

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED

JUN 10 2025

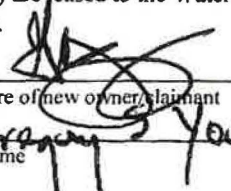
DEPARTMENT OF
WATER RESOURCES

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. DEV

Water Right/Claim No.	Split?	Leased to Water Supply Bank?	Water Right/Claim No.	Split?	Leased to Water Supply Bank?
22-7228A ✓	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: Teton Rainbow Ranches, Inc.
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Waterfowl Farms, LLC
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or
- 3339 Waterfowl Way Driggs Idaho 83422
Mailing address City State Zip
- (208) 388-1200 gsyoung@tetoncap.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: April 23, 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:  Member 6/10/2025
 Signature of new owner/claimant Title, if applicable Date

Gregory S. Young
 Print name

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

 Print name

For IDWR Office Use Only:

Received by BM Date 6-10-25 Receipt No. C121587 Receipt Amt. \$ 25.00

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 _____ Processed by BM Date 6-11-25

Instrument # 289916
Teton County, Driggs, Idaho
04/23/2025 10:16:00 AM No. of Pages: 3
Recorded for: FLYING S TITLE AND ESCROW - DRIGGS
Kim Kasey Fee: \$15.00
Deputy Jwenger
Index to: DEED, WARRANTY
Electronically Recorded

Recording Requested by:

Givens Pursley LLP
Attn: Charlie S. Baser
601 W. Bannock Street
Boise, Idaho 83702

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

WARRANTY DEED

For value received, Teton Rainbow Ranches, Inc., an Idaho corporation, whose address is 7215 S. 4500 W., Victor, Idaho 83455 ("**Grantor**"), does hereby grant, bargain, sell, and convey unto Waterfowl Farms, LLC, an Idaho limited liability company, whose address is 3339 Waterfowl Way, Driggs, Idaho 83422 ("**Grantee**"), the following described real property, located in Teton County, Idaho (the "**Premises**"):

See Exhibit A attached hereto and incorporated herein by reference.

TOGETHER WITH all appurtenances, easements, rights of access, fixtures, buildings, and improvements located thereon, all water and water rights appurtenant to or beneficially used upon the Premises, including but not limited to (a) decreed Water Right No. 22-7228A and (b) those represented by any decree, license, permit, claim, permit application, or storage entitlement, any and all wells, well rights, permits, and licenses, ditches and ditch rights, storage and storage rights, including all such rights represented by shares in any ditch, canal, or irrigation company, and any other rights in and to water, all minerals, mineral rights, privileges, and other rights appurtenant thereto, streets, alleys, and rights of way adjacent thereto, all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining to, the reversion and reversions, remainder and remainders, rents, issues, and profits thereof, and all estate, right, title, and interest in and to the Premises, as well in law as in equity (together with the Premises, the "**Property**")

TO HAVE AND TO HOLD the Property unto Grantee, its successors and assigns forever, subject only to all taxes and other assessments not yet due and payable and all matters of record.

AND GRANTOR does hereby forever covenant to and with Grantee and its successors and assigns that Grantor is owner in fee simple of the Property; that Grantor has the right to convey fee simple title to the Property; previous to the execution of this conveyance, Grantor has not conveyed the same estate to any person other than the Grantee; that the Property is free from any and all liens, claims, encumbrances, and other defects of title except the Permitted Exceptions; that Grantor shall and will warrant and defend the quiet and peaceful possession of said Property by Grantee and its successors and assigns forever, against all claims whatsoever; and that Grantor and its successors and assigns will, on demand of the Grantee or its successors or assigns, execute any instrument necessary for the further assurance of the title to the Property that may be reasonably required.

[signature page follows]

DATED effective as of April 21, 2025.

GRANTOR:

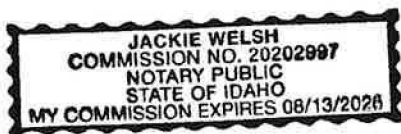
Teton Rainbow Ranches, Inc.,
an Idaho corporation

By: *Larry Kunz*
Name: Larry Kunz
Its: President

STATE OF IDAHO)
 : ss.
County of Teton)

On this 21st day of April, 2025, before me, a Notary Public in and for the State of Idaho, personally appeared Larry Kunz, known or identified to me to be the President of **Teton Rainbow Ranches, Inc.**, an Idaho corporation, who subscribed said corporation's name to the foregoing instrument, and acknowledged to me that he executed the same in said corporation's name.

