

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED

APR 25 2025

DEPT OF WATER RESOURCES
SOUTHERN 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?
37-23596	Yes ☐	Yes ☐	37-23601	Yes ☐	Yes ☐
37-23597	Yes ☐	Yes ☐		Yes ☐	Yes ☐
37-23598	Yes ☐	Yes ☐		Yes ☐	Yes ☐
37-23599	Yes ☐	Yes ☐		Yes ☐	Yes ☐
37-23600	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Bellevue Farms Landowners Association
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Flying Squirrel Productions, LLC, a Delaware limited liability company
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or
- 15560 N Frank Lloyd Wright Blvd. Suite B4-410 Scottsdale AZ 85260
Mailing address City State Zip
- (954) 980-4543 sshaffer@briodest.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 9, 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: Jonathan Meley
Signature of new owner/claimant Title, if applicable Date

Print name

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

Print name

For IDWR Office Use Only:

Received by sq Date 4-25-2025 Receipt No. 5040619 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 _____ Processed by DM Date 6/17/2025

SUPPORT DATA

IN FILE # 37-23596

Updated contact information per Water Supply Bank paperwork (June, 2025):

Flying Squirrel Productions LLC

PO Box 4938

Ketchum ID 83340-4940

(208) 720-6913

jneeley@briodest.com

24509617

ABOVE LINE FOR RECORDER'S USE

SPECIAL WARRANTY DEED FOR WATER RIGHTS

BELLEVUE FARMS LANDOWNERS ASSOCIATION, INC., an Idaho non-profit corporation ("**Grantor**") does hereby grant, bargain, sell, assign, and convey unto Flying Squirrel Productions, LLC, a Delaware limited liability company whose address is 600 First Ave. North, Ketchum, ID 83340 ("**Grantee**"), and to Grantee's heirs and assigns forever, all of Grantor's right title and interest in and to the water rights described in Exhibit A attached hereto and incorporated herein by reference (the "Water Rights").

Grantor hereby covenants and warrants to Grantee as follows:

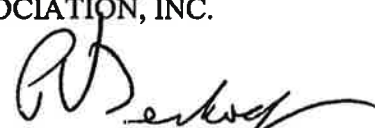
- (A) Grantor is the owner in fee simple of the Water Rights;
- (B) Grantor has not conveyed any of the Water Rights to anyone other than Grantee;
- (C) The Water Rights are free from all liens, claims, or encumbrances; and
- (D) Grantor has the authority to convey the Water Right to Grantee.

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 April, 2025

BELLEVUE FARMS LANDOWNERS
ASSOCIATION, INC.

By: 

Philip J. VanDerhoef, President

STATE OF IDAHO)
) ss.
County of Blaine)

On this 9th day of April, 2025 before me, a Notary Public for said County and State, personally appeared PHILIP J. VANDERHOEF, known or identified to me, to be an officer of BELLEVUE FARMS LANDOWNERS ASSOCIATION, INC., an Idaho non-profit corporation, and the officer 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 in this certificate first above written




NOTARY PUBLIC FOR IDAHO
Residing at: Hailey, ID
My commission expires: 06/28/2030

EXHIBIT A

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WATER RIGHT NO. 37-23596

As Modified by Transfer No. 89217

In accordance with the approval of Transfer No. 89217, Water Right No. 37-23596 is now described as follows:

Right Holder: BELLEVUE FARMS LANDOWNERS ASSN
PO BOX 774
BELLEVUE, ID 83313

Priority Date: 3/24/1883

Source: BIG WOOD RIVER

Tributary: MALAD RIVER

BENEFICIAL USE	From	To	Diversion Rate
IRRIGATION	04/15	to 10/31	0.045 cfs 0.045 cfs

LOCATION OF POINT(S) OF DIVERSION

BIG WOOD RIVER NESWNW Sec 36 Twp 02N Rge 18E BLAINE 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	
01N	18E	13	4.5			4.5													9.0

POU Total Acres: 9.0

CONDITIONS OF APPROVAL

1. Rights 37-23596, 37-23597, 37-23598, 37-23599, 37-23600, and 37-23601 when combined shall not exceed the irrigation of 9.0 acres.
2. Use of water under this right may be regulated by a watermaster with responsibility for the distribution of water among appropriators within a water district. At the time of this approval, this water right is within State Water District No. 37.
3. The right holder shall maintain a measuring device and lockable controlling works of a type approved by the Department in a manner that will provide the watermaster suitable control of the diversion(s).
4. The right holder shall accomplish the change authorized by this transfer within one year of the date of this approval.
5. Failure of the right holder to comply with the conditions of this transfer is cause for the Director to rescind approval of the transfer.

