

RECEIVED

JUN 17 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.

Water Right/Claim No.	Split?	Leased to Water Supply Bank?	Water Right/Claim No.	Split?	Leased to Water Supply Bank?
22-25506	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: BETTY KUNZ + KEITH KUNZ
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): GROVE CREEK RANCH LLC
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or
- PO Box 381
Mailing address
- 307-413-3276
Telephone
- JACKSON WY 83001
City State Zip
- GROVE CREEK 45@GMAIL.COM
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: 11/8/19
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: [Signature] OWNER 6/12/25
 Signature of new owner/claimant Title, if applicable Date
JAMES FARMER

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

Received by JB Date 6/17/2025 For IDWR Office Use Only: Receipt No. E050925 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 JB Processed by JB Date 6/24/2025

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that James Joseph Farmer, a single man, whose address is P.O. Box 381, Jackson, WY 83001, GRANTOR, for and in consideration of One and 00/100 Dollar (\$1.00) and other good and valuable consideration in hand paid, receipt of which is hereby acknowledged, remises, releases and forever quitclaims unto Grove Creek Ranch, LLC, a Wyoming limited liability company, GRANTEE, the following described real property situated in the County of Teton, State of Idaho, to-wit:

Physically located at 4824 W 7700 S, Teton County, Idaho, Parcel Number: RP03N45E066700, and legally described as:

A parcel of land located in part of the E1/2 SW1/4, Section 6, T3N, R45E of the Boise Meridian, Teton County, Idaho, more particularly described as follows:

Commencing at an aluminum pipe with an aluminum cap recovered at the S1/4 corner of said Section 6; Thence N89°50'30"W, 363.60 feet along the south line of said Section 6 to a recovered rebar with a plastic cap;

Thence N89°38'39"W, 955.53 feet along the south line of said Section 6 to a rebar with aluminum cap recovered at the W 1/16 corner of Section 6 and Section 7;

Thence N00°45'06"W, 134.43 feet along the west line of the SE1/4 SW1/4, to a point on the centerline of Grove Creek Road, being the True Point of Beginning;

Thence continuing N00°45'06"W along said west line, 1174.42 feet to a rebar with aluminum cap recovered at the SW 1/16 corner of said Section 6;

Thence N00°43'41"W, 1026.63 feet along the west line of the NE1/4 SW1/4 to a recovered rebar with an aluminum cap;

Thence S89°33'16"E, 553.98 feet to a recovered rebar with an aluminum cap;

Thence S00°33'00"E, 756.47 feet to a recovered rebar with a plastic cap;

Thence S89° 06'42"E, 643.48 feet to a No. 4 rebar recovered more or less in the center of the county road;

Thence S00° 26'23"W, 184.67 feet along the centerline of the county road to a recovered No.4 rebar;

Thence more or less along the center of the county road, 254.43 feet along a 4260.00 foot radius curve to the left with a chord bearing S01°16'35"E, 254.39 feet to a recovered No. 4 rebar;

Thence S85°42'01"W, 241.39 feet to a recovered rebar with and aluminum cap;

Thence S00° 32'54"W, 366.14 feet to a recovered rebar with a plastic cap;

Thence S75°21'06"W, 207.04 feet to a recovered rebar with a plastic cap;

Thence S12°05'21"E, 90.22 feet to a recovered rebar with a plastic cap;

Thence S31°55'26"W, 167.61 feet to a recovered rebar with a plastic cap;

Thence S49°17'56"W, 127.21 feet to a recovered rebar with a plastic cap being more or less on the centerline of Grove Creek Road;

Thence, the next six (6) calls being more or less along said centerline:

- (1) S72°53'48"W, 51.48 feet;
- (2) S84°30'51"W, 76.68 feet;
- (3) 219.94 feet along a 886.52 foot radius curve to the left with a chord bearing S72°17'03"W, 219.38 feet;
- (4) 75.37 feet along a 227.03 foot radius curve to the left with a chord bearing S51°37'32"W, 75.02 feet;
- (5) 88.48 feet along a 349.08 foot radius curve to the right with a chord bearing S56°07'50"W, 88.25 feet;
- (6) S61°25'42"W, 117.43 feet to the True Point of Beginning;

together with its appurtenances and improvements.

