

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED

AUG 11 2025

NOTICE OF CHANGE IN WATER RIGHT OWNERSHIP

DEPARTMENT 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?
22-11524 ☒	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: Ross + Phyllis Kunz
Name of current water right holder/claimant

3. New Owner(s)/Claimant(s): Teton River Ranch 20 LLC
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or

Mailing address: 801 Searles Ave. City: Las Vegas State: NV Zip: 89101
Telephone: 702-683-6006 Email: Karyn F11@AOL.com

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: 8/22/2018
 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: Karyn Anderson Title, if applicable: Owner/Managing Partner Date: 8/11/2025
 Signature of new owner/claimant

Print name

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

Print name

For IDWR Office Use Only:

Received by: CEH Date: 8/11/25 Receipt No. E051056 Receipt Amt. \$25.00

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: 8/26/2025

Claim: Ross W. Kunz OR Phyllis Kunz

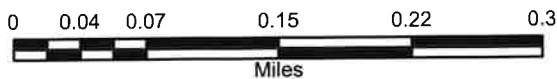
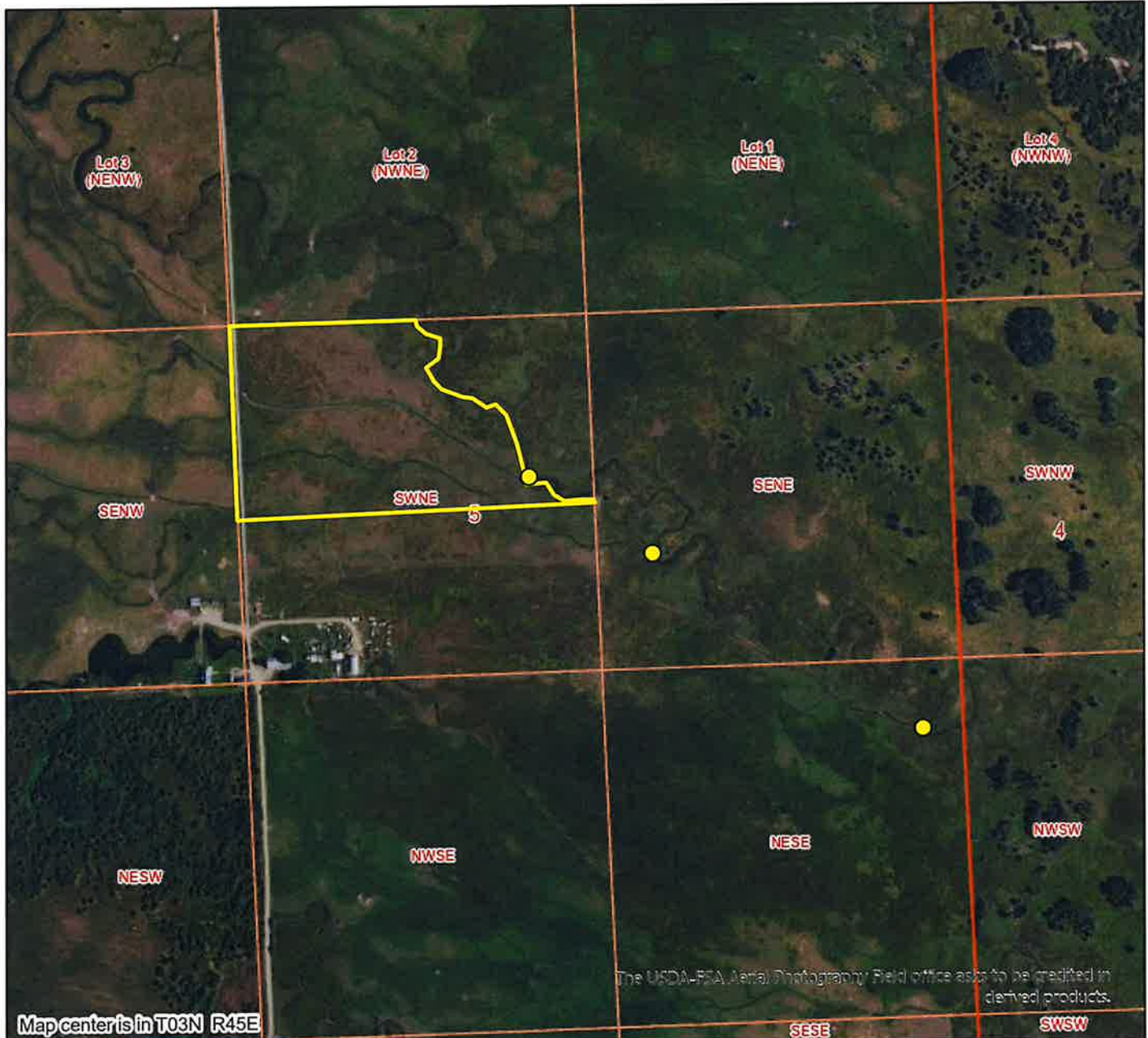
State of Idaho
Department of Water Resources

Water Right

22-11524

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.



