

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED

JUN 02 2025

DEPT. 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?
22-13308	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: Calderwood Brothers, LLC
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Trail Creek Nursery Holdings, LLC
New owner(s) as listed on the conveyance document

Name connector ☐ and ☐ or

PO Box 529 Victor ID 83455
Mailing address City State Zip

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: June 18, 2020
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.

8. Signature: Jayson Calderwood member / manager 5/21/25
Signature of new owner/claimant Title, if applicable Date
Jayson Calderwood
Print name

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

Print name

For IDWR Office Use Only:
Received by JLB Date 6/2/2025 Receipt No. ED50890 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 JLB Processed by JLB Date 6/6/2025

State of Idaho
Department of Water Resources

Water Right

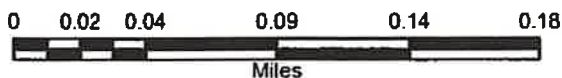
22-13308

COMMERCIAL

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



ATEC 585961

WARRANTY DEED

FOR VALUABLE CONSIDERATION RECEIVED, Calderwood Brothers,, LLC, an Idaho limited liability company, Grantor, does hereby WARRANT, REMISE, RELEASE, CONVEY, GRANT, and forever DEED, unto Trail Creek Nursery Holdings, LLC, whose current address is P.O. Box 529, Victor, ID 83455-0529 the following described real estate situated in Teton County, State of Idaho, known as 7095 S. Hwy 33, Victor, ID 83455 and legally described as follows:

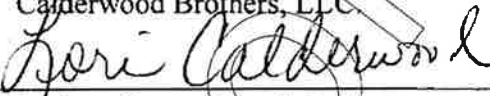
SEE "EXHIBIT A" attached herewith

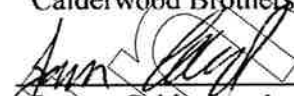
TO HAVE AND TO HOLD, the said premises, together with the appurtenances, unto the said Grantee, and to the Grantee's successors and assigns forever.

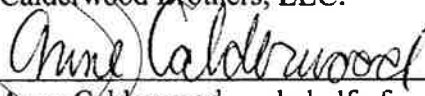
In construing this deed and where the context so requires, the singular includes the plural

EXECUTED this 18th day of June, 2020.


Clint Calderwood, on behalf of
Calderwood Brothers, LLC


Lori Calderwood, on behalf of
Calderwood Brothers, LLC.

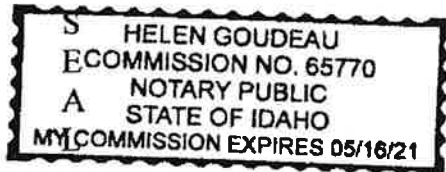

Jayson Calderwood, on behalf of
Calderwood Brothers, LLC.


Anne Calderwood, on behalf of
Calderwood Brothers, LLC.

STATE OF IDAHO)
) ss.
 County of Teton)

ON THIS 4th day of June, before me,

Helen Goudeau, a Notary Public in and for said State, personally appeared Jayson Calderwood, known or identified to me to be a person who signed this instrument, as a Members/Manager/Owner of Calderwood Brothers, LLC, and in fact did so on behalf of said limited liability company, and acknowledged to me that Calderwood Brothers, LLC executed the same, and he signed with authority.



Helen Goudeau
 Notary Public for Idaho

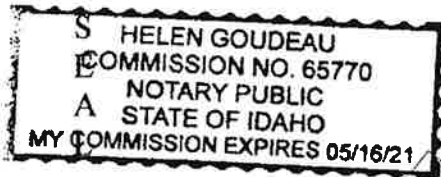
Residing at: Knappa, ID

My Commission Expires: May 16, 2021

STATE OF IDAHO)
) ss.
 County of Teton)

ON THIS 4th day of June, before me,

Helen Goudeau, a Notary Public in and for said State, personally appeared Anne Calderwood, known or identified to me to be a person who signed this instrument, as a Members/Manager/Owner of Calderwood Brothers, LLC, and in fact did so on behalf of said limited liability company, and acknowledged to me that Calderwood Brothers, LLC executed the same, and she signed with authority.



Helen Goudeau
 Notary Public for Idaho

Residing at:

My Commission Expires:

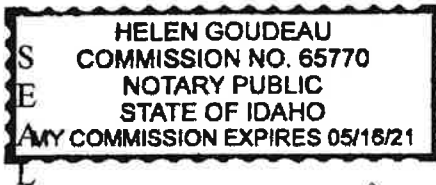
Driggs, ID.

