 537.21 FEET TO A POINT;

THENCE S. 63°24'48"W., 409.62 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST QUARTER NORTHWEST QUARTER OF SAID SECTION 20;

THENCE N. 89°53'27"W., 155.60 FEET TO A POINT;

THENCE NORTH 700.00 FEET TO A POINT;

THENCE N. 53°27'49"E., 1005.68 FEET TO THE POINT OF BEGINNING.

PARCEL 2: (EASEMENT ESTATE)

TOGETHER WITH A THIRTY FOOT (30.00') WIDE EASEMENT OVER AND ACROSS THE FOLLOWING THIRTY FOOT (30.00') WIDE STRIP OF LAND BEING PART OF THE NE1/4 NE1/4 SECTION 19, PART OF THE NW1/4 NW1/4 SECTION 20, AND PART OF NE1/4 NW1/4 SECTION 20, T4N, R45E, B.M., TETON COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

THE EAST FIFTEEN FEET (15.00') OF THE NE1/4 NE1/4 OF SAID SECTION 19;

THE WEST FIFTEEN FEET (15.00') OF THE NW1/4 NW1/4 OF SAID SECTION 20;

THE SOUTH THIRTY FEET (30.00') OF THE NW1/4 NW1/4 OF SAID SECTION 20;

SUBJECT TO THE WATER RIGHTS RESERVATIONS, EXCEPT FOR 4 ACRES OF RIGHTS FROM GROUND WATER RIGHT #22-7681, WHICH STAYS WITH THE PROPERTY, FROM WARRANTY DEED RECORDED 7/7/2020 AS ENTRY NO. 260795

EXHIBIT "A"
LEGAL DESCRIPTION
 (continued)

TRACT 2:

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (NE1/4NW1/4) OF SECTION 20, TOWNSHIP 4 NORTH, RANGE 45 EAST, BOISE MERIDIAN, TETON COUNTY, IDAHO, BEING A PORTION OF TRACT IV CONVEYED BY THAT GRANT DEED FILED IN THE OFFICE OF THE CLERK AND RECORDER OF TETON COUNTY, IDAHO AS INSTRUMENT NUMBER 225686, SAID TRACT IV BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE CENTER-NORTH ONE-SIXTEENTH CORNER OF SAID SECTION 20, BEING MARKED BY A REBAR WITH AN ALUMINUM CAP INSCRIBED "A-V ENG LS 2860", ALONG WITH OTHER MARKINGS;

THENCE N 89°17'18" W, 353.36 FEET, ALONG THE NORTH LINE OF TRACT C OF THE TETON VALLEY VENTURES SUBDIVISION, DIV. 2 RECORDED AS INSTRUMENT NUMBER 107320 IN SAID OFFICE, TO A POINT BEING WITNESSED BY THE NORTHEAST CORNER OF LOT 9, BLOCK 1 OF SAID SUBDIVISION BEING MARKED BY A 5/8 INCH DIAMETER REBAR WITH AN ALUMINUM CAP INSCRIBED "LS 2860", BEARING N 89°17'18" W, 100.00 FEET;

THENCE N 17°41'44" E, 501.05 FEET, ALONG THE EAST LINE OF TRACT B OF THE TETON VALLEY VENTURES SUBDIVISION-BLOCK 1 RECORDED AS INSTRUMENT NUMBER 99391 IN SAID OFFICE TO A POINT REFERENCED BY THE EASTERLY CORNER OF LOT 4A, BLOCK 1 OF THE TETON VALLEY VENTURES SUBDIVISION-ADDENDUM PLAT RECORDED AS INSTRUMENT NUMBER 108059 IN SAID OFFICE, SAID POINT BEING MARKED BY A 5/8 INCH DIAMETER REBAR WITH AN ALUMINUM CAP INSCRIBED "LS 2860", BEARING N 80°58'32" W, 19.90 FEET;

THENCE N 29°31'19" E, 397.81 FEET, CONTINUING ALONG SAID EAST LINE TO A POINT OF INTERSECTION WITH THE EAST LINE OF SAID NE1/4NW1/4, SAID POINT BEING REFERENCED BY THE NORTHEASTERLY CORNER OF LOT 1A, BLOCK 1 OF THE TETON VALLEY VENTURES SUBDIVISION-ADDENDUM PLAT RECORDED AS INSTRUMENT NUMBER 108059 IN SAID OFFICE, SAID POINT BEING MARKED BY A 5/8 INCH DIAMETER REBAR WITH AN ALUMINUM CAP INSCRIBED "LS 2860", BEARING N 09°18'17" E, 57.87 FEET;

THENCE S 00°20'48" E, 827.91 FEET, ALONG SAID EAST LINE, TO THE POINT OF BEGINNING.

