

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED

APR 21 2025

NOTICE OF CHANGE IN WATER RIGHT OWNERSHIP

DEPT. OF WATER RESOURCES
EASTERN REGION

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?
22-75660 <i>OK</i>	Yes ☒	Yes ☐		Yes ☐	Yes ☐
<i>22-75660</i>	Yes ☐	Yes ☐		Yes ☐	Yes ☐
<i>22-75660 22-14655</i>	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: LEONA GROVER
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): BLACK P.R. VENTURES LLC
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or
- Mailing address: P.O. Box 464 City: SHelley State: ID Zip: 83274
Telephone: 208-589-8395 Email: mike@mathews Plumbing.net
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: _____
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):
 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

SUPPORT DATA

IN FILE # 22-75660

8. Signature: Gavin Mathews Title, if applicable: Member Date: 4-21-25
 Signature of new owner/claimant
- Signature: Gavin Mathews Title, if applicable: Manager Date: 4-21-25
 Signature of new owner/claimant
- Print name: _____

For IDWR Office Use Only:

Received by: JB Date: 4/21/2025 Receipt No. E050810 Receipt Amt. \$100.-
 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: 4/24/2025

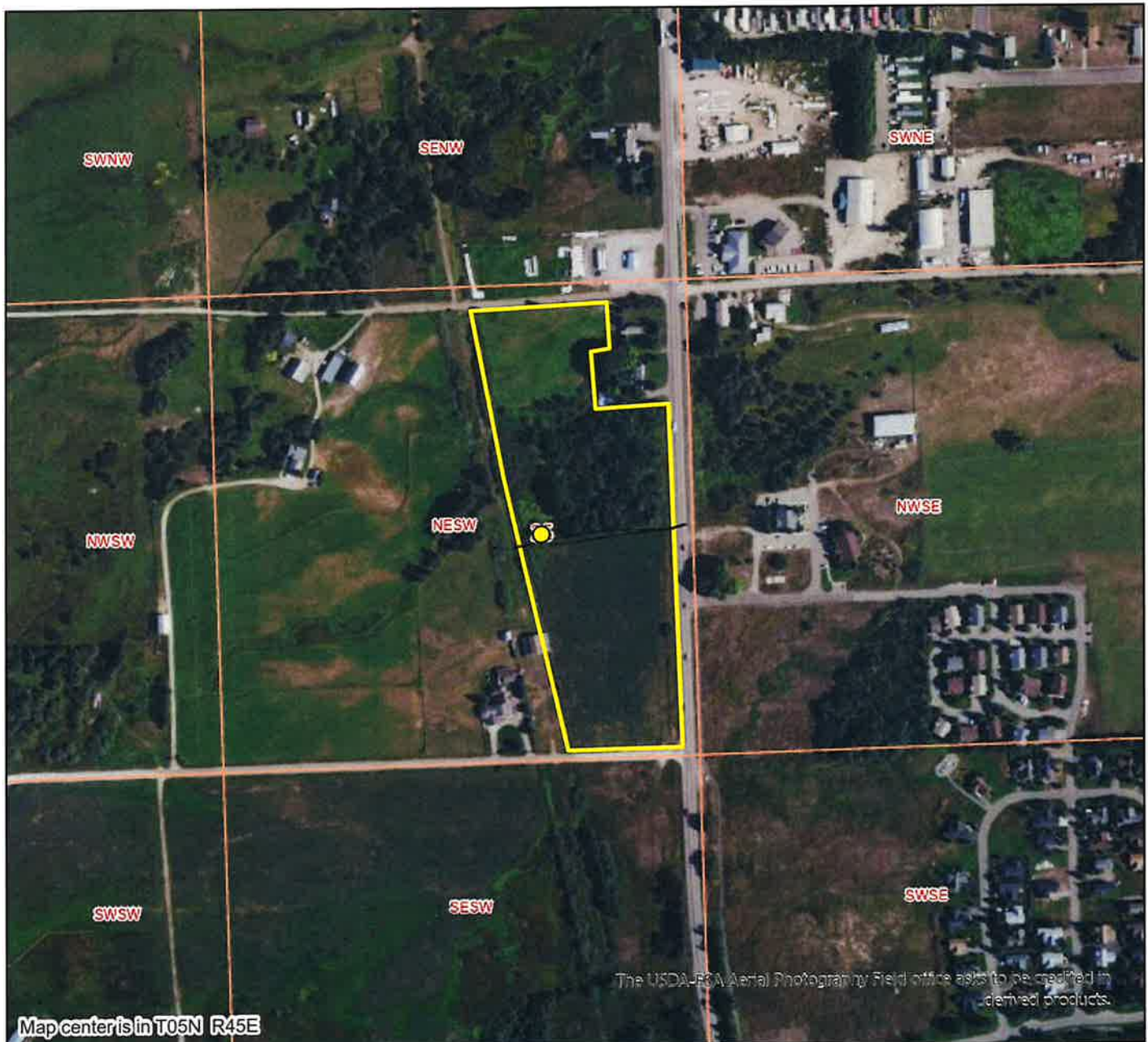
State of Idaho
Department of Water Resources

