

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED

JUN 24 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.

No water district

Water Right/Claim No.	Split?	Leased to Water Supply Bank?	Water Right/Claim No.	Split?	Leased to Water Supply Bank?
21-13339 OK	Yes ☐	Yes ☐		Yes ☐	Yes ☐
21-13340 OK	Yes ☐	Yes ☐		Yes ☐	Yes ☐
21-13341 OK	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Foster Land and Cattle
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Yellowstone Cabins at the Ranch, LLC
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or
- 6089 N Roper Dr. Mountain Green UT 84050
Mailing address City State Zip
360-631-7776 scransen@gmail.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: June 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: [Signature] Manager of Blakeblakeblake, LLC Date: 9/6/18/2025
Signature of new owner/claimant Title, if applicable
Blake Hansen
Print name

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

Received by JB Date 6/24/2025 For IDWR Office Use Only: Receipt No. E050950 Receipt Amt. \$150.-

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 6/26/2025

SUPPORT DATA

IN FILE # 21-13339

Instrument No. 608341
17 Day Jun 2025
At 03 O'Clock 52 PM
ABBIE MACE
FREMONT CO RECORDER
Fee \$15.00
EL Deputy
Recorded at Request of
Pioneer Title Co of Bonneville C

RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:

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

PTC 878411

(Space Above for Recorder's Use)

SPECIAL WARRANTY DEED FOR WATER RIGHTS

FOSTER LAND AND CATTLE, an Idaho general partnership, whose address is PO Box 40, Ririe, Idaho 83443 (hereinafter collectively "Grantor") does hereby grant, bargain, sell, assign, and convey unto **YELLOWSTONE CABINS AT THE RANCH, LLC**, a Utah limited liability company, whose address is 6089 N Roper Dr., Mountain Green, Utah 84050 (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 9th day of June, 2025.

RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:

ID: 608341
County: Fremont
Date: 3:52 PM Time: 3:52 PM

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

PTC 078411

(Space Above for Recorder's Use)

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- (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 9th day of June, 2025.

"GRANTOR"

FOSTER LAND AND CATTLE

Bradley Foster

By: Bradley Foster

Its: Partner

STATE OF IDAHO)
)ss.
County of Bonneville)

This record was acknowledged before me on the 9th day of June, 2025 by **Bradley Foster**, as Partner of Foster Land and Cattle.

Jessica Garcia
Notary Public for Idaho
My Commission Expires: 10/18/2028

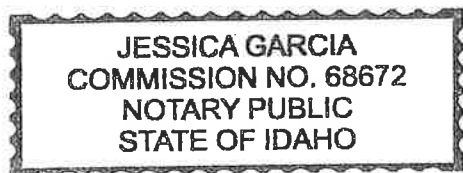


EXHIBIT A
WATER RIGHT DESCRIPTION

Page 3 of 10

WATER RIGHT NO. 21-13339

As Modified by Transfer No. 89454

In accordance with the approval of Transfer No. 89454, Water Right No. 21-13339 is now described as follows:

Right Holder: FOSTER LAND AND CATTLE
PO BOX 40
RIRIE, ID 83443-0040

Priority Date: 8/4/1979

Source: GROUND WATER

<u>BENEFICIAL USE</u>	<u>From</u>	<u>To</u>	<u>Diversion Rate</u>	<u>Diversion Volume</u>
IRRIGATION	04/01	to 10/31	0.010 cfs	3.0 af
			0.010 cfs	3.0 af

LOCATION OF POINT(S) OF DIVERSION

GROUND WATER SWSE Sec 17 Twp 12N Rge 43E FREMONT 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	
12N	43E	17															1.0		1.0

POU Total Acres: 1.0

CONDITIONS OF APPROVAL

1. Rights 21-13339, 21-13340, and 21-13341 when combined shall not exceed a total diversion rate of .03 cfs, a total annual maximum diversion volume of 3.0 af at the field headgate, and the irrigation of 1 acre.
2. This right when combined with all other rights shall provide no more than 0.03 cfs per acre nor more than 3.0 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.
4. The diversion and use of water described in Transfer 89454 may be subject to additional conditions and limitations under a separate agreement to which the Department is not a party. Because the Department is not a party, the Department is not responsible for enforcement of any aspect of the agreement not specifically addressed in other conditions herein. Enforcement of those portions of the agreement not specifically addressed in other conditions shall be the responsibility of the parties involved in the agreement.
5. This right does not grant any right-of-way or easement across the land of another.

Transfer No. 89454

WATER RIGHT NO. 21-13339
As Modified by Transfer No. 89454

CONDITIONS OF APPROVAL

6. The right holder shall accomplish the change authorized by this transfer within one year of the date of this approval.
7. Failure of the right holder to comply with the conditions of this transfer is cause for the Director to rescind approval of the transfer.
8. Pursuant to Idaho Code § 42-1412(6), this water right is subject to such general provisions necessary for the definition of the rights or for the efficient administration of water rights as determined by the Snake River Basin Adjudication court in the final unified decree entered 08/26/2014.

