

FEB 12 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. cc: Rabo

Water Right/Claim No.	Split?	Leased to Water Supply Bank?	Water Right/Claim No.	Split?	Leased to Water Supply Bank?
22-14503	Yes ☐	Yes ☐	<u>22-14500</u>	Yes ☒	Yes ☐
<u>22-14496</u>	Yes ☒	Yes ☐	<u>22-14501</u>	Yes ☒	Yes ☐
<u>22-14497</u>	Yes ☒	Yes ☐	<u>22-14502</u>	Yes ☒	Yes ☐
<u>22-14498</u>	Yes ☒	Yes ☐	<u>22-14504</u>	Yes ☒	Yes ☐
<u>22-14499</u>	Yes ☒	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: 862 Teton LLC
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): LJ Martin Ranch LLC
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or
- 8905 BRIARCREST DRIVE Rowlett TX 75089
Mailing address City State Zip
- 214-335-7584 LAW458@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: September 9, 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.

SUPPORT DATA

IN FILE # 22-14496

8. Signature:  OWNER 2-3-25
 Signature of new owner/claimant Title, if applicable Date
LAWRENCE MARTIN - L.S. MARTIN RANCH, LLC
 Print name

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

For IDWR Office Use Only:

Received by JB Date 2/12/2025 Receipt No. E050642 Receipt Amt. \$900.-
 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 3/21/2025

22-14496 (Split into 22-14496 and 22-14642)
22-14497 (Split into 22-14497 and 22-14643)
22-14498 (Split into 22-14498 and 22-14644)
22-14499 (Split into 22-14499 and 22-14645)
22-14500 (Split into 22-14500 and 22-14646)
22-14501 (Split into 22-14501 and 22-14647)
22-14502 (Split into 22-14502 and 22-14648)
22-14503 (Split into 22-14503 and 22-14649)
22-14504 (Split into 22-14504 and 22-14650)

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 # 277699

TETON COUNTY, IDAHO
09-09-2022 15:20:00 No. of Pages: 2
Recorded for: FIRST AMERICAN TITLE - DRIGGS
KIM KEELEY Fee: \$15.00
Ex-Officio Recorder Deputy, Kim Keeley
Index to: DEED, WARRANTY

Space Above This Line for Recorder's Use Only

WARRANTY DEED

File No.: **1061027-T (jw)**

Date: **August 24, 2022**

For Value Received, **862 Teton, LLC, a Texas limited liability company**, hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto **L J Martin Ranch LLC, a Texas limited liability company**, hereinafter called the Grantee, whose current address is **8905 Briarcrest Drive, Rowlett, TX 75089**, the following described premises situated in **Teton County, Idaho**, to-wit:

Township 4 North, Range 45 E.B.M., Teton County, Idaho
Section 7: NW $\frac{1}{4}$ NE $\frac{1}{4}$; NE $\frac{1}{4}$ NW $\frac{1}{4}$

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: 08/24/2022

Warranty Deed
- continued

File No.: 1061027-T (jw)

862 Teton, LLC, a Texas limited liability company

By: _____

Name: George Allen

Title: Manager

STATE OF Idaho)

ss.

COUNTY OF Teton)

On this 9/8/20, before me, a Notary Public in and for said State, personally appeared **George Allen, Manager**, 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 **862 Teton 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 _____

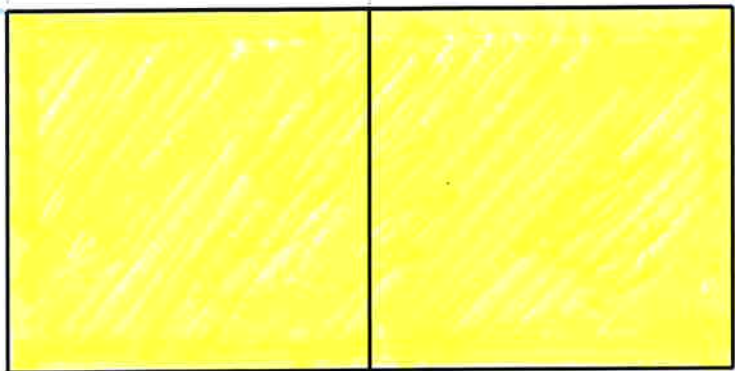
Residing at: _____

Commission Expires: _____



Teton County Map





277699 862 Jaton LLC TO LJ Martin Ranch LLC

2/12/2025

Scale: 1 inch= 700 feet

File:

Tract 1: 40.0000 Acres, Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=5280 ft.
Tract 2: 40.0000 Acres, Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=5280 ft.

01 /ne,nw,ne,7,4n,45e
02 s0w 1320.00
03 s90w 1320.00
04 n0e 1320.00
05 n90e 1320.00
06 @0
07 /ne,ne,nw,7,4n,45e
08 s0w 1320.00
09 s90w 1320.00

10 n0e 1320.00
11 n90e 1320.00



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 21, 2025

LJ MARTIN RANCH LLC
8905 BRIARCREST DR
ROWLETT TX 75089-8610

Re: Change in Water Right Ownership: 22-14496 (Split into 22-14496 and 22-14642), 22-14497 (Split into 22-14497 and 22-14643), 22-14498 (Split into 22-14498 and 22-14644), 22-14499 (Split into 22-14499 and 22-14645), 22-14500 (Split into 22-14500 and 22-14646), 22-14501 (Split into 22-14501 and 22-14647), 22-14502 (Split into 22-14502 and 22-14648), 22-14503 (Split into 22-14503 and 22-14649), 22-14504 (Split into 22-14504 and 22-14650)

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: 862 TETON LLC
RABO AGRIFINANCING
WATER DISTRICT 01