Water Right

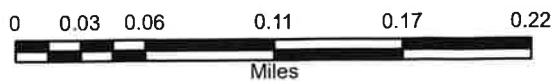
22-7566

IRRIGATION

The map depicts the place of use for the water use listed above and point(s) of diversion of this right as currently derived from interpretations of the paper records and is used solely for illustrative purposes. Discrepancies between the computer representation and the permanent document file will be resolved in favor of the actual water right documents in the water right file.



Date created: 4/1/2025



Legend

- Quarter Quarters
- PLS Sections
- Townships
- Place of Use Boundary
- Point of Diversion

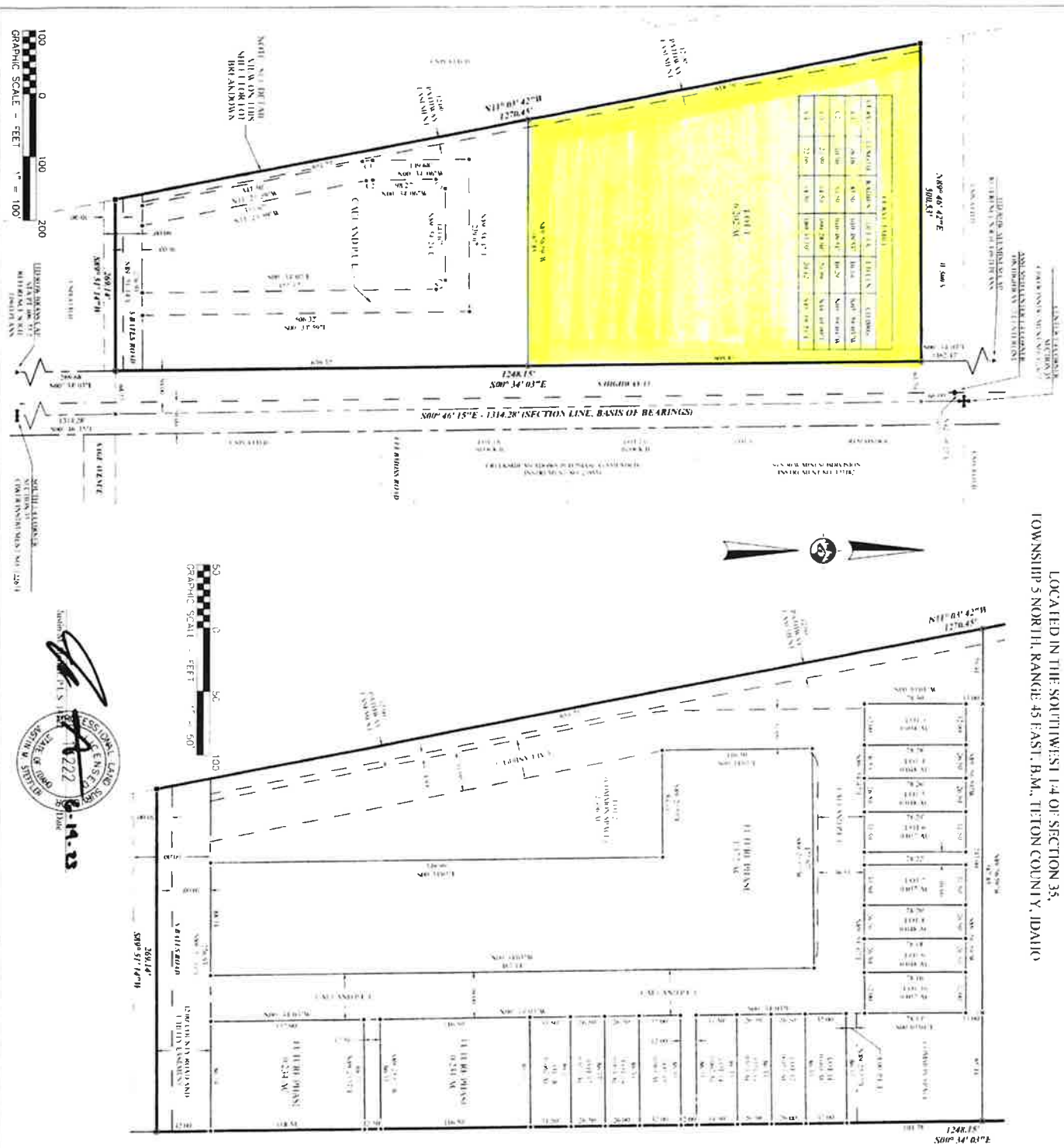


STONE PEAK SUBDIVISION PHASE I

LOCATED IN THE SOUTHWEST 1/4 OF SECTION 35,
TOWNSHIP 5 NORTH, RANGE 45 EAST, B.M. TETON COUNTY, IDAHO

14	N	E	T	R
35				
40				

SHEET 1 OF 2



LEGEND

- BOUNDARY LINE
- EASEMENT
- RIGHT-OF-WAY LINE
- ADJACENT PROPERTY
- EXISTING ROAD
- PROPOSED ROAD
- UTILITY LINE
- WATER LINE
- GAS LINE
- SEWER LINE
- FENCE
- CORNER
- MONUMENT
- SURVEY
- ADJACENT PROPERTY
- EXISTING ROAD
- PROPOSED ROAD
- UTILITY LINE
- WATER LINE
- GAS LINE
- SEWER LINE
- FENCE
- CORNER
- MONUMENT
- SURVEY

NOTES

- ALL DISTANCES ARE IN FEET AND INCHES.
- ALL BEARINGS ARE TRUE BEARINGS.
- ALL CORNERS ARE MONUMENTED.
- ALL EASEMENTS ARE SHOWN BY DASHED LINES.
- ALL RIGHT-OF-WAY LINES ARE SHOWN BY SOLID LINES.
- ALL ADJACENT PROPERTIES ARE SHOWN BY DOTTED LINES.
- ALL EXISTING ROADS ARE SHOWN BY SOLID LINES.
- ALL PROPOSED ROADS ARE SHOWN BY DASHED LINES.
- ALL UTILITY LINES ARE SHOWN BY DOTTED LINES.
- ALL WATER LINES ARE SHOWN BY SOLID LINES.
- ALL GAS LINES ARE SHOWN BY SOLID LINES.
- ALL SEWER LINES ARE SHOWN BY SOLID LINES.