SUBJECT TO THE FOLLOWING:

1. 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 ENCROACHMENTS, OVERLAPS, BOUNDARY LINE DISPUTES, CLAIMS OF EASEMENTS AND OTHER MATTERS THAT WOULD BE DISCLOSED BY AN ACCURATE SURVEY OR INSPECTION OF THE PROPERTY.

2. RESERVATIONS IN UNITED STATES PATENT, RECORDED AS INSTRUMENT NO. 64450.

3. ANY CLAIM ARISING FROM THE DIFFERENCE IN THE MEAN HIGH WATER LINE OF THE TETON RIVER AND THE MEANDER LINE AS SHOWN BY THE ORIGINAL GOVERNMENT SURVEY.

EXHIBIT "A"
LEGAL DESCRIPTION
(continued)

4. RIGHT, TITLE AND INTEREST OF THE STATE OF IDAHO WITHIN THE NATURAL BED OF THE TETON RIVER BELOW THE ORDINARY HIGH WATER LINE, AND ALSO EXCEPTING ANY ARTIFICIAL ACCRETIONS WATERWARD OF SAID ORDINARY LOW WATERLINE.

5. ANY PORTION OF THE DESCRIBED LAND WITHIN THE NATURAL BED OF THE TETON RIVER BELOW THE NATURAL OR ORDINARY HIGH WATER MARK WHERE IT WAS LOCATED PRIOR TO ANY ARTIFICIAL OR AVULSIVE CHANGES IN THE LOCATION OF THE SHORELINE.

6. LACK OF A RIGHT OF ACCESS TO AND FROM SAID LAND.

7. ALL MATTERS, AND ANY RIGHTS, EASEMENTS, INTERESTS OR CLAIMS WHICH MAY EXIST BY REASON THEREOF, DISCLOSED BY SURVEY RECORDED MARCH 4, 2021, AS INSTRUMENT NO. 266730.

TOGETHER, WITH THE TENEMENTS, HEREDITAMENTS, IMPROVEMENTS, WATER AND DITCH RIGHTS, AND APPURTENANCES THEREUNTO BELONGING OR IN ANYWISE APPERTAINING, AND ANY REVERSIONS, ANY REMAINDERS AND RENTS, ISSUES AND PROFITS THEREFROM.

NOT A LEGAL COPY

Recording Requested By:
uDeed, LLC
1349 Galleria Drive, Ste. 100
Henderson, NV 89014-8624
After Recording Mail To:
uDeed, LLC - 109552A
1349 Galleria Drive, Ste. 100
Henderson, NV 89014-8624
Mail Tax Statements To:
Sepio Capital
Attn: Tricia Green
2795 E. Cottonwood Pkwy.
Suite 600
Salt Lake City, UT 84121

Assessor's Parcel No.: RP04N45E202500;
RP04N45E202501

WARRANTY DEED
TITLE OF DOCUMENT

FOR VALUE RECEIVED

**Pamala J. Nolan, formerly known as Pamala J. Snell and W.R. Theodore Nolan,
wife and husband**

The GRANTOR, whose address is 1655 North Shore Court, Park City, Utah 84098, does hereby grant, bargain, sell and convey unto

**W.R. Theodore Nolan and Pamala Jean Nolan, Trustees
of the Nolan Family Trust, dated September 15, 2022**

The GRANTEE, whose address is 1655 North Shore Court, Park City, Utah 84098, the following described premises, in Teton County, Idaho, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

PRIOR Recorded Doc. Ref.: Quitclaim Deed: Recorded: April 22, 2021, Instrument No. 267931;
AND Recorded Warranty Deed: Recorded: July 7, 2020; Instrument No. 260795

SUBJECT TO: ANY Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said GRANTEE, GRANTEE'S heirs and assigns forever. AND the said GRANTOR does hereby covenant to and with the said GRANTEE that GRANTOR is the owner in fee simple of said premises; and that GRANTOR will warrant and defend the same from all lawful claims whatsoever.

