

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED
MAR 03 2025
Department 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?
25-14182 <u>OK</u>	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: Janice Pinson
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Rigby Air Village LLC
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or
1846 1st St, Suite 275 Idaho Falls ID 83401
Mailing address City State Zip
208-745-2826
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: 1/31/2025
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: John Brandon Moore Manager 2/17/2025
Signature of new owner/claimant Title, if applicable Date
John Brandon Moore
Print name
Signature: Avery Robertson Manager 2/17/2025
Signature of new owner/claimant Title, if applicable Date
Avery Robertson
Print name

Received by JB Date 3/14/2025 For IDWR Office Use Only: Receipt No. E050723 Receipt Amt. \$25. -
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 3/17/2025

AFTER RECORDING MAIL TO:

Rigby Air Village, LLC
1846 1st St Ste 275
Idaho Falls, ID 83401

Instrument # 489615

RIGBY, JEFFERSON, IDAHO

01-31-2025 03:35:36 PM No. of Pages: 3

Recorded for: FLYING S TITLE AND ESCROW - RIGBY

COLLEEN C POOLE

Fee: \$15.00

Ex-Officio Recorder Deputy: DC

Index To: WARRANTY DEED

Electronically Recorded by Simplifile

SPECIAL WARRANTY DEED

File No.: 1137154-RI (ss)

Date: January 28, 2025

For Value Received, **Genesis 2013 LLC, an Idaho limited liability company**, hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto **Rigby Air Village, LLC, an Idaho limited liability company**, hereinafter called the Grantee, whose current address is **1846 1st St Ste 275, Idaho Falls, ID 83401**, the following described premises, situated in **Jefferson County, Idaho**, to-wit:

Tract 1:

A parcel of land situated in Jefferson County, Idaho, Township 4 North, Range 38 East, Boise Meridian, Section 25, more particularly described as follows: Beginning at the Southeast corner of Section 25, Township 4 North, Range 38 East, thence South 89°46'50" West for a distance of 2639.07 feet to the South Quarter corner of Section 25, thence North 00°21'31" West along the West 1/16 line of the Southeast Quarter of Section 25 for a distance of 1157.01 feet to the true point of beginning; thence North 00°21'31" West along said 1/16 line for a distance of 1476.11 feet to the Northwest corner of the Southeast Quarter of Section 25; thence North 89°41'28" East along the North 1/16 line of the Southeast Quarter for a distance of 488.10 feet; thence South 00°21'31" East for a distance of 948.16 feet; thence South 62°43'17" East for a distance of 30.00 feet; thence South 27°16'43" West for a distance of 580.00 feet; thence South 89°4'28" West for a distance of 245.63 feet to the true point of beginning.

Tract 2:

Together with a 60 foot easement described as follows: Beginning at the Southeast corner of Section 25, Township 4 North, Range 38 East, Boise Meridian, Jefferson County, Idaho, thence South 89°46'50" West for a distance of 2626.68 feet to the Westerly right of way line of U.S. Highway 20; thence North 27°16'43" East along said right of way for a distance of 1103.03 feet to the center of a 30 foot road easement; thence North 62°43'17" West along said center line of 30 foot road easement for a distance of 387.42 feet, said point being the end of 30 foot road easement.

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.

AFTER RECORDING MAIL TO:

Rigby Air Village, LLC
1846 1st St Ste 275
Idaho Falls, ID 83401

E-RECORDED

simplifile

ID: 4891615
County: Jefferson
Date: 1-31-25 Time: 3:35

SPECIAL WARRANTY DEED

File No.: 1137154-RI (ss)

Date: January 28, 2025

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x JBm initial AR

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Date: **01/28/2025**

Warranty Deed
- continued

File No.: **1137154-RI (ss)**

TO HAVE AND TO HOLD the said premises, with its appurtenances unto the said Grantee(s), their heirs and assigns forever. And the said Grantor(s) do hereby covenant to and with the said Grantee(s), that they are the owners in fee simple of said premises. The Grantor(s) warrants that said premises are free and clear of all encumbrances suffered or created by the Grantor(s), except such warranty does not apply to all taxes, assessments, and charges to be paid by the Grantee(s) and any lien or encumbrance revived or placed on said premises by, through or under the Grantee(s), his heirs and assigns.