- ALL FENCES ARE SHOWN BY DOTTED LINES.
- ALL CORNERS ARE MONUMENTED.
- ALL MONUMENTS ARE SHOWN BY SOLID LINES.
- ALL SURVEYS ARE SHOWN BY SOLID LINES.

PROJECT INFORMATION

PROJECT: STONE PEAK SUBDIVISION PHASE I

DATE: 06-14-25

DRAWN BY: [Name]

SCALE: 1" = 100'

CLIENT INFORMATION

CLIENT: [Name]

ADDRESS: [Address]

PHONE: [Phone]

EMAIL: [Email]

ENGINEER INFORMATION

ENGINEER: [Name]

ADDRESS: [Address]

PHONE: [Phone]

EMAIL: [Email]

NOTAR PUBLIC INFORMATION

NOTAR: [Name]

ADDRESS: [Address]

PHONE: [Phone]

EMAIL: [Email]

CONFIDENTIAL
MAY 1981

WARRANTY DEED

Order No.:641554

FOR VALUE RECEIVED

Stone Peaks, LLC, an Idaho Limited Liability Company

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

Black Pipe Ventures, LLC, an Idaho Limited Liability Company

whose current address is

**PO Box 464
Shelley, ID 83274**

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

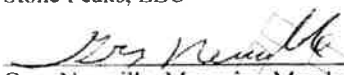
Lot 1 of Stone Peak Subdivision, Phase 1, according to the official plat thereof, as recorded in the office of the County Recorder of Teton County, Idaho, under recorder's Instrument No. 281045.

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: June 27, 2023

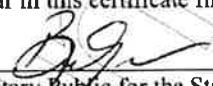
Stone Peaks, LLC

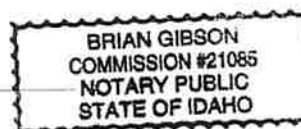

Greg Newville, Managing Member

State of Idaho} ss
County of Teton}

On this 27 day of June, 2023, before me, Brian Gibson,
a Notary Public in and for said state, personally appeared Gregory Newville known or identified to me to be the Managing Member in the Limited Liability Company known as Stone Peaks, 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.


