

For IDWR Office Use Only:
 Received by JB Date 4/15/2025 Receipt No. E050795 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 ☐
 Home on W-9 Approved by JB Processed by JB Date 4/18/2025

RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:

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

Instrument # 288827
Teton County, Driggs, Idaho
02/21/2025 01:25:27 PM No. of Pages: 4
Recorded for: PIONEER TITLE CO OF BONNEVILLE CO LLC
Kim Keeley Fee: \$15.00
Deputy Jvenger
Index to: DEED, SPECIAL WARRANTY
Electronically Recorded

PTC 868965

(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 **EDELWEISS RANCH, LLC**, an Idaho limited liability company, whose address is PO Box 1724, Driggs, ID 83422 (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.

RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:

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

E-RECORDED

simplifile®

ID: 200827

County: Teton

Date: 2-21-25 Time: 1:25 PM

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DATED this 22nd day of January, 2025.

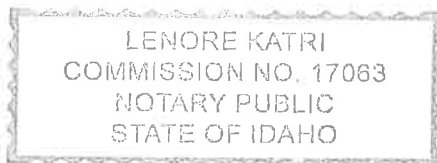
"GRANTOR"

Thomas E. Hill
Thomas E. Hill

Lexie G. Hill
Lexie G. Hill

STATE OF IDAHO)
County of Bannock)ss.

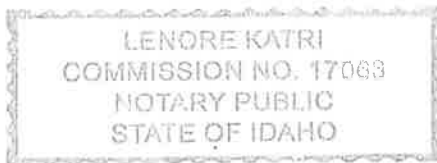
This record was acknowledged before me on the 22nd day of January, 2025, by **Thomas E. Hill**.



Amber J. Katri
Notary Public for Idaho
My Commission Expires: Residing at Idaho Falls, ID
My Commission Expires: 1-30-2027

STATE OF IDAHO)
County of Bannock)ss.

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



Amber J. 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. 22-14621

As Modified by Transfer No. 89399

In accordance with the approval of Transfer No. 89399, Water Right No. 22-14621 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	0.080 cfs	21.0 af
			0.080 cfs	21.0 af

LOCATION OF POINT(S) OF DIVERSION

GROUND WATER	SWNW	Sec 35 Twp 05N Rge 44E	TETON County
GROUND WATER	SWNW	Sec 35 Twp 05N Rge 44E	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	
05N	44E	35					40.0	40.0	40.0	40.0									160.0

Right Acre Limit: 6.0
POU Total Acres: 160.0

CONDITIONS OF APPROVAL

1. This right is limited to the Irrigation of a specific 6 acres within the 160 acre place of use authorized by this right in a single irrigation season. The specific 6 acres to be irrigated by the right holder are shown in the electronic shape file associated with this right in the geographic information system component of the water rights database maintained by the department. Before changing the 6 acres to be irrigated within the 160 acre place of use, the right holder shall submit a new land list and representative electronic shape file or map to the Department prior to the irrigation season in which the change will occur.
2. 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.
3. After specific notification by the Department, the right holder shall install a suitable measuring device or shall enter into an agreement with the Department to use power records to determine the amount of water diverted and shall annually report the information to the Department.

Transfer No. 89399

WATER RIGHT NO. 22-14621
As Modified by Transfer No. 89399

CONDITIONS OF APPROVAL

4. Right holder shall comply with the drilling permit requirements of Idaho Code § 42-235 and applicable Well Construction Rules of the Department.
5. The right holder shall accomplish the change authorized by this transfer within one year of the date of this approval.
6. 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. 89399



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

April 18, 2025

EDELWEISS RANCH LLC
PO BOX 1724
DRIGGS ID 83422-1700

Re: Change in Ownership for Water Right No(s): 22-14621

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: ROCKY MOUNTAIN ENVIRONMENTAL