WITNESS my hand as of this 12 day of AUGUST, 2020

James Joseph Farmer

COUNTY OF Lincoln

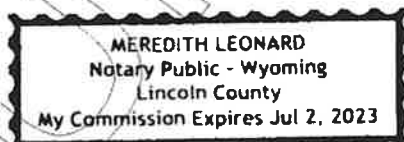
STATE OF Wyoming

ss

The foregoing Quitclaim Deed was acknowledged before me this 12th day of August, 2020, by James Joseph Farmer, known or identified to me to be the person whose name is subscribed to this instrument, and who acknowledged before me that he had the power and authority to execute the same.

WITNESS my hand and official seal.

(seal)



Meredith Leonard
Notary Public
My Commission expires: July 2, 2023

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 # 257416

TETON COUNTY, IDAHO
11-12-2019 14:24:00 No. of Pages: 3
Recorded for: FIRST AMERICAN TITLE - DRIGGS
KIM KEELEY Fee: \$16.00
Ex-Officio Recorder Deputy, Kim Keeley
Index to: DEED, WARRANTY

Space Above This Line for Recorder's Use Only

WARRANTY DEED

File No.: **858405-T (JP)**

Date: **September 05, 2019**

For Value Received, **Coldstream, LLC, an Idaho limited liability company**, hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto **James Joseph Farmer, an unmarried man**, hereinafter called the Grantee, whose current address is **PO Box 381, Jackson, WY 83001**, the following described premises, situated in **Teton County, Idaho**, to-wit:

A parcel of land located in part of the E1/2 SW1/4, Section 6, T3N, R45E of the Boise Meridian, Teton County, Idaho, more particularly described as follows:
Commencing at an aluminum pipe with an aluminum cap recovered at the S1/4 corner of said Section 6; Thence N89°50'30"W, 363.60 feet along the south line of said Section 6 to a recovered rebar with a plastic cap;

Thence N89°38'39"W, 955.53 feet along the south line of said Section 6 to a rebar with aluminum cap recovered at the W 1/16 corner of Section 6 and Section 7;

Thence N00°45'06"W, 134.43 feet along the west line of the SE1/4 SW1/4, to a point on the centerline of Grove Creek Road, being the True Point of Beginning;

Thence continuing N00°45'06"W along said west line, 1174.42 feet to a rebar with aluminum cap recovered at the SW 1/16 corner of said Section 6;

Thence N00°43'41"W, 1026.63 feet along the west line of the NE1/4 SW1/4 to a recovered rebar with an aluminum cap;

Thence S89°33'16"E, 553.98 feet to a recovered rebar with an aluminum cap;

Thence S00°33'00"E, 756.47 feet to a recovered rebar with a plastic cap;

Thence S89°06'42"E, 643.48 feet to a No. 4 rebar recovered more or less in the center of the county road;

Thence S00°26'23"W, 184.67 feet along the centerline of the county road to a recovered No.4 rebar;

Thence more or less along the center of the county road, 254.43 feet along a 4260.00 foot radius curve to the left with a chord bearing S01°16'35"E, 254.39 feet to a recovered No. 4 rebar;

Thence S85°42'01"W, 241.39 feet to a recovered rebar with and aluminum cap;

Thence S00°32'54"W, 366.14 feet to a recovered rebar with a plastic cap;

Date: 09/05/2019

Warranty Deed
- continued

File No.: 858405-T (JP)

**Thence S75°21'06"W, 207.04 feet to a recovered rebar with a plastic cap;
Thence S12°05'21"E, 90.22 feet to a recovered rebar with a plastic cap;**

Thence S31°55'26"W, 167.61 feet to a recovered rebar with a plastic cap;

**Thence S49°17'56"W, 127.21 feet to a recovered rebar with a plastic cap being more or less
on the centerline of Grove Creek Road;**

Thence, the next six (6) calls being more or less along said centerline:

- (1) S72°53'48"W, 51.48 feet;**
- (2) S84°30'51"W, 76.68 feet;**
- (3) 219.94 feet along a 886.52 foot radius curve to the left with a chord bearing
S72°17'03"W, 219.38 feet;**
- (4) 75.37 feet along a 227.03 foot radius curve to the left with a chord bearing
S51°37'32"W, 75.02 feet;**
- (5) 88.48 feet along a 349.08 foot radius curve to the right with a chord bearing
S56°07'50"W, 88.25 feet;**
- (6) S61°25'42"W, 117.43 feet to the True Point of Beginning.**