May 16, 2021

STATE OF IDAHO)
) ss.
 County of Teton)

ON THIS 18th day of June, 2020, before me,

Heleen Goudeau, a Notary Public in and for said State, personally appeared Clinton Calderwood, known or identified to me to be a person who signed this instrument, as a Members/Manager/Owner of Calderwood Brothers, LLC, and in fact did so on behalf of said limited liability company, and acknowledged to me that Calderwood Brothers, LLC executed the same, and he signed with authority.



Heleen Goudeau
 Notary Public for Idaho

Residing at: Driggs, ID

My Commission Expires: May 16, 2021

STATE OF IDAHO)
) ss.
 County of Teton)

ON THIS 18th day of June, 2020 before me,

Helen Goudeau, a Notary Public in and for said State, personally appeared Lori Calderwood, known or identified to me to be a person who signed this instrument, as a Members/Manager/Owner of Calderwood Brothers, LLC, and in fact did so on behalf of said limited liability company, and acknowledged to me that Calderwood Brothers, LLC executed the same, and she signed with authority.



Helen Goudeau
 Notary Public for Idaho

Residing at: Greggs, ID.

My Commission Expires: May 16, 2021

EXHIBIT 'A'**PARCEL 1:**

A part of the NE ¼ Section 2 Township 3 North, Range 45 East, Boise Meridian, Teton County, Idaho, being further described as:

From the NE corner of said Section 2,

Thence North 89°43'05" West, 1855.57 feet along the Northern Section line of said Section 2 to the true point of beginning;

Thence South 00°01'00" East, 693.90 feet to a point;

Thence North 89°45'34" West, 569.81 feet to a point on the right-of-way of State Highway 33;

Thence North 00°09'16" East, 694.02 feet along the right-of-way to a point on the North Section line of said Section 2;

Thence South 89°44'46" East, 567.74 feet along the Section line to the true point of beginning.

Subject to a 60' county road and utility easement along the Northern boundary.

PARCEL 2:

A tract of land located in the Northeast ¼ of Section 2, Township 3 North, Range 45 East, Boise Meridian, Teton County, Idaho being that portion of that parcel of record described In Instrument No. 130516, records of Teton County, Idaho, lying Westerly of that parcel Described as conveyed to the Idaho Transportation Board in that Instrument No. 10063, records of Teton County, Idaho and being more particularly described as follows:

Beginning in the North ¼ corner of said Section 3, the Northwest corner of the Northeast ¼ of Section 2 and of said parcel described in Instrument No. 130516; thence along Northerly line of said Section 2, South 89°43'29" East, 38.8 feet, more or less, to a point on the Westerly line of said parcel described in Instrument No. 100163; thence along said

Westerly line, South $00^{\circ} 03' 49''$ West, 694.13 feet, more or less, to a point on the Southerly boundary line of said record parcel described in Instrument No. 130516; thence along said Southerly boundary line, North $89^{\circ} 42' 29''$ West, 35.5 feet, more or less, to a point on the North-South midsection line of said Section 2; thence along said North-South midsection line, North $00^{\circ} 12' 32''$ West, 694.17 feet, more or less, to the point of beginning.

Subject to easements, rights-of-way, reservations, or restrictions, of sight and/or record, including but not limited to, an easement for County Road 700 South along the Northerly boundary of said parcel.

171473

RECEIVED

QUITCLAIM DEED

OCT 03 2005

FOR VALUE RECEIVED,

TETON CO., ID
CLERK RECORDERJayson Calderwood and Anne Calderwood, husband and wife, and Clinton
Calderwood and Lori Calderwood, husband and wife

Do(es) hereby convey, release, remise and forever quit claim unto

Calderwood Brothers, LLC, an Idaho limited liability company

whose current address is: Box 319, Victor, ID 83455

the following described premises:

Instrument # 171473

DRIGGS, TETON, IDAHO
2005-10-03 04:18:48 No. of Pages: 2
Recorded for: ANNE CALDERWOOD
NOLAN G. BOYLE Fee: 6.00
Ex-Officio Recorder Deputy
Index to: DEED/QUITCLAIM

PARCEL 1:

A part of the NE ¼ Section 2 Township 3 North, Range 45 East, Boise Meridian, Teton County, Idaho, being further described as:
 From the NE corner of said Section 2,
 Thence North 89°43'05" West, 1855.57 feet along the Northern Section line of said Section 2 to the true point of beginning;
 Thence South 00°01'00" East, 693.90 feet to a point;
 Thence North 89°45'34" West, 569.81 feet to a point on the right-of-way of State Highway 33;
 Thence North 00°09'16" East, 694.02 feet along the right-of-way to a point on the North Section line of said Section 2;
 Thence South 89°44'46" East, 567.74 feet along the Section line to the true point of beginning.
 Subject to a 60' County road and utility easement along the Northern boundary.