Transfer No. 89454

WATER RIGHT NO. 21-13340
As Modified by Transfer No. 89454

In accordance with the approval of Transfer No. 89454, Water Right No. 21-13340 is now described as follows:

Right Holder: FOSTER LAND AND CATTLE
 PO BOX 40
 RIRIE, ID 83443-0040

Priority Date: 2/24/1953

Source: GROUND WATER

<u>BENEFICIAL USE</u>	<u>From</u>	<u>To</u>	<u>Diversion Rate</u>	<u>Diversion Volume</u>
IRRIGATION	04/01	to 10/31	0.010 cfs	1.2 af
			0.010 cfs	1.2 af

LOCATION OF POINT(S) OF DIVERSION

GROUND WATER SWSE Sec 17 Twp 12N Rge 43E FREMONT 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	
12N	43E	17															1.0		1.0

Right Acre Limit: 0.4
 POU Total Acres: 1.0

CONDITIONS OF APPROVAL

1. This right is limited to the irrigation of 0.4 acres within the authorized place of use in a single irrigation season.
2. Rights 21-13339, 21-13340, and 21-13341 when combined shall not exceed a total diversion rate of .03 cfs, a total annual maximum diversion volume of 3.0 af at the field headgate, and the irrigation of 1 acre.
3. This right when combined with all other rights shall provide no more than 0.03 cfs per acre nor more than 3.0 afa per acre at the field headgate for irrigation of the place of use.
4. 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. 89454

WATER RIGHT NO. 21-13340
As Modified by Transfer No. 89454

CONDITIONS OF APPROVAL

5. The diversion and use of water described in Transfer 89454 may be subject to additional conditions and limitations under a separate agreement to which the Department is not a party. Because the Department is not a party, the Department is not responsible for enforcement of any aspect of the agreement not specifically addressed in other conditions herein. Enforcement of those portions of the agreement not specifically addressed in other conditions shall be the responsibility of the parties involved in the agreement.
6. This right does not grant any right-of-way or easement across the land of another.
7. The right holder shall accomplish the change authorized by this transfer within one year of the date of this approval.
8. Failure of the right holder to comply with the conditions of this transfer is cause for the Director to rescind approval of the transfer.
9. Pursuant to Idaho Code § 42-1412(6), this water right is subject to such general provisions necessary for the definition of the rights or for the efficient administration of water rights as determined by the Snake River Basin Adjudication court in the final unified decree entered 08/26/2014.

Transfer No. 89454

WATER RIGHT NO. 21-13341
As Modified by Transfer No. 89454

In accordance with the approval of Transfer No. 89454, Water Right No. 21-13341 is now described as follows:

Right Holder: FOSTER LAND AND CATTLE
 PO BOX 40
 RIRIE, ID 83443-0040

Priority Date: 6/7/1957

Source: GROUND WATER

<u>BENEFICIAL USE</u>	<u>From</u>	<u>To</u>	<u>Diversion Rate</u>	<u>Diversion Volume</u>
IRRIGATION	04/01	to 11/01	0.010 cfs	0.6 af
			0.010 cfs	0.6 af

LOCATION OF POINT(S) OF DIVERSION

GROUND WATER SWSE Sec 17 Twp 12N Rge 43E FREMONT County

PLACE OF USE: IRRIGATION

			NE				NW				SW				SE				Totals
Twp	Rng	Sec	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	
12N	43E	17															1.0		1.0

Right Acre Limit: 0.2
 POU Total Acres: 1.0

CONDITIONS OF APPROVAL

1. This right is limited to the irrigation of 0.2 acres within the authorized place of use in a single irrigation season.
2. Rights 21-13339, 21-13340, and 21-13341 when combined shall not exceed a total diversion rate of .03 cfs, a total annual maximum diversion volume of 3.0 af at the field headgate, and the irrigation of 1 acre.
3. This right when combined with all other rights shall provide no more than 0.03 cfs per acre nor more than 3.0 afa per acre at the field headgate for irrigation of the place of use.
4. 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. 89454

WATER RIGHT NO. 21-13341
As Modified by Transfer No. 89454

CONDITIONS OF APPROVAL

5. The diversion and use of water described in Transfer 89454 may be subject to additional conditions and limitations under a separate agreement to which the Department is not a party. Because the Department is not a party, the Department is not responsible for enforcement of any aspect of the agreement not specifically addressed in other conditions herein. Enforcement of those portions of the agreement not specifically addressed in other conditions shall be the responsibility of the parties involved in the agreement. other conditions herein. Enforcement of those portions of the agreement not specifically addressed in other conditions shall be the responsibility of the protestant and the water right holder.
6. This right does not grant any right-of-way or easement across the land of another.
7. The right holder shall accomplish the change authorized by this transfer within one year of the date of this approval.
8. Failure of the right holder to comply with the conditions of this transfer is cause for the Director to rescind approval of the transfer.
9. Pursuant to Idaho Code § 42-1412(6), this water right is subject to such general provisions necessary for the definition of the rights or for the efficient administration of water rights as determined by the Snake River Basin Adjudication court in the final unified decree entered 08/26/2014.

Transfer No. 89454



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 26, 2025

YELLOWSTONE CABINS AT THE RANCH, LLC
6089 N ROPER DR
MTN GREEN UT 84050-5100

Re: Change in Ownership for Water Right No(s): 21-13339, 21-13340, 21-13341

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)