Transfer No. 89217

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WATER RIGHT NO. 37-23596

As Modified by Transfer No. 89217

CONDITIONS OF APPROVAL

6. 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. 89217

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WATER RIGHT NO. 37-23597

As Modified by Transfer No. 89217

In accordance with the approval of Transfer No. 89217, Water Right No. 37-23597 is now described as follows:

Right Holder: BELLEVUE FARMS LANDOWNERS ASSN
PO BOX 774
BELLEVUE, ID 83313

Priority Date: 7/10/1884

Source: BIG WOOD RIVER

Tributary: MALAD RIVER

<u>BENEFICIAL USE</u>	<u>From</u>	<u>To</u>	<u>Diversion Rate</u>
IRRIGATION	04/15	to 10/31	0.001 cfs 0.001 cfs

LOCATION OF POINT(S) OF DIVERSION

BIG WOOD RIVER NESWNW Sec 36 Twp 02N Rge 18E BLAINE 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	
01N	18E	13	4.5				4.5													9.0

POU Total Acres: 9.0

CONDITIONS OF APPROVAL

1. Rights 37-23596, 37-23597, 37-23598, 37-23599, 37-23600, and 37-23601 when combined shall not exceed the irrigation of 9.0 acres.
2. Use of water under this right may be regulated by a watermaster with responsibility for the distribution of water among appropriators within a water district. At the time of this approval, this water right is within State Water District No. 37.
3. The right holder shall maintain a measuring device and lockable controlling works of a type approved by the Department in a manner that will provide the watermaster suitable control of the diversion(s).
4. The right holder shall accomplish the change authorized by this transfer within one year of the date of this approval.
5. Failure of the right holder to comply with the conditions of this transfer is cause for the Director to rescind approval of the transfer.

Transfer No. 89217

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WATER RIGHT NO. 37-23597

As Modified by Transfer No. 89217

CONDITIONS OF APPROVAL

6. 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. 89217

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WATER RIGHT NO. 37-23598**As Modified by Transfer No. 89217**

In accordance with the approval of Transfer No. 89217, Water Right No. 37-23598 is now described as follows:

Right Holder: BELLEVUE FARMS LANDOWNERS ASSN
PO BOX 774
BELLEVUE, ID 83313

Priority Date: 9/18/1885

Source: BIG WOOD RIVER

Tributary: MALAD RIVER

<u>BENEFICIAL USE</u>	<u>From</u>	<u>To</u>	<u>Diversion Rate</u>
IRRIGATION	04/15	to 10/31	0.004 cfs 0.004 cfs

LOCATION OF POINT(S) OF DIVERSION

BIG WOOD RIVER NESWNW Sec 36 Twp 02N Rge 18E BLAINE 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	
01N	18E	13	4.5				4.5													9.0

POU Total Acres: 9.0

CONDITIONS OF APPROVAL

1. Rights 37-23596, 37-23597, 37-23598, 37-23599, 37-23600, and 37-23601 when combined shall not exceed the irrigation of 9.0 acres.
2. Use of water under this right may be regulated by a watermaster with responsibility for the distribution of water among appropriators within a water district. At the time of this approval, this water right is within State Water District No. 37.
3. The right holder shall maintain a measuring device and lockable controlling works of a type approved by the Department in a manner that will provide the watermaster suitable control of the diversion(s).
4. The right holder shall accomplish the change authorized by this transfer within one year of the date of this approval.
5. Failure of the right holder to comply with the conditions of this transfer is cause for the Director to rescind approval of the transfer.

Transfer No. 89217

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WATER RIGHT NO. 37-23598

As Modified by Transfer No. 89217

CONDITIONS OF APPROVAL

6. 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. 89217

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WATER RIGHT NO. 37-23599

As Modified by Transfer No. 89217

In accordance with the approval of Transfer No. 89217, Water Right No. 37-23599 is now described as follows:

Right Holder: BELLEVUE FARMS LANDOWNERS ASSN
PO BOX 774
BELLEVUE, ID 83313

Priority Date: 6/12/1886

Source: BIG WOOD RIVER

Tributary: MALAD RIVER

BENEFICIAL USE
IRRIGATION

From
04/15

To
to 10/31

Diversion Rate
0.001 cfs
0.001 cfs

LOCATION OF POINT(S) OF DIVERSION

BIG WOOD RIVER NESWNW Sec 36 Twp 02N Rge 18E BLAINE 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	
01N	18E	13	4.5			4.5													9.0

POU Total Acres: 9.0

CONDITIONS OF APPROVAL

1. Rights 37-23596, 37-23597, 37-23598, 37-23599, 37-23600, and 37-23601 when combined shall not exceed the irrigation of 9.0 acres.
2. Use of water under this right may be regulated by a watermaster with responsibility for the distribution of water among appropriators within a water district. At the time of this approval, this water right is within State Water District No. 37.
3. The right holder shall maintain a measuring device and lockable controlling works of a type approved by the Department in a manner that will provide the watermaster suitable control of the diversion(s).
4. The right holder shall accomplish the change authorized by this transfer within one year of the date of this approval.
5. Failure of the right holder to comply with the conditions of this transfer is cause for the Director to rescind approval of the transfer.