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



[Signature]
Notary Public for Idaho
Residing at: Driggs ID
My commission expires: 8/13/26

EXHIBIT A
Legal Description

PARCEL 1:

**A PART OF THE SOUTHWEST ¼ NORTHWEST ¼ OF SECTION 17, TOWNSHIP 4 NORTH, RANGE 45 EAST, B.M., TETON COUNTY, IDAHO BEING FURTHER DESCRIBED AS:
FROM THE WEST QUARTER CORNER OF SAID SECTION 17; THENCE N00°25'08" E., 698.00 FEET ALONG THE WESTERN BOUNDARY OF SAID SECTION 17 TO THE POINT OF BEGINNING;
THENCE N00°25'08"E., 628.00 FEET TO A POINT;
THENCE S89°34'36"E., 1253.38 FEET TO A POINT;
THENCE S00°25'57"W., 627.45 FEET TO A POINT;
THENCE N89°36'06"W., 1253.22 FEET TO THE POINT OF BEGINNING.**

PARCEL 2:

**A PART OF THE SOUTHWEST ¼ NORTHWEST ¼ OF SECTION 17, TOWNSHIP 4 NORTH, RANGE 45 EAST, B.M., TETON COUNTY, IDAHO BEING FURTHER DESCRIBED AS:
COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 17;
THENCE N00°25'08"E., 698.00 FEET TO A POINT;
THENCE S89°36'06"E., 1253.22 FEET TO A POINT;
THENCE S00°25'57"W., 697.45 FEET TO A POINT;
THENCE N89°37'36"W., 1253.07 FEET TO THE POINT OF BEGINNING.**

PARCEL 4:

**THE NORTH HALF OF THE NORTHWEST QUARTER SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 4 NORTH, RANGE 45E, B.M., TETON COUNTY, IDAHO, BEING FURTHER DESCRIBED AS:
COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 17,
THENCE S89°37'36"E., 1319.06 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER SOUTHWEST QUARTER OF SAID SECTION 17;
THENCE S00°26'45"W., 662.35 FEET TO A POINT;
THENCE N89°39'23"W., 1318.75 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 17;
THENCE N00°25'06"E., 663.04 FEET TO THE POINT OF BEGINNING.**

PARCEL 5:

**THE SOUTH HALF OF THE NORTHWEST QUARTER SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 4 NORTH, RANGE 45E, B.M., TETON COUNTY, IDAHO, BEING FURTHER DESCRIBED AS:
FROM THE WEST QUARTER CORNER OF SAID SECTION 17, S00°25'06"W., 663.04 FEET TO THE NORTHWEST CORNER OF THE SOUTH HALF OF THE NORTHWEST QUARTER SOUTHWEST QUARTER OF SAID SECTION 17 TO THE POINT OF BEGINNING;
THENCE S89°39'23"E., 1318.75 FEET TO A POINT;
THENCE S00°26'45"W., 662.35 FEET TO A POINT;
THENCE N89°41'10"W., 1318.43 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 17;
THENCE N00°25'06"E., 663.03 FEET TO THE POINT OF BEGINNING.**

Instrument # 289915
Teton County, Driggs, Idaho
04/23/2025 10:16:00 AM No. of Pages: 3
Recorded for: FLYING S TITLE AND ESCROW - DRIGGS
Kim Keeley Fee: \$15.00
Deputy Jwenger
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Recording Requested by:

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Attn: Charlie S. Baser
601 W. Bannock Street
Boise, Idaho 83702

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See Exhibit A attached hereto and incorporated herein by reference.

TOGETHER WITH all appurtenances, easements, rights of access, fixtures, buildings, and improvements located thereon, all water and water rights appurtenant to or beneficially used upon the Premises, including but not limited to (a) decreed Water Right No. 22-7228A and (b) those represented by any decree, license, permit, claim, permit application, or storage entitlement, any and all wells, well rights, permits, and licenses, ditches and ditch rights, storage and storage rights, including all such rights represented by shares in any ditch, canal, or irrigation company, and any other rights in and to water, all minerals, mineral rights, privileges, and other rights appurtenant thereto, streets, alleys, and rights of way adjacent thereto, all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining to, the reversion and reversions, remainder and remainders, rents, issues, and profits thereof, and all estate, right, title, and interest in and to the Premises, as well in law as in equity (together with the Premises, the "**Property**")

TO HAVE AND TO HOLD the Property unto Grantee, its successors and assigns forever, subject only to all taxes and other assessments not yet due and payable and all matters of record.

