

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED

JUN 24 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?
22-138630K	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: Gary Johnson, Kathy Johnson
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Brack Idaho LLC
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or
- 970 W. Broadway, Ste. E, 46 Jackson WY 83001
Mailing address City State Zip
- 949-306-4628 DON@FACTCINC.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: _____
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.

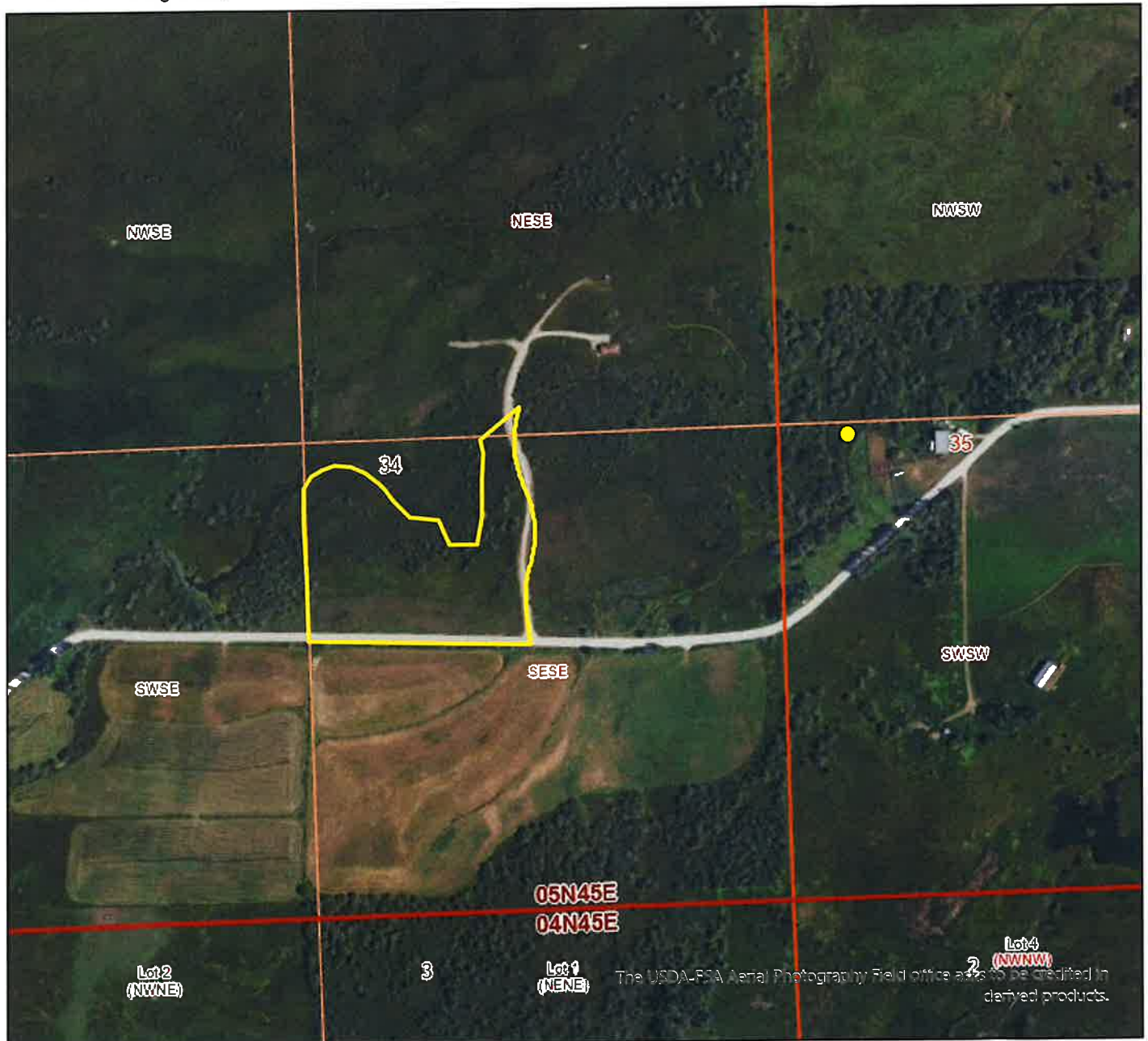
8. Signature: [Signature] Manager 6/18/2025
Signature of new owner/claimant Title, if applicable Date
DONALDSON A. Miele
Print name