When the context requires, singular nouns and pronouns, include the plural.

DATED this 7th day of September, 2023.

Pamala J. Nolan f/k/a Pamala J. Snell
Pamala J. Nolan f/k/a Pamala J. Snell

W.R. Theodore Nolan
W.R. Theodore Nolan

STATE OF Idaho
COUNTY OF Teton ss

On this 7th day of September, 2023, before me, a Notary Public, in and for the said state, personally appeared **Pamala J. Nolan f/k/a Pamala J. Snell and W.R. Theodore Nolan**, proved to me on the basis of satisfactory evidence 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 the same.

NOTARY STAMP/SEAL



Heather Talbot
NOTARY PUBLIC

Heather Talbot
Notary Printed Name
MY Commission Expires: 03/13/29

EXHIBIT "A"
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THENCE NORTH 700.00 FEET TO A POINT;

THENCE N. 53°27'49"E., 1005.68 FEET TO THE POINT OF BEGINNING.

PARCEL 2: (EASEMENT ESTATE)

TOGETHER WITH A THIRTY FOOT (30.00') WIDE EASEMENT OVER AND ACROSS THE FOLLOWING THIRTY FOOT (30.00') WIDE STRIP OF LAND BEING PART OF THE NE1/4 NE1/4 SECTION 19, PART OF THE NW1/4 NW1/4 SECTION 20, AND PART OF NE1/4 NW1/4 SECTION 20, T4N, R45E, B.M., TETON COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

THE EAST FIFTEEN FEET (15.00') OF THE NE1/4 NE1/4 OF SAID SECTION 19;

THE WEST FIFTEEN FEET (15.00') OF THE NW1/4 NW1/4 OF SAID SECTION 20;

THE SOUTH THIRTY FEET (30.00') OF THE NW1/4 NW1/4 OF SAID SECTION 20;

SUBJECT TO THE WATER RIGHTS RESERVATIONS, EXCEPT FOR 4 ACRES OF RIGHTS FROM GROUND WATER RIGHT #22-7681, WHICH STAYS WITH THE PROPERTY, FROM WARRANTY DEED RECORDED 7/7/2020 AS ENTRY NO. 260795

EXHIBIT "A"
LEGAL DESCRIPTION
 (continued)

TRACT 2:

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (NE1/4NW1/4) OF SECTION 20, TOWNSHIP 4 NORTH, RANGE 45 EAST, BOISE MERIDIAN, TETON COUNTY, IDAHO, BEING A PORTION OF TRACT IV CONVEYED BY THAT GRANT DEED FILED IN THE OFFICE OF THE CLERK AND RECORDER OF TETON COUNTY, IDAHO AS INSTRUMENT NUMBER 225686, SAID TRACT IV BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE CENTER-NORTH ONE-SIXTEENTH CORNER OF SAID SECTION 20, BEING MARKED BY A REBAR WITH AN ALUMINUM CAP INSCRIBED "A-V. ENG. LS 2860", ALONG WITH OTHER MARKINGS;

THENCE N 89°17'18" W, 353.36 FEET, ALONG THE NORTH LINE OF TRACT C OF THE TETON VALLEY VENTURES SUBDIVISION, DIV. 2 RECORDED AS INSTRUMENT NUMBER 107320 IN SAID OFFICE, TO A POINT BEING WITNESSED BY THE NORTHEAST CORNER OF LOT 9, BLOCK 1 OF SAID SUBDIVISION BEING MARKED BY A 5/8 INCH DIAMETER REBAR WITH AN ALUMINUM CAP INSCRIBED "LS 2860", BEARING N 89°17'18" W, 100.00 FEET;

THENCE N 17°41'44" E, 501.05 FEET, ALONG THE EAST LINE OF TRACT B OF THE TETON VALLEY VENTURES SUBDIVISION-BLOCK 1 RECORDED AS INSTRUMENT NUMBER 99391 IN SAID OFFICE TO A POINT REFERENCED BY THE EASTERLY CORNER OF LOT 4A, BLOCK 1 OF THE TETON VALLEY VENTURES SUBDIVISION-ADDENDUM PLAT RECORDED AS INSTRUMENT NUMBER 108059 IN SAID OFFICE, SAID POINT BEING MARKED BY A 5/8 INCH DIAMETER REBAR WITH AN ALUMINUM CAP INSCRIBED "LS 2860", BEARING N 80°58'32" W, 19.90 FEET;