Notary Public for the State of Idaho
Residing at: 4455 Flax
Commission Expires: 4/4/25





WARRANTY DEED

Alliance Title & Escrow, LLC Order No.: 612586

FOR VALUE RECEIVED

Black Pipe Ventures, LLC, an Idaho Limited Liability Company

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

Stone Peaks, LLC, an Idaho limited liability company

whose current address is

**6843 141st Avenue NE
Forest Lake, MN 55025**

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

Beginning at a point 4 rods South of the Northeast corner of the Southwest Quarter of Section 35, Township 5 North, Range 45 East, Boise Meridian, Teton County, Idaho, and running thence West 550 feet to the Union Pacific Railroad right-of-way; thence Southeasterly along the Railroad right-of-way 1320 feet, more or less, to the South boundary line of the Northeast Quarter of the Southwest Quarter; thence East 300 feet, more or less, to the State Highway right-of-way; thence North 1254, feet more or less, 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: June 28, 2022

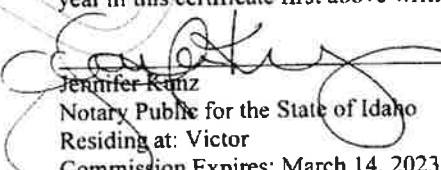
Black Pipe Ventures, LLC


Gavin Mathews, Member

State of Idaho } ss
County of Teton }

On this 29 day of June, 2022, before me, Jennifer Kunz, a Notary Public in and for said state, personally appeared Gavin Mathews known or identified to me to be the Managing Member in the Limited Liability Company known as Stone Peaks, 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.


Jennifer Kunz
Notary Public for the State of Idaho
Residing at: Victor
Commission Expires: March 14, 2023

JENNIFER KUNZ
COMMISSION #40215
NOTARY PUBLIC
STATE OF IDAHO

Brett Mathews
Brett Mathews, Member

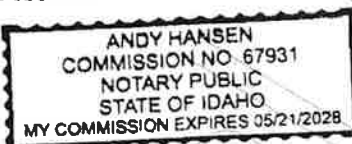
Mike Balmforth
Mike Balmforth, Member

State of Idaho) ss
County of Bonneville)

On this 30th day of June, 2022, before me, the undersigned, a Notary Public in and for said state, personally appeared Brett Mathews and Mike Balmforth known or identified to me to be the Managing Member in the Limited Liability Company known as Stone Peaks, 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.

Andy Hansen
Notary Public for the State of Idaho
Residing at:
Commission Expires:





WARRANTY DEED

Alliance Title & Escrow Corp. Order No.:437293

FOR VALUE RECEIVED

Gavin Mathews, an unmarried man

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

- **Black Pipe Ventures, LLC an Idaho Limited Liability Company**

whose current address is

**PO Box 464
Shelley, ID 83274**

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

Beginning at a point 4 rods South of the Northeast corner of the Southwest Quarter of Section 35, Township 5 North, Range 45 East, Boise Meridian, Teton County, Idaho, and running thence West 550 feet to the Union Pacific Railroad right-of-way; thence Southeasterly along the Railroad right-of-way 1320 feet, more or less, to the South boundary line of the Northeast Quarter of the Southwest Quarter; thence East 300 feet, more or less, to the State Highway right-of-way; thence North 1254, feet more or less, 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: 9-23 2020

A handwritten signature of Gavin Mathews in dark ink, written over a horizontal line.
Gavin Mathews

State of Idaho, ss.

County of Bingham

On this 23 day of Sept., 2020, before me, the undersigned, a Notary Public in and for said state, personally appeared Gavin Mathews, 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.

Chelise N. Patchin

Notary Public for the State of Idaho

Residing at: Shelley, IdahoCommission Expires: 2/5/24

WARRANTY DEED

Alliance Title & Escrow Corp. Order No.:437293

FOR VALUE RECEIVED

Jack Wells Grover, Successor Trustee of The Leona N. Tippetts Family Trust dated December 23, 1996

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

Gavin Mathews, an unmarried man

whose current address is

PO Box 464
Shelley, ID 83274

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

Beginning at a point 4 rods South of the Northeast corner of the Southwest Quarter of Section 35, Township 5 North, Range 45 East, Boise Meridian, Teton County, Idaho, and running thence
West 550 feet to the Union Pacific Railroad right-of-way; thence
Southeasterly along the Railroad right-of-way 1320 feet, more or less, to the South boundary line of the Northeast Quarter of the Southwest Quarter; thence
East 300 feet, more or less, to the State Highway right-of-way; thence
North 1254, feet more or less, 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: June 18, 2019

The Leona N. Tippetts Family Trust dated December 23, 1996

Jack Wells Grover Successor Trustee
Jack Wells Grover, Successor Trustee

State of Idaho ss.
County of ADA

On this 21st day of June, 2019, before me, the undersigned, a Notary Public in and for said state, personally appeared Jack Wells Grover known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the The Leona N. Tippetts Family Trust dated December 23, 1996, and acknowledged to me that he/she/they executed the same as Trustee.