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

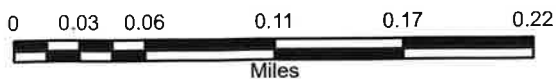
Received by: MP Date: 7/17/2025 For IDWR Office Use Only: \$25.- for this app
 Active in the Water Supply Bank? Yes ☐ No ☐ Receipt No. E050997 Receipt Amt. \$75.-
 Name on W-9 _____ Approved by: JB Processed by: JB W-9 received? Yes ☐ No ☐
 Date: 8/25/2025

State of Idaho
Department of Water Resources
Water Right
22-13863
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: 5/14/2025



Legend

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

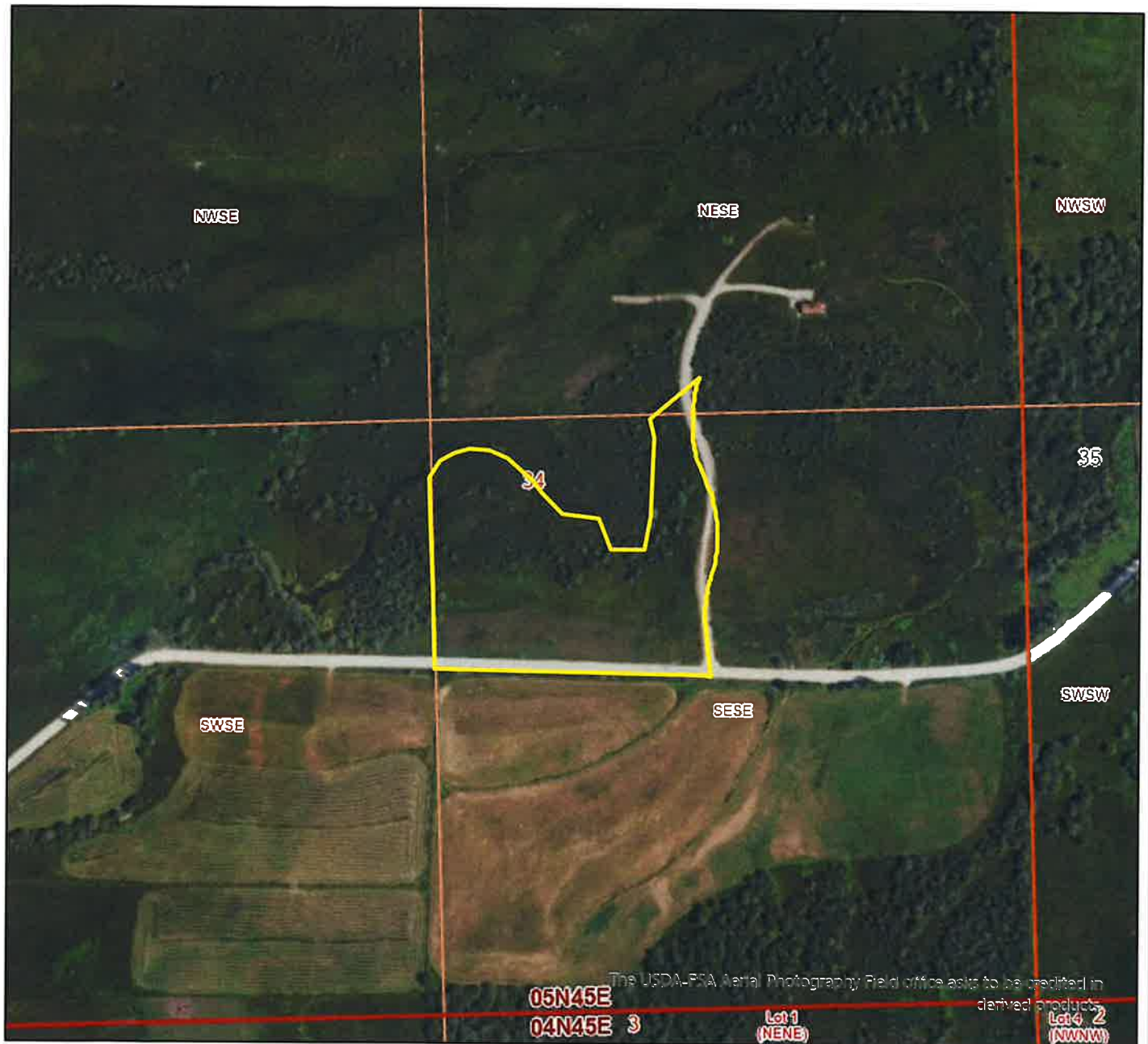


State of Idaho
Department of Water Resources
Water Right

22-13863

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Legend

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



Date created: 5/14/2025

WARRANTY DEED

FOR VALUE RECEIVED

WILLIAM A. OLD, JR. TRUSTEE OF THE 1996 BROCK FAMILY PROPERTIES TRUST, dated December 26, 1996,

the Grantor does hereby grant, bargain, sell, convey unto

BROCK-IDAHO LLC, A VIRGINIA LIMITED LIABILITY COMPANY,

the Grantee whose current address is:

**7700 Ocean Front Ave.
Virginia Beach, VA 23451**

the following described premises, 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 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 lawful claims whatsoever.

[Remainder of page left intentionally blank. Signature on following page.]

Dated this 15th day of December, 2021.

1996 Brock Family Properties Trust, dated December 26, 1996

William A. Old, Jr.
 William A. Old, Jr., Trustee

STATE OF Virginia)
 City) ss:
 COUNTY OF Chesapeake)

The foregoing instrument was acknowledged before me by William A. Old, Jr., as Trustee of the 1996 Brock Family Properties Trust, dated December 26, 1996, this 15th day of December, 2021. Witness my hand and official seal. My commission expires: March 31, 2022.

SEAL

Heather A. Hunter
 NOTARY PUBLIC



EXHIBIT A

A portion of the east half of the southeast quarter of Section 34, Township 5 North, Range 45 East of the Boise Meridian, Teton County, Idaho described as follows:

Commencing at the southeast corner of said Section 34;
thence N00°03'08"E 767.42 feet along the east line of the southeast quarter of said Section 34 to the Northerly right-of-way of County Road 75 South and the beginning of a non-tangent curve concave to the north having a radius of 720.00 feet and a chord bearing of S81°44'21"W and to which beginning a radial line bears N15°04'08"W;