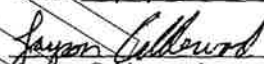
PARCEL 2:

A tract of land located in the Northeast ¼ of Section 2, Township 3 North, Range 45 East, Boise Meridian, Teton County, Idaho, being that portion of that parcel of record described in Instrument No. 130516, records of Teton County, Idaho, lying Westerly of that parcel described and conveyed to the Idaho Transportation Board in that Instrument No. 100163, records of Teton County, Idaho and being more particularly described as follows:
 Beginning at the North ¼ corner of said Section 3, the Northwest corner of the Northeast ¼ of Section 2 and of said parcel described in Instrument No. 130516; thence along Northerly line of said Section 2, South 89°43'29" East, 38.8 feet, more or less, to a point on the Westerly line of said parcel described in Instrument No. 100163; thence along said Westerly line, South 00°03'49" West, 694.13 feet, more or less, to a point on the Southerly boundary line of said record parcel described in Instrument No. 130516; thence along said Southerly boundary line, North 89°42'29" West, 35.5 feet, more or less, to a point on the North-South midsection line of said Section 2; thence along said North-South midsection line, North 00°12'33" West, 694.17 feet, more or less, to the point of beginning.

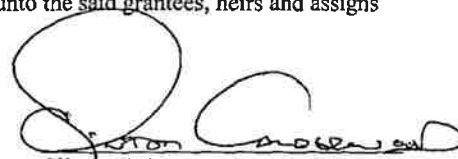
Subject to easements, rights-of-way, reservations, or restrictions, of sight and/or record, including but not limited to, an easement for County Road 700 South along the Northerly boundary of said parcel.

TO HAVE AND TO HOLD the said premises, unto the said grantees, heirs and assigns forever.

Dated: 10/3/05


 Jayson Calderwood


 Anne Calderwood


 Clinton Calderwood


 Lori Calderwood

State of Idaho

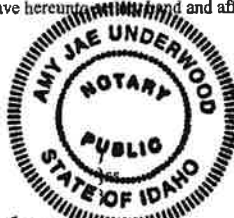
County of Teton

} ss.

171473

On this 3rd day of October, in the year 2005, before me, a Notary Public in and for said state, personally appeared Jayson Calderwood and Anne Calderwood, known or identified to me to be the person whose name is subscribed to the within instrument and acknowledged to me that they executed the same.

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



Amy Underwood
Notary Public for the State of Idaho
Residing at: Victor
Commission Expires: 9/15/09

State of Idaho

County of Teton

On this 3rd day of October, in the year 2005, before me, a Notary Public in and for said state, personally appeared Clinton Calderwood and Lori Calderwood, known or identified to me to be the person whose name is subscribed to the within instrument and acknowledged to me that they executed the same.

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



Amy Underwood
Notary Public for the State of Idaho
Residing at: Victor
Commission Expires: 9/15/09

Unofficial

169883

RECEIVED

AUG - 1 2005

TETON CO., ID
CLERK RECORDER

WARRANTY DEED

Order No.:3050513731-T

FOR VALUE RECEIVED

Teton Properties, LLC, A Wyoming Limited Liability Company

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

Jayson Calderwood and Anne Calderwood, Husband and Wife, and Clinton Calderwood and Lori Calderwood, Husband and Wife

whose current address is

707 S. Hwy 33 Victor, ID 83455

Instrument # 169883

DRIGGS, TETON, IDAHO

2005-08-01

04:05:08 No. of Pages: 2

Recorded for: ALLIANCE TITLE & ESCROW

NOLAN G. BOYLE

Fee: 6.00

Ex-Officio Recorder Deputy

Index to: DEED, WARRANTY

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

PARCEL 1:

A part of the NE ¼ Section 2 Township 3 North, Range 45 East, Boise Meridian, Teton County, Idaho, being further described as:

From the NE corner of said Section 2,

Thence North 89°43'05" West, 1855.57 feet along the Northern Section line of said Section 2 to the true point of beginning;

Thence South 00°01'00" East, 693.90 feet to a point;

Thence North 89°45'34" West, 569.81 feet to a point on the right-of-way of State Highway 33;

Thence North 00°09'16" East, 694.02 feet along the right-of-way to a point on the North Section line of said Section 2;

Thence South 89°44'46" East, 567.74 feet along the Section line to the true point of beginning.