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: 10/29/2019

Warranty Deed
- continued

File No.: 858396-T (tm)

Coldstream, LLC, an Idaho limited liability
company

By: Lewis Raker
Name: Lewis Raker
Title: President

STATE OF Wisconsin)
COUNTY OF Vilas)

On this 1 day of November, 2019, before me, a Notary Public in and for said State, personally appeared **Lewis Raker**, known or identified to me to be the person whose name is subscribed to the within Instrument as **President** of the **Coldstream, 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 Wisconsin
Residing at: 400 E. Wall Street
Commission Expires: 8-15-2021



RECORDING REQUESTED BY
Coldstream, LLC

AND WHEN RECORDED MAIL TO:
Coldstream, LLC
290 King of Pressure Road
Building Z, Suite 108
Radnor, PA 19087

Instrument # 257290

TETON COUNTY, IDAHO

11-01-2019 14:39:00 No. of Pages: 4
Recorded for: FIRST AMERICAN TITLE - DRIGGS
KIM KEELEY Fee: \$15.00
Ex-Officio Recorder Deputy, Kim Keeley
Index to: DEED CORRECTION

Space Above This Line for Recorder's Use Only

CORRECTION WARRANTY DEED

****Correcting Legal Description in WD recorded October 16, 2019 as Instrument No. 256999.****

For Value Received, **Coldstream, LLC, an Idaho limited liability company**, hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto **Coldstream, LLC, an Idaho Limited Liability Company**, hereinafter called the Grantee, whose current address is **290 King of Pressure Road, Building Z, Suite 108, Radnor, PA 19087**, the following described premises, situated in **Teton County, Idaho**, to-wit:

SEE ATTACHED EXHIBIT "A"

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.

Warranty Deed
- continued

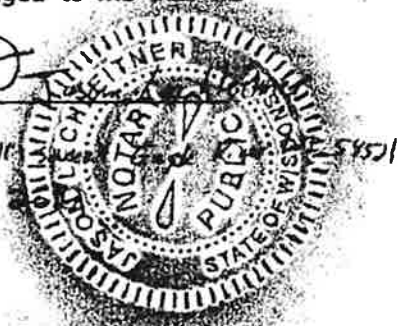
Coldstream, LLC, an Idaho limited liability company

By: Lewis Raker
Name: Lewis Raker
Title: President

STATE OF Wisconsin)
) ss.
COUNTY OF Vilas)

On this 31 Day of October, 2019, before me, a Notary Public in and for said State, personally appeared **Lewis Raker**, known or identified to me to be the person whose name is subscribed to the within Instrument as **President of the Coldstream, 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 Wisconsin
Residing at: 400 E. Wall Street
Commission Expires: 8-15-2021



**Coldstream Parcel After Adjustment
Proposed Legal Description**

A parcel of land located in part of the E1/2 SW1/4, Section 6, T3N, R45E of the Boise Meridian, Teton County, Idaho, more particularly described as follows:

Commencing at an aluminum pipe with an aluminum cap recovered at the S1/4 corner of said Section 6;

Thence N89°50'30"W, 363.60 feet along the south line of said Section 6 to a recovered rebar with a plastic cap;

Thence N89°38'39"W, 955.53 feet along the south line of said Section 6 to a rebar with aluminum cap recovered at the W 1/16 corner of Section 6 and Section 7;

Thence N00°45'06"W, 134.43 feet, along the west line of the SE1/4 SW1/4 to a point on the centerline of Grove Creek Road, being the True Point of Beginning;

Thence continuing N00°45'06"W along said west line, 1174.42 feet to a rebar with aluminum cap recovered at the SW 1/16 corner of said Section 6;

Thence N00°43'41"W, 1026.63 feet along the west line of the NE1/4 SW1/4 to a recovered rebar with an aluminum cap;

Thence S89°33'16"E, 553.98 feet to a recovered rebar with an aluminum cap;

Thence S00°33'00"E, 756.47 feet to a recovered rebar with a plastic cap;

Thence S89°06'42"E, 643.48 feet to a No. 4 rebar recovered more or less in the center of the county road;

Thence S00°26'23"W, 184.67 feet along the centerline of the county road to a recovered No. 4 rebar;