thence westerly 171.11 feet along said curve and the right-of-way of said County Road 75 South through a central angle of 13°36'59";
thence continuing along said right-of-way S88°32'51"W 200.00 feet to the beginning of a curve concave to the north having a radius of 470.00 feet;
thence westerly 40.76 feet along said curve and the right-of-way of said County Road 75 South through a central angle of 04°58'10";
thence continuing along said right-of-way N86°28'59"W 282.81 feet to the POINT OF BEGINNING for this description;
thence N05°21'45"W 167.27 to the beginning of a curve concave to the east having a radius of 300.00 feet;
thence northerly 125.21 feet along said curve through a central angle of 23°54'51" to the beginning of a curve concave to the west having a radius of 300.00 feet;
thence northerly 222.81 feet along said curve through a central angle of 42°33'14" to the beginning of a curve to the east having a radius of 300.00 feet;
thence northerly 265.43 feet along said curve through a central angle of 50°41'39" to the beginning of a curve concave to the northwest having a radius of 300.00 feet;
thence northeasterly 139.86 feet along said curve through a central angle of 26°42'41";
thence N00°01'10"W 312.92 feet;
thence N89°45'45"W 655.92 feet;
thence S00°05'05"W 1,175.98 feet to the northerly right-of-way of said County Road 75 South;
thence S86°28'59"E 632.66 feet to the POINT OF BEGINNING.

Dated this 15th day of December, 2021.

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 William A. Old, Jr., Trustee

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) ss:
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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

192198 OCT 5 '07 PM 3:23

Instrument # 192198

TETON COUNTY, IDAHO

2007-10-05

03:23:00 No. of Pages: 3

Recorded for: **FIRST AMERICAN TITLE**

MARY LOU HANSEN

Fee: 9.00

Ex-Officio Recorder Deputy *[Signature]*

Index to: DEED, WARRANTY

Space Above This Line for Recorder's Use Only

WARRANTY DEED

File No.: **226659-T (1m)**

Date: **September 28, 2007**

For Value Received, **Gary H. Johnson and Kathy M. Johnson, husband and wife**, hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto **1996 Brock Family Properties Trust, dated December 26, 1996**, hereinafter called the Grantee, whose current address is **1506 Duke of Windsor Road, Virginia Beach, VA 23454**, 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.