Date: **01/28/2025**

Warranty Deed
- continued

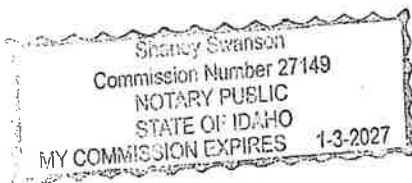
File No.: **1137154-RI (ss)**

Genesis 2013 LLC, an Idaho limited liability
company

By: 
Name: Joel Alan Prigge
Title: Manager and Member

STATE OF Idaho)
SS.
COUNTY OF Jefferson)

On this **Thirty-first day of January, 2025**, before me, a Notary Public in and for said State, personally appeared **Joel Alan Prigge**, 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 **Genesis 2013 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.




Notary Public of Idaho
Residing at: Idaho Falls, ID
Commission Expires: 1-3-27

RECORDING REQUESTED BY
First American Title Company

AND WHEN RECORDED MAIL TO:
First American Title Company
110 N. Clark Street/PO Box 405
Rigby, ID 83442

Instrument # 432481
RIGBY, JEFFERSON, IDAHO
09-11-2017 04:51:57 PM No. of Pages: 2
Recorded for: FIRST AMERICAN TITLE - RIGBY
COLLEEN C POOLE Fee: \$15.00
Ex-Officio Recorder Deputy: LK
Index To: WARRANTY DEED
Electronically Recorded by Simplifile

Space Above This Line for Recorder's Use Only

WARRANTY DEED

File No.: **642344-RI (ss)**

Date: **September 07, 2017**

For Value Received, **J and L RV Resorts LLC, a Defunct Idaho limited liability company winding up its business affairs**, hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto **Genesis 2013 LLC, an Idaho limited liability company**, hereinafter called the Grantee, whose current address is **2021 Malibu, Idaho Falls, ID 83404**, the following described premises, situated in **Jefferson County, Idaho**, to-wit:

Tract 1:

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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: 09/07/2017

Warranty Deed
- continued

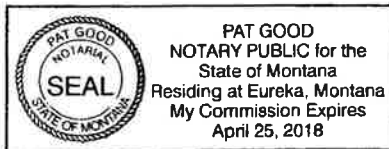
File No.: 642344-RI (ss)

J and L RV Resorts LLC, an Idaho limited
liability company

By: *Janice J. Pinson*
Name: Janice J. Pinson
Title: Sole Manager and Member

STATE OF Montana)
COUNTY OF *Lincoln*)
SS.

On this **seventh day of September, 2017**, before me, a Notary Public in and for said State, personally appeared **Janice J. Pinson**, 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 **J and L RV Resorts 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.



Pat Good
Notary Public of Montana
Residing at: *Eureka*
Commission Expires: *4/25/18*

QUITCLAIM DEED

For Value Received

JANICE J. PINSON, AS SOLE AND SEPARATE PROPERTY

do hereby convey, release, remise and forever quit claim unto

J AND L RV RESORTS LLC.

whose current address is

13361 N. 45TH E. IDAHO FALLS, IDAHO 83401

the following described premises, to-wit:

Microfilm No.

At

O'Clock

M

CHRISTINE BOULTER

Jefferson Co. Recorder

Fee \$

Recorded at Request of

353251

10-30-06

A

3.00

Deputy

Janice Pinson

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together with their appurtenances.

Dated: 10-26-06

Janice J. Pinson

RECEIVED BY

ASSESSOR

For PLATTING

Date 10/30/06 Time 11:48

STATE OF IDAHO, COUNTY OF

On this 26 day of Oct. 06,
before me, a notary public in and for said State, personally
appeared

Janice J. Pinson
known to me to be the person who name
subscribed to the within instrument, and acknowledged to
me that executed the same.

Adrian Estela

Notary Public
, Idaho

Residing at 05-10-06
Comm. Expires 10-16-08





489615 Genesis 2013 LLC TO Rigby Air Village LLC

3/17/2025

Scale: 1 inch= 700 feet

File:

Tract 1: 15.2641 Acres, Closure: n00.3853w 2.64 ft. (1/1425), Perimeter=3768 ft.

01 /se,25,4n,38e

02 /s89.4650w 2639.70

03 /n00.2131w 1157.01

04 n00.2131w 1476.11

05 n89.4128e 488.10

06 s00.2131e 948.16

07 s62.4317e 30.00

08 s27.1643w 580.00

09 s89.0428w 245.63



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 17, 2025

RIGBY AIR VILLAGE LLC
1846 1ST ST PMB 275
IDAHO FALLS ID 83401-4415

Re: Change in Ownership for Water Right No(s): 25-14182

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 120