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

[Signature]
Notary Public for the State of Idaho
Residing at: _____
Commission Expires: _____

BRET CHERRY
COMMISSION #67525
NOTARY PUBLIC
STATE OF IDAHO

125992
QUITCLAIM DEED

RECEIVED

DEC 23 1996

TETON CO., ID
CLERK RECORDER

THE GRANTOR, LEONA N. TIPPETS, FORMERLY KNOWN AS LEOANA N. GROVER, a MARRIED WOMAN,
AND HER HUSBAND, VAUGHAN E. TIPPETS
of the Town of DRIGGS, County of Teton, State of Idaho
for the consideration of TEN (\$10.00) DOLLARS, in hand paid,
CONVEY and QUIT CLAIM to

THE LEONA N. TIPPETS FAMILY TRUST DATED DECEMBER 23, 1996
P.O. BOX 312
DRIGGS, IDAHO 83422
(NAME AND ADDRESS OF GRANTEE)

all interest in the following described Real Estate situated in the County of Teton, State of Idaho, to-wit:
BEGINNING AT a point 4 Rods South of the Northeast corner of the Southwest Quarter of Section 35, Township 5
North, Range 45 East of the Boise Meridian, in Teton County, Idaho and running thence West 550 feet to the Union
Pacific Railroad right-of-way; thence Southeasterly along the Railroad right-of-way 1320 feet more or less to the
South boundary line of the NE1/4SW1/4; thence East 300 feet, more or less, the State Highway right-of-way; thence
North 1254 feet, more or less to the point of beginning

Subject to existing County road and utility easements along the Northern Property line.

Together with all minerals and mineral rights, and oil and gas rights, geothermal properties and geothermal rights,
water and ditch rights, easements, tenements, hereditaments, appurtenances, reversions, remainders, rents, issues,
and profits. Together with 20 shares of water.

Subject to reservations in United States and United States and States Patents; existing and recorded right of ways.
Easements, zoning Building and Subdivision ordinances;

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Idaho.

Address(es) of Real Estate: Box 312 Driggs, Idaho

DATED this 23 day of December, 1996

SIGNATURE(S):

By Leona N. Tippetts
LEONA N. TIPPETS

By Vaughan E. Tippetts
VAUGHAN E. TIPPETS

State of Idaho)
County of Teton)

I, the undersigned, a Notary Public in and for said County of Teton, in the State of Idaho, DO HEREBY CERTIFY that
LEONA N. TIPPETS personally known to me to be the same person whose name is subscribed to the foregoing
instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said
instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of
the right of homestead.

Given under my hand and official seal, this 25 day of December, 1996



I, the undersigned, a Notary Public in and for said County of Teton, in the State of Idaho, DO HEREBY CERTIFY that
VAUGHAN E. TIPPETS personally known to me to be the same person whose name is subscribed to the foregoing
instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said
instrument as her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of
the right of homestead.

Given under my hand and official seal, this ___ day of December, 1996

By Douglas H. Tippetts
NOTARY PUBLIC
My Commission expires: 8-1-98

Prepared by Phyllis Lamken, Attorney at Law, P.O. Box 586, Victor, Idaho



125992

FILED

AT THE REQUEST OF

Phyllis Lamken
AT 00 MINUTES PAST 3 P.M.
DATE Dec. 23, 1996
Anna J. Drake
CLERK OF RECORD
BY Nora Rigby
DEPUTY

125992



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 24, 2025

BLACK PIPE VENTURES LLC
PO BOX 464
SHELLEY ID 83274-0464

Re: Change in Water Right Ownership: 22-7566 (Split into 22-7566 and 22-14655)

Dear Water Right Holder(s):

The Department of Water Resources (Department) acknowledges the receipt of correspondence changing ownership of a portion of the above-mentioned 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 Bailly
Technical Records Specialist 1

Enclosure(s)

cc: LEONA N GROVER
WATER DISTRICT 01