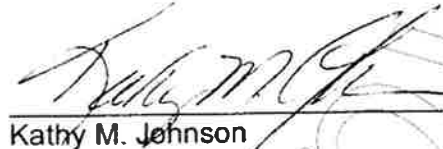
Date: 09/28/2007

Warranty Deed
- continued

File No.: 226659-T (Im)



Gary H. Johnson

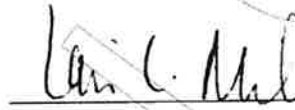


Kathy M. Johnson

STATE OF Idaho)
SS.
COUNTY OF Teton)

On this 4 day of October, 2007, before me, a Notary Public in and for said State, personally appeared **Gary H. Johnson and Kathy M. Johnson**, 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.

LAURIE L. MILNER
NOTARY PUBLIC
STATE OF IDAHO



Notary Public for the State of Idaho
Residing at: Peabury
My Commission Expires: 8/19/2011

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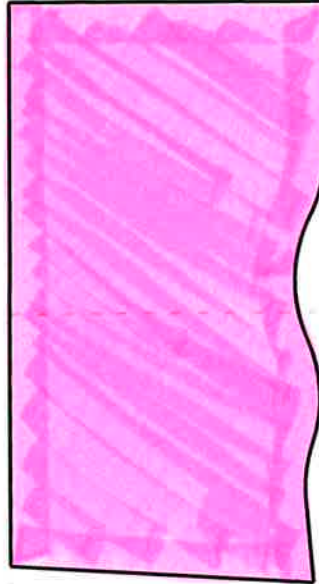
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272926 The 1996 Brock Family Properties Trust TO
Brock-Idaho LLC

6/25/2025

Scale: 1 inch= 400 feet

File:

Tract 1: 17.3280 Acres, Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=3698 ft.

01 /se,34,5n,45e

02 /n00.0308e 767.42

03 Rt, r=720.00, delta=013.3659, arc=171.11, chord=s81.4421w

04 /s88.3251w 200.00

05 Rt, r=470.00, delta=004.5810, arc=40.76

06 /n86.2859w 282.81

07 n05.2145w 167.27

08 Rt, r=300.00, delta=023.5451, arc=125.21

09 Lt, r=300.00, delta=042.3314, arc=222.81

10 Rt, r=300.00, delta=050.4139, arc=265.43

11 Lt, r=300.00, delta=026.4241, arc=139.86

12 n00.0110w 312.92

13 n89.4545w 655.92

14 s00.0505w 1175.98

15 s86.2859e 632.66



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

August 25, 2025

BROCK IDAHO LLC
970 W BROADWAY STE E46
JACKSON WY 83001-6402

Re: Change in Ownership for Water Right No(s): 22-13863

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



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

BROCK IDAHO LLC
970 W BROADWAY STE E46
JACKSON WY 83001

RE: Change in Ownership Water Right No. 22-13863

Dear Sir/Madam:

The Department of Water Resources acknowledges receipt of your Notice of Change in Water Right Ownership.

Our review of your notice indicates that additional information is required before we can process the change. The information required is indicated below:

**** **Filing Fee:** In order for the department to update the ownership of a water a filing fee is required. The filing fee for an ownership change is \$25.00 per water right for a non split ownership change or \$100.00 per water right for an ownership change resulting in the division of a water right. Our review indicates your application will require a filing fee of \$25.00.

Because the Department cannot process the ownership change without proper documentation/fees, we will hold any action on your notice pending receipt of the necessary information/fees. If we do not receive the necessary information/fees within 30 days we will return your notice and all attachments and your notice will not be processed.

Please note that Section 42-248, Idaho Code, requires you or the owner of this water right to maintain current ownership and address records on file with the department. Forms to file a change of ownership of a water right and/or a change in the address of the water right owner are available from any department office, or at the department's website at: www.idwr.idaho.gov.

Please feel free to contact the Department if you have any questions.

Sincerely,

Jonie Baily
Technical Records Specialist

Enclosure(s)

SCANNED

JUN 26 2025