Thence more or less along the center of the county road, 254.43 feet along a 4260.00 foot radius curve to the left with a chord bearing S01°16'35"E, 254.39 feet to a recovered No. 4 rebar;

Thence S85°42'01"W, 241.39 feet to a recovered rebar with an aluminum cap;

Thence S00°32'54"W, 366.14 feet to a recovered rebar with a plastic cap;

Thence S75°21'06"W, 207.04 feet to a recovered rebar with a plastic cap;

Thence S12°05'21"E, 90.22 feet to a recovered rebar with a plastic cap;

Thence S31°55'26"W, 167.61 feet to a recovered rebar with a plastic cap;

Thence S49°17'56"W, 127.21 feet to a recovered rebar with a plastic cap being more or less on the centerline of Grove Creek Road;

Thence, the next six (6) calls being more or less along said centerline:

(1) S72°53'48"W, 51.48 feet;

(2) S84°30'51"W, 76.68 feet;

(3) 219.94 feet along a 886.52 foot radius curve to the left with a chord bearing S72°17'03"W, 219.38

feet;

(4) 75.37 feet along a 227.03 foot radius curve to the left with a chord bearing S51°37'32"W, 75.02 feet;

(5) 88.48 feet along a 349.08 foot radius curve to the right with a chord bearing S56°07'50"W, 88.25 feet;

(6) S61°25'42"W, 117.43 feet to the True Point of Beginning, said parcel contains 37.53 acres, more or less and is subject to easements and rights of way of record.

174992

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

RECEIVED

FEB 23 2006

TETON CO., ID
CLERK RECORDER

Instrument # 174992

DRIGGS, TETON, IDAHO

2006-02-23

01:31:38 No. of Pages: 3

Recorded for : FIRST AMERICAN TITLE CO

NOLAN G. BOYLE

Ex-Officio Recorder Deputy

Fee: 9.00

Space Above This Line for Recorder's Use Only

WARRANTY DEED

File No.: **151737-T (1b)**

Date: **February 22, 2006**

For Value Received, **Keith J. Kunz and Betty W. Kunz, husband and wife**, hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto **Coldstream, LLC, an Idaho Limited Liability Company**, hereinafter called the Grantee, whose current address is **C/O Stradley Ronon, Attn: John G. Anderson, 2600 One Commerce Square, Philadelphia, PA 19103-7098**, the following described premises, situated in **Teton County, Idaho**, to-wit:

Legal Description attached hereto as Exhibit A, and by this referenced Incorporated herein.

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.

174992

Date: 02/22/2006

Warranty Deed
- continued

File No.: 151737-T (lb)

Keith J. Kunz
Keith J. Kunz

Betty W. Kunz
Betty W. Kunz

STATE OF Idaho)
SS.

COUNTY OF Teton)

On this 23rd day of February, 2006, before me, a Notary Public in and for said State, personally appeared **Keith J. Kunz and Betty W. Kunz**, 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 the same.



Lesette N. Salt
Notary Public for the State of Idaho
Residing at: *Teton, Id.*
My Commission Expires: *1-3-12*

174992

EXHIBIT A

A PARCEL OF LAND LOCATED IN PART OF THE NE1/4SW1/4, SECTION 6, TOWNSHIP 3 NORTH, RANGE 45 EAST, BOISE MERIDIAN, TETON COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A RECOVERED REBAR WITH ALUMINUM CAP AT THE C-W 1/16 OF SAID SECTION 6; THENCE S00°43'41"E, 284.28 FEET ALONG THE WEST LINE OF THE NE1/4SW1/4 OF SAID SECTION 6 TO A REBAR WITH ALUMINUM CAP SET AT THE TRUE POINT OF BEGINNING; THENCE S89°33'16"E, 553.98 FEET TO A REBAR WITH ALUMINUM CAP; THENCE S00°33'04"E, 755.95 FEET TO A RECOVERED REBAR WITH AN ORANGE PLASTIC CAP; THENCE S00°33'27"W, 270.59 FEET TO A RECOVERED REBAR WITH AN ORANGE PLASTIC CAP; THENCE N89°33'16"W, 545.57 FEET ALONG THE SOUTH LINE OF THE NE1/4SW1/4 OF SAID SECTION 6 TO A REBAR WITH ALUMINUM CAP RECOVERED AT THE SW1/16 OF SAID SECTION 6; THENCE N00°43'41"W, 1026.63 FEET ALONG THE WEST LINE OF THE NE1/4SW1/4 OF SAID SECTION 6, TO THE TRUE POINT OF BEGINNING.