THENCE N 29°31'19" E, 397.81 FEET, CONTINUING ALONG SAID EAST LINE TO A POINT OF INTERSECTION WITH THE EAST LINE OF SAID NE1/4NW1/4, SAID POINT BEING REFERENCED BY THE NORTHEASTERLY CORNER OF LOT 1A, BLOCK 1 OF THE TETON VALLEY VENTURES SUBDIVISION-ADDENDUM PLAT RECORDED AS INSTRUMENT NUMBER 108059 IN SAID OFFICE, SAID POINT BEING MARKED BY A 5/8 INCH DIAMETER REBAR WITH AN ALUMINUM CAP INSCRIBED "LS 2860", BEARING N 09°18'17" E, 57.87 FEET;

THENCE S 00°20'48" E, 827.91 FEET, ALONG SAID EAST LINE, TO THE POINT OF BEGINNING.

SUBJECT TO THE FOLLOWING:

1. 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 ENCROACHMENTS, OVERLAPS, BOUNDARY LINE DISPUTES, CLAIMS OF EASEMENTS AND OTHER MATTERS THAT WOULD BE DISCLOSED BY AN ACCURATE SURVEY OR INSPECTION OF THE PROPERTY.

2. RESERVATIONS IN UNITED STATES PATENT, RECORDED AS INSTRUMENT NO. 64450.

3. ANY CLAIM ARISING FROM THE DIFFERENCE IN THE MEAN HIGH WATER LINE OF THE TETON RIVER AND THE MEANDER LINE AS SHOWN BY THE ORIGINAL GOVERNMENT SURVEY.

EXHIBIT "A"
LEGAL DESCRIPTION
(continued)

4. RIGHT, TITLE AND INTEREST OF THE STATE OF IDAHO WITHIN THE NATURAL BED OF THE TETON RIVER BELOW THE ORDINARY HIGH WATER LINE, AND ALSO EXCEPTING ANY ARTIFICIAL ACCRETIONS WATERWARD OF SAID ORDINARY LOW WATERLINE.

5. ANY PORTION OF THE DESCRIBED LAND WITHIN THE NATURAL BED OF THE TETON RIVER BELOW THE NATURAL OR ORDINARY HIGH WATER MARK WHERE IT WAS LOCATED PRIOR TO ANY ARTIFICIAL OR AVULSIVE CHANGES IN THE LOCATION OF THE SHORELINE.

6. LACK OF A RIGHT OF ACCESS TO AND FROM SAID LAND.

7. ALL MATTERS, AND ANY RIGHTS, EASEMENTS, INTERESTS OR CLAIMS WHICH MAY EXIST BY REASON THEREOF, DISCLOSED BY SURVEY RECORDED MARCH 4, 2021, AS INSTRUMENT NO. 266730.

TOGETHER, WITH THE TENEMENTS, HEREDITAMENTS, IMPROVEMENTS, WATER AND DITCH RIGHTS, AND APPURTENANCES THEREUNTO BELONGING OR IN ANYWISE APPERTAINING, AND ANY REVERSIONS, ANY REMAINDERS AND RENTS, ISSUES AND PROFITS THEREFROM.

NOT A LEGAL COPY

RECORDING REQUESTED BY
First American Title Company

AND WHEN RECORDED MAIL TO:
First American Title Company
81 North Main Street/P.O. Box 42
Driggs, ID 83422

Instrument # 260795

TETON COUNTY, IDAHO
07-07-2020 14:23:00 No. of Pages: 3
Recorded for: FIRST AMERICAN TITLE - DRIGGS
KIM KEELEY Fee: \$16.00
Ex-Officio Recorder Deputy, Kim Keeley
Index to: DEED, WARRANTY

Space Above This Line for Recorder's Use Only

WARRANTY DEED

File No.: 909637-T (JP)

Date: July 02, 2020

For Value Received, **Thomas E. Hill and Lexie G. Hill, husband and wife**, hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto **Pamala J Snell and W.R. Theodore Nolan, wife and husband**, hereinafter called the Grantee, whose current address is **711 Matterhorn Drive, Park City, UT 84098**, the following described premises, situated in **Teton County, Idaho**, to-wit:

Parcel 1:

A PARCEL LOCATED IN THE NORTH HALF NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 4 NORTH, RANGE 45 E., B.M., TETON COUNTY, IDAHO, BEING FURTHER DESCRIBED AS:

**FROM THE NORTHWEST CORNER OF SAID SECTION 20, S. 89°06'00"E., 1962.86 FEET TO THE POINT OF BEGINNING;
THENCE S. 89°06'00"E., 125.00 FEET TO A POINT;
THENCE S. 63°22'07"E., 395.80 FEET TO A POINT;
THENCE S. 26°38'43"W., 149.61 FEET TO A POINT;
THENCE N. 73°40'28"W., 89.65 FEET TO A POINT;
THENCE S. 29°55'24"W., 498.38 FEET TO A POINT;
THENCE S. 42°32'10"W., 537.21 FEET TO A POINT;
THENCE S. 63°24'48"W., 409.62 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST QUARTER NORTHWEST QUARTER OF SAID SECTION 20;
THENCE N. 89°53'27"W., 155.60 FEET TO A POINT;
THENCE NORTH 700.00 FEET TO A POINT;
THENCE N. 53°27'49"E., 1005.68 FEET TO THE POINT OF BEGINNING.**

Parcel 2: (Easement Estate)

Together with A thirty foot (30.00') wide Easement over and across the following thirty foot (30.00') wide strip of land being part of the NE $\frac{1}{4}$ NE $\frac{1}{4}$ Section 19, part of the NW $\frac{1}{4}$ NW $\frac{1}{4}$ Section 20, and part of NE $\frac{1}{4}$ NW $\frac{1}{4}$ Section 20, T4N, R45E, B.M., Teton County, Idaho, more particularly described as follows;

**The east Fifteen feet (15.00') of the NE $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 19;
The west Fifteen feet (15.00') of the NW $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 20;
The south thirty feet (30.00') of the NW $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 20;**

Date: 07/02/2020

Warranty Deed
- continued

File No.: 909637-T (JP)

Grantor reserves all water rights, except for 4 acres of rights from ground water right #22-7681, which shall stay with the property. Grantor reserves all rights to the water from the current irrigation well. Grantee will need to provide their own well for irrigation.

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.

NOT A LEGAL COPY

Date: 07/02/2020

Warranty Deed
- continued

File No.: 909637-T (JP)

Thomas E. Hill
Thomas E. Hill

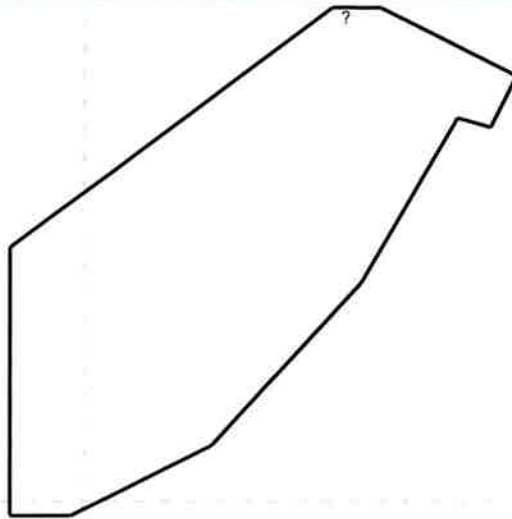
Lexie G. Hill
Lexie G. Hill

STATE OF Idaho)
COUNTY OF Teton)

On this **Seventh day of July, 2020**, before me, a Notary Public in and for said State, personally appeared **Thomas E. Hill and Lexie G. Hill**, 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 the same.



Teresa K. Mangum
Notary Public for the State of Idaho
Residing at: Orang, ID
My Commission Expires: 07-24-21



3/4/2025

Scale: 1 inch= 500 feet

File:

Tract 1: 20.5286 Acres, Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=4138 ft.

01 /nw,20,4n,45e
02 /s89.0600e 1962.86
03 s89.0600e 125.00
04 s63.2207e 395.80
05 s26.3843w 149.61
06 n73.4028w 89.65
07 s29.5524w 498.38
08 s42.3210w 573.21
09 s63.2448w 409.62

10 n89.5327w 155.60
11 n00e 700
12 n53.0516e 1041.05



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

March 07, 2025

TANKGOCKEY IDRE LLC
PO BOX 1768
WILSON WY 83014-1768

Re: Change in Water Right Ownership: 22-7681 (Split into 22-7681 and 22-14641), 22-14618

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: THOMAS E HILL
LEXIE G HILL