Transfer No. 89217

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WATER RIGHT NO. 37-23599

As Modified by Transfer No. 89217

CONDITIONS OF APPROVAL

6. 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. 89217

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WATER RIGHT NO. 37-23600**As Modified by Transfer No. 89217**

In accordance with the approval of Transfer No. 89217, Water Right No. 37-23600 is now described as follows:

Right Holder: BELLEVUE FARMS LANDOWNERS ASSN
PO BOX 774
BELLEVUE, ID 83313

Priority Date: 6/15/1891

Source: BIG WOOD RIVER

Tributary: MALAD RIVER

BENEFICIAL USE

IRRIGATION

From

04/15

To

to 10/31

Diversion Rate

0.054 cfs

0.054 cfs

LOCATION OF POINT(S) OF DIVERSION

BIG WOOD RIVER NESWNW Sec 36 Twp 02N Rge 18E BLAINE 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	
01N	18E	13		4.5			4.5													9.0

POU Total Acres: 9.0

CONDITIONS OF APPROVAL

1. Rights 37-23596, 37-23597, 37-23598, 37-23599, 37-23600, and 37-23601 when combined shall not exceed the irrigation of 9.0 acres.
2. Use of water under this right may be regulated by a watermaster with responsibility for the distribution of water among appropriators within a water district. At the time of this approval, this water right is within State Water District No. 37.
3. The right holder shall maintain a measuring device and lockable controlling works of a type approved by the Department in a manner that will provide the watermaster suitable control of the diversion(s).
4. The right holder shall accomplish the change authorized by this transfer within one year of the date of this approval.
5. Failure of the right holder to comply with the conditions of this transfer is cause for the Director to rescind approval of the transfer.

Transfer No. 89217

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WATER RIGHT NO. 37-23600

As Modified by Transfer No. 89217

CONDITIONS OF APPROVAL

6. 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. 89217

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WATER RIGHT NO. 37-23601**As Modified by Transfer No. 89217**

In accordance with the approval of Transfer No. 89217, Water Right No. 37-23601 is now described as follows:

Right Holder: BELLEVUE FARMS LANDOWNERS ASSN
PO BOX 774
BELLEVUE, ID 83313

Priority Date: 9/25/1954

Source: GROUND WATER

<u>BENEFICIAL USE</u>	<u>From</u>	<u>To</u>	<u>Diversion Rate</u>	<u>Diversion Volume</u>
IRRIGATION	04/15	to 10/31	0.216 cfs	31.5 af
			0.216 cfs	31.5 af

LOCATION OF POINT(S) OF DIVERSION

GROUND WATER NENE Sec 13 Twp 01N Rge 18E BLAINE 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	
01N	18E	13	4.5			4.5													9.0

POU Total Acres: 9.0

CONDITIONS OF APPROVAL

1. Rights 37-23596, 37-23597, 37-23598, 37-23599, 37-23600, and 37-23601 when combined shall not exceed the irrigation of 9.0 acres.
2. Use of water under this right may be regulated by a watermaster with responsibility for the distribution of water among appropriators within a water district. At the time of this approval, this water right is within State Water District No. 37.
3. The right holder shall maintain a measuring device and lockable controlling works of a type approved by the Department in a manner that will provide the watermaster suitable control of the diversion(s).
4. The right holder shall accomplish the change authorized by this transfer within one year of the date of this approval.
5. Failure of the right holder to comply with the conditions of this transfer is cause for the Director to rescind approval of the transfer.

Transfer No. 89217

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WATER RIGHT NO. 37-23601
As Modified by Transfer No. 89217

CONDITIONS OF APPROVAL

6. 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. 89217



IDAHO DEPARTMENT OF
WATER RESOURCES

Southern Region • 650 Addison Ave W, Suite 500 • Twin Falls, ID 83301-5858

Phone: 208-736-3033 • Fax: 208-736-3037 • Email: southerninfo@idwr.idaho.gov • Web: idwr.idaho.gov

Governor Brad Little

Director Mathew Weaver

June 17, 2025

FLYING SQUIRREL PRODUCTIONS LLC
PO BOX 4938
KETCHUM ID 83340-4940

Re: Change in Ownership for Water Right No(s): 37-23596, 37-23597, 37-23598, 37-23599,
37-23600 and 37-23601

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 208-293-9908.

Sincerely,

Denise Maline
Administrative Assistant 1

Enclosure(s)

c: TitleOne, Burley, Idaho (File #24509617)
Water District 37



RECEIVED

APR 25 2025

DEPT OF WATER RESOURCES
SOUTHERN REGION

211 W. 13th St.
Burley, ID 83318
Ph. (208) 881-0087
Fx. (866) 582-7546
www.titleonecorp.com

IDWR
650 Addison Ave. west
Suite 500
Twin Falls, ID 83301

Date: April 23, 2025

Escrow No. 24509617

Greetings,

Enclosed please find the following:

- TitleOne check no. 57417 in the amount of \$150.00
- Executed Notice of Change in Water Right Ownership
- Copy of original executed Special Warranty Deed recorded on 4/9/25 as instrument No. 744656, records of Blaine Co., ID

Please make the changes necessary to your records to reflect new owner and send a receipted copy to TitleOne, PO Box 177, Burley, ID 83318.

Please feel free to contact us at the number above should you have any questions.

Best Regards,
TITLEONE
Ashley Martinkus
Ag Escrow Assistant

AR/am
Enc.
FedEx