AND GRANTOR does hereby forever covenant to and with Grantee and its successors and assigns that Grantor is owner in fee simple of the Property; that Grantor has the right to convey fee simple title to the Property; previous to the execution of this conveyance, Grantor has not conveyed the same estate to any person other than the Grantee; that the Property is free from any and all liens, claims, encumbrances, and other defects of title except the Permitted Exceptions; that Grantor shall and will warrant and defend the quiet and peaceful possession of said Property by Grantee and its successors and assigns forever, against all claims whatsoever; and that Grantor and its successors and assigns will, on demand of the Grantee or its successors or assigns, execute any instrument necessary for the further assurance of the title to the Property that may be reasonably required.

[signature page follows]

DATED effective as of April 21, 2025.

GRANTOR:

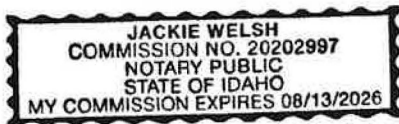
Teton Rainbow Ranches, Inc.,
an Idaho corporation

By: *[Signature]*
Name: Larry Kunz
Its: President

STATE OF IDAHO)
 : ss.
County of Teton)

On this 21st day of April, 2025, before me, a Notary Public in and for the State of Idaho, personally appeared Larry Kunz, known or identified to me to be the President of **Teton Rainbow Ranches, Inc.**, an Idaho corporation, who subscribed said corporation's name to the foregoing instrument, and acknowledged to me that he executed the same in said corporation's name.

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



[Signature]
Notary Public for Idaho
Residing at: Driggs ID
My commission expires: 8/13/26

EXHIBIT A
Legal Description

PARCEL 3:

A PART OF THE NORTHEAST QUARTER SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 4 NORTH, RANGE 45 EAST, B.M., TETON COUNTY, IDAHO BEING FURTHER DESCRIBED AS: FROM THE WEST QUARTER CORNER OF SAID SECTION 17, S89°37'36"E., 1319.07 FEET ALONG THE CENTERLINE OF SAID SECTION 17 TO THE POINT OF BEGINNING; THENCE S89°37'36"E., 1319.07 FEET TO THE CENTER QUARTER CORNER OF SAID SECTION 17; THENCE S00°28'23"W., 1323.34 FEET TO A POINT; THENCE N89°41'09"W., 1318.44 FEET TO A POINT; THENCE N00°26'45"E., 1324.71 FEET TO THE POINT OF BEGINNING.

PARCEL 6:

THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 4 NORTH, RANGE 45 E., B.M., TETON COUNTY, IDAHO AND A 66 FOOT WIDE STRIP ALONG THE EAST SIDE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, BEING FURTHER DESCRIBED AS: COMMENCING AT THE CENTER QUARTER CORNER OF SAID SECTION 17 AND RUNNING THENCE N89°37'36"W., 1319.06 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER NORTHWEST QUARTER OF SAID SECTION 17; THENCE N89°37'36"W., 66.00 FEET TO A POINT; THENCE N00°25'57"E., 1324.90 FEET TO A POINT; THENCE S89°34'36"E., 1385.38 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 17; THENCE S00°26'46"E., 1323.70 FEET TO THE POINT OF BEGINNING.



IDAHO DEPARTMENT OF
WATER RESOURCES

322 E Front Street, Suite 648, Boise ID 83702 • PO Box 83720, Boise ID 83720-0098
Phone: 208-287-4800 • Fax: 208-287-6700 • Email: idwrinfo@idwr.idaho.gov • Website: idwr.idaho.gov

Governor Brad Little

Director Mathew Weaver

June 12, 2025

WATERFOWL FARMS LLC
3339 WATERFOWL WAY
DRIGGS ID 83422-1236

Re: Change in Ownership for Water Right No(s): 22-7228A

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 208-287-4921.