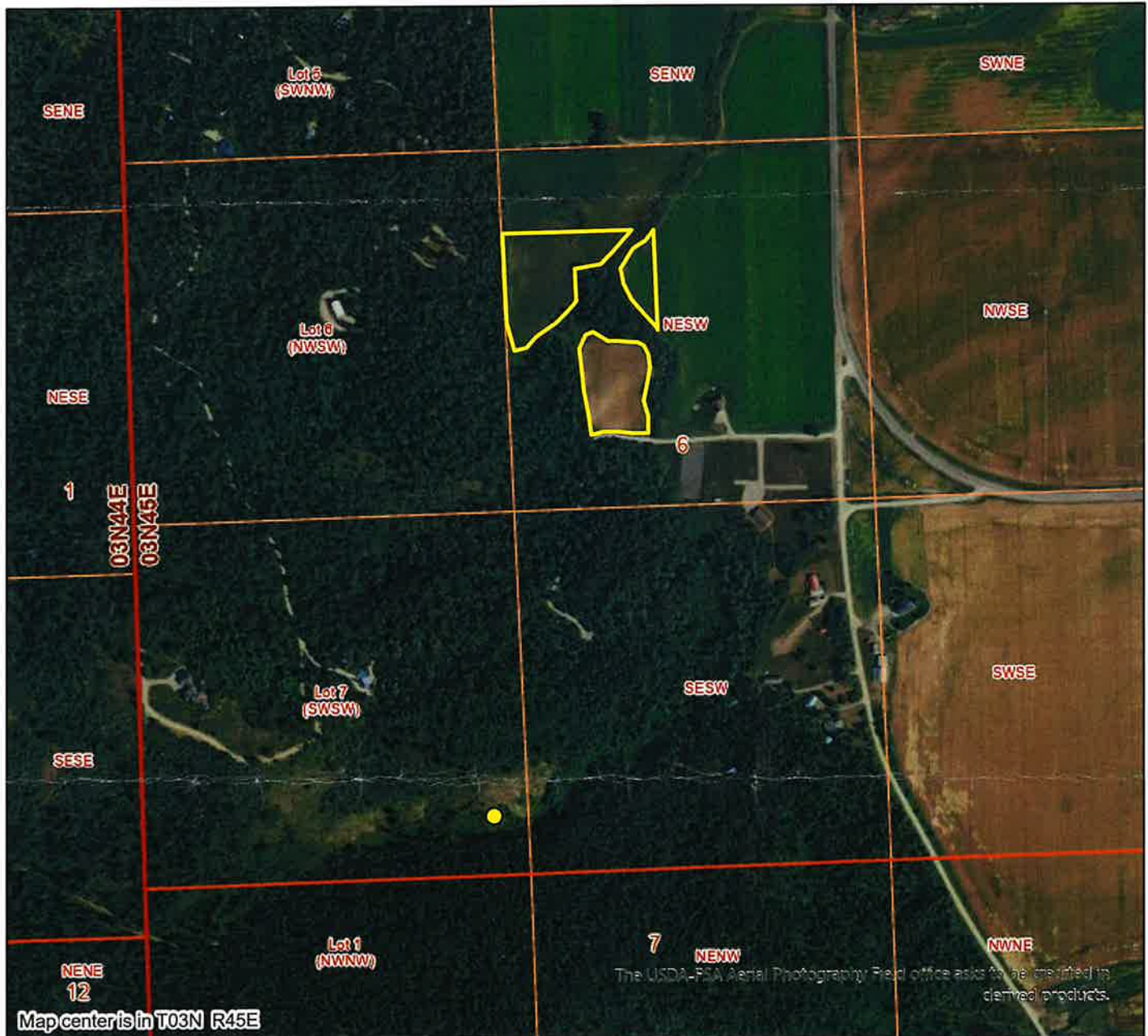
174992

State of Idaho
Department of Water Resources
Water Right

22-255

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: 5/8/2025



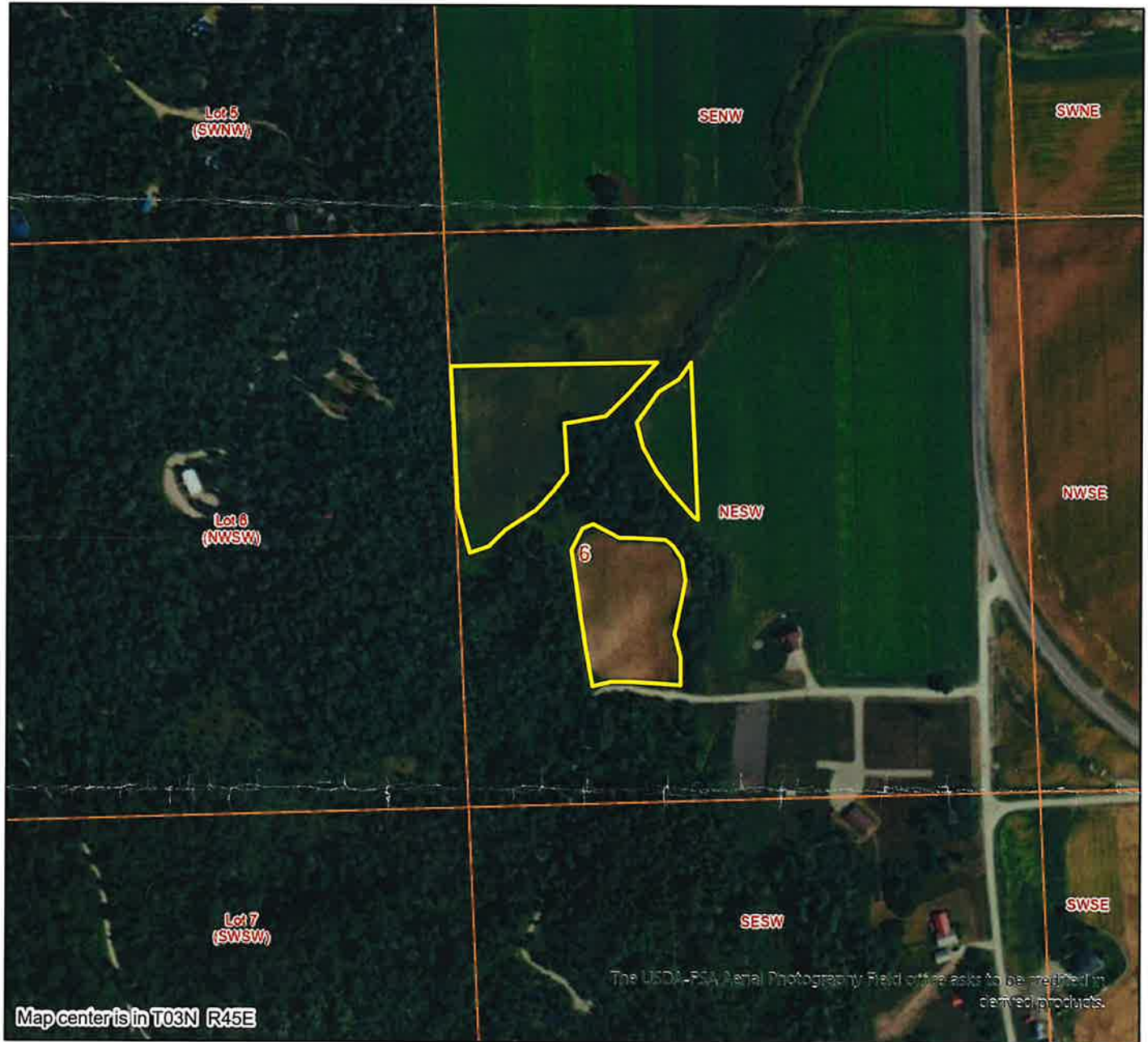
Legend

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

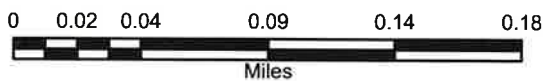


State of Idaho
Department of Water Resources
Water Right
22-255
IRRIGATION

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: 5/8/2025



Legend

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





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 24, 2025

GROVE CREEK RANCH LLC
PO BOX 381
JACKSON WY 83001-0381

Re: Change in Ownership for Water Right No(s): 22-255

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: WATER DISTRICT 01