

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

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AUG 11 2025

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MAY 12 2025

DEPT. OF WATER RESOURCES
EASTERN REGION

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.

Water Right/Claim No.	Split?	Leased to Water Supply Bank?	Water Right/Claim No.	Split?	Leased to Water Supply Bank?
22-7796 OK	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: C & B Reece LLC

Name of current water right holder/claimant

3. New Owner(s)/Claimant(s): DeCoster Properties LLC

New owner(s) as listed on the conveyance document

Name connector ☐ and ☐ or3601 DeCoster Lane

Mailing address

Tetonia

City

ID

State

83452

Zip

(208) 201-7738

Telephone

bbeard@silverstar.com & bkbeard.trj@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: April 24, 2019

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: Kayla Beard

Signature of new owner/claimant

Kayla Beard

Print name

Owner (DeCoster Properties LLC)

Title, if applicable

April 17, 2025

Date

- Signature: Ben Beard

Signature of new owner/claimant

BEN BEARD

Print name

OWNER

Title, if applicable

April 17, 2025

Date

Received by MPDate 8/1/2025

For IDWR Office Use Only:

Receipt No. E051032Receipt 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 MBProcessed by MBDate 8/25/2025Returned 6/27/2025 Resubmitted 8/1/2025

JUN 27 2025

State of Idaho
Department of Water Resources

Water Right

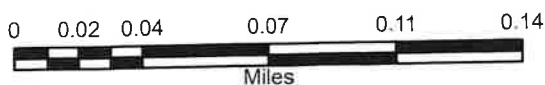
22-7796

DOMESTIC

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 4/1/2025



Legend

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



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 # 254496
TETON COUNTY, IDAHO
05-01-2019 09:39:00 No. of Pages: 2
Recorded for: FIRST AMERICAN TITLE - DRIGGS
KIM KEELEY Fee: \$15.00
Ex-Officio Recorder Deputy, Kim Keeley
Index to: DEED, WARRANTY

Space Above This Line for Recorder's Use Only

WARRANTY DEED

File No.: **725756-T (JP)**

Date: **April 24, 2019**

For Value Received, **C & B Reece, LLC, a dissolved Idaho limited liability company**, hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto **DeCoster Properties, LLC, an Idaho limited liability company**, hereinafter called the Grantee, whose current address is **3601 Decoster Ln, Tetonia, ID 83452**, the following described premises, situated in **Teton County, Idaho**, to-wit:

LOTS 1,2,3,4,5,17,18,19,20,21,22,23,24,25,27,28,29,30, BLOCK 5, FELT TOWNSITE, TETON COUNTY, IDAHO, AS PER THE RECORDED PLAT THEREOF.

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: 04/24/2019

Warranty Deed
- continued

File No.: 725756-T (JP)

C & B Reece, LLC, a dissolved Idaho limited
liability companyBy: Bonnie Reece

Name: Bonnie Reece

Title: Managing Member

STATE OF Idaho

)
ss.

COUNTY OF Teton

)

On this 25th day of April, 2019, before me, a Notary Public in and for said State, personally appeared **Bonnie Reece**, known or identified to me to be the person whose name is subscribed to the within Instrument as one of the Managers/Members of the **C & B Reece, LLC, a dissolved Idaho limited liability company**, which is known or identified to me to be the entity whose name is subscribed to the within instrument and acknowledged to me that she executed the same in said Limited Liability Company's name.



Jennifer Phillips
Notary Public of Idaho
Residing at:
Commission Expires:



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

DECOSTER PROPERTIES LLC
3601 DECOSTER LN
TETONIA ID 83452-1205

Re: Change in Ownership for Water Right No(s): 22-7796

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)