Sincerely,

Debra Mansfield
Technical Records Specialist 1

Enclosure(s)

IDAHO DEPARTMENT OF WATER RESOURCES

6/11/2025

Proof Report

Water Right 22-7228A

<u>Owner Type</u>	<u>Name and Address</u>
Current Owner	WATERFOWL FARMS LLC 3339 WATERFOWL WAY DRIGGS, ID 83422-1236
Original Owner	TETON RAINBOW RANCHES INC C/O JERRY KUNZ 6677 S 4500 W VICTOR, ID 83455 (208) 787-2425
Previous Owner	TETON RAINBOW RANCHES INC 7215 S 4500 W VICTOR, ID 83455-5301 (208) 709-5674

Priority Date: 4/25/1977**Basis:** Decreed**Status:** Active**Source**
GROUND WATER**Tributary**

<u>Beneficial Use</u>	<u>From</u>	<u>To</u>	<u>Diversion Rate</u>	<u>Volume</u>
IRRIGATION	04/15	10/15	1.280 CFS	467.0 AF
	<u>Total Diversion</u>		1.280 CFS	467.0 AF

Source and Point(s) of Diversion:

GROUND WATER

NWSW

Sec. 17, Twp 04N, Rge 45E, TETON County

Place Of Use:

IRRIGATION within TETON County

				NE				NW				SW				SE				Totals
Twp	Rng	Sec		NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	
04N	45E	17								40.0	40.0	40.0	39.0							159.0

POU Total Acres: 159.0

Conditions of Approval:

- C18 This partial decree is subject to such general provisions necessary for the definition of the rights or for the efficient administration of the water rights as may be ultimately determined by the Court at a point in time no later than the

IDAHO DEPARTMENT OF WATER RESOURCES
Proof Report

6/11/2025

2. S37 entry of a final unified decree. Section 42-1412(6), Idaho Code.
The use of water for irrigation under this right may continue to as late as
October 31, provided other elements of the right are not exceeded. The use of
water after October 15 under this remark is subordinate to all water rights
having no subordinated early or late irrigation use and a priority date earlier
than the date a partial decree is entered for this right.

Dates and Other Information:

Decreed Date: 11/24/2008
Civil Case Number: 39576
Judicial District: FIFTH
State or Federal: S
Water District Number: TBD
Mitigation Plan: False

Combined Use Limits:

N/A

SubCase:

N/A

Water Supply Bank:

N/A

GIVENS PURSLEY LLP

Attorneys and Counselors at Law

601 W. Bannock Street
PO Box 2720
Boise, ID 83701
Telephone: 208-388-1200
Facsimile: 208-388-1300

www.givenspursley.com

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charliebaser@givenspursley.com
208-388-1271

Taylor J. Barton
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Christopher J. Beeson
Jason J. Blakley
Clint R. Bolinder
Jeff W. Bower
Preston N. Carter
Chynna K. Castoro
Jeremy C. Chou
Charlotte V. Cunningham
Joshua C. Dickinson

Amber N. Dina
Bradley J. Dixon
Thomas E. Dvorak
Rebecca M. Fitz
Morgan D. Goodin
Don Z. Gray
Brian J. Holleran
Kersti H. Kennedy
Elizabeth A. Koeckeritz
Neal A. Koskella
Michael P. Lawrence

Franklin G. Lee
Matthew E. Liebertz
David R. Lombardi
Kimberly D. Maloney
Kenneth R. McClure
Alex P. McLaughlin
Melodie A. McQuade
Christopher H. Meyer
L. Edward Miller
Judson B. Montgomery
Deborah E. Nelson

Randall A. Peterman
Blake W. Ringer
Michael O. Roe
Danielle M. Strollo
Robert B. White
Michael V. Woodhouse

Kenneth L. Pursley (1940-2015)
James A. McClure (1924-2011)
Raymond D. Givens (1917-2008)

RECEIVED

JUN 10 2025

DEPARTMENT OF
WATER RESOURCES

June 10, 2025

Via Hand Delivery

Idaho Department of Water Resources
322 E. Front Street
Boise, ID 83702

Re: *Notice of Change in Water Right Ownership*

Dear Sir or Madam:

Enclosed please find a Notice of Change in Water Right Ownership for Water Right No. 22-7228A for filing with the Idaho Department of Water Resources, along with a check in the amount of \$25.00 for the filing fee. Please file the above referenced document and provide us with a conformed copy for our records. Should you have any questions or concerns, please contact Charlie Baser via the contact information listed above.

Sincerely,



Melissa Parpart

/mp
Enclosure
18965682.1 [4989-38]