Subject to a 60' County road and utility easement along the Northern boundary.

PARCEL 2:

A tract of land located in the Northeast ¼ of Section 2, Township 3 North, Range 45 East, Boise Meridian, Teton County, Idaho, being that portion of that parcel of record described in Instrument No. 130516, records of Teton County, Idaho, lying Westerly of that parcel described and conveyed to the Idaho Transportation Board in that Instrument No. 100163, records of Teton County, Idaho and being more particularly described as follows:

Beginning at the North ¼ corner of said Section 2, the Northwest corner of the Northeast ¼ of Section 2 and of said parcel described in Instrument No. 130516; thence along Northerly line of said Section 2, South 89°43'29" East, 38.8 feet, more or less, to a point on the Westerly line of Said parcel described in Instrument No. 100163; thence along said Westerly line, South 00°03'49" West, 694.13 feet, more or less, to a point on the Southerly boundary line of said record parcel described in Instrument No. 130516; thence along said Southerly boundary line, North 89°42'29" West, 35.5 feet, more or less, to a point on the North-South midsection line of said Section 2; thence along said North-South midsection line, North 00°12'33" West, 694.17 feet, more or less, to the point of beginning.

Subject to easements, rights-of-way, reservations, or restrictions, of sight and/or record, including but not limited to, an easement for County Road 700 South along the Northerly boundary of said parcel.

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: 7/29/2005

Teton Properties, LLC, A Wyoming Limited
Liability CompanyBy:
As Manager

169883

3050513731-T
Warranty Deed
Notary

State of Idaho }
County of Teton } ss.

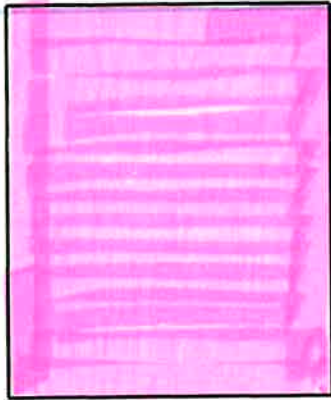
On this 1 day of August, 2005, before me, a Notary Public in and for said state, personally appeared Joshua K. Thulin known or identified to me to be a Manager in the Limited Liability Company known as Teton Properties, LLC who executed the foregoing instrument, and acknowledged to me that he executed the same 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.

[Signature]
Notary Public for the State of Idaho
Residing at: Butte, ID
Commission Expires: 2-1-08



Unofficial



273727 Calderwood Brothers LLC TO Trail Creek
Nursery Holdings LLC.

6/3/2025

Scale: 1 inch= 339 feet

File:

Tract 1: 9.0612 Acres (394705 Sq. Feet), Closure: n19.1549w 0.01 ft. (1/402714), Perimeter=2525 ft.

01 /ne,2,3n,45e
02 /n89.4305w 1855.57
03 s00.0100e 693.90
04 n89.4534w 569.81
05 n00.0916e 694.02
06 s89.4446e 567.74



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

June 06, 2025

TRAIL CREEK NURSERY HOLDINGS LLC
PO BOX 529
VICTOR ID 83455-0529

Re: Change in Ownership for Water Right No(s): 22-13308

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)

RECEIVED

JUN 02 2025

DEPT. OF WATER RESOURCES
EASTERN REGION

May 21, 2025

IDWR Eastern Region
900 N Skyline Dr, Ste A
Idaho Falls, ID 83402-1718

To Whom It May Concern:

Please find enclosed a Notice of Change in Water Right Ownership on behalf of Trail Creek Nursery Holdings, LLC. Also, please find enclosed a check for the filing fee of \$25.00.

Please contact our office should you have any questions.

Sincerely,



Jaisalyn Thompson
MOULTON LAW OFFICE

/jt
Encl



MOULTON LAW OFFICE

Post Office Box 631
60 East Wallace Avenue
Driggs, Idaho 83422

Telephone 208.354.2345
Fax 208.354.2346

seanmoulton@tetonvalleylaw.com wfischer@tetonvalleylaw.com