Legend

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



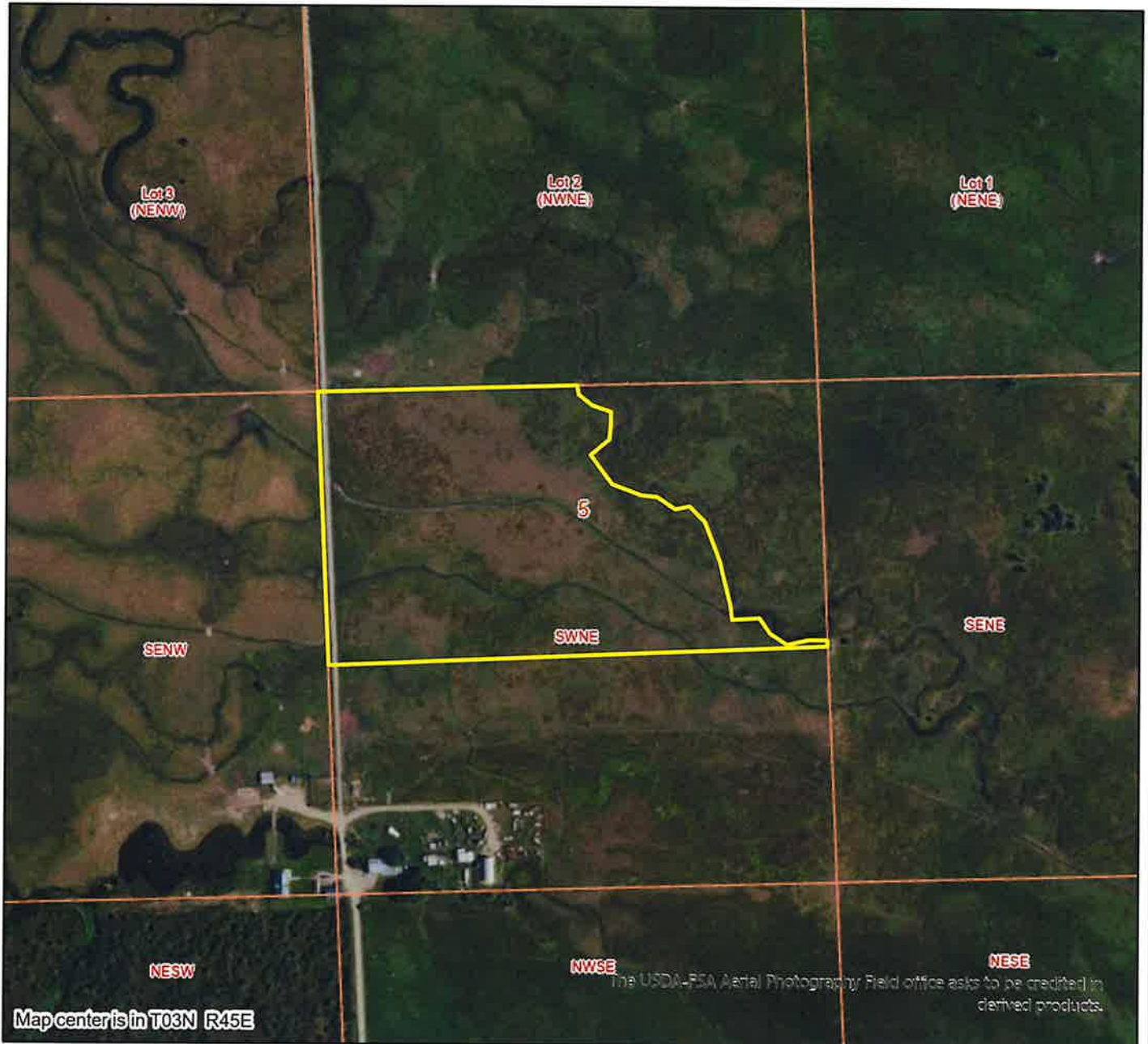
State of Idaho
Department of Water Resources

Water Right

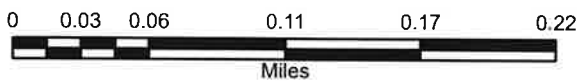
22-11524

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: 5/12/2025



Legend

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



WARRANTY DEED

Alliance Title & Escrow Corp. Order No.:406356

FOR VALUE RECEIVED

Robert Jay Davis and Connie Lewis Davis, and their successors, as Trustees of the Robert and Connie Davis Revocable Trust under agreement dated August 1, 2017, and all amendments thereto.

the grantor(s), do(es) hereby grant, bargain, sell and convey unto

Teton River Ranch 20, LLC, a Nevada limited liability company

whose current address is

7651 Gracemoor Ct
Las Vegas, NV 89149

the grantee(s), the following described premises, in Teton County, Idaho, TO WIT:

Commencing at the Center Quarter corner of Section 5, Township 3 North, Range 45 East; thence

North 00°10'45" West 642.30 feet to True Point of Beginning; thence

North 00°10'45" West 660.00 feet; thence

North 89°56'22" East 1321.72 feet; thence

South 00°07'43" East 660.00 feet; thence

North 89°56'22" East 1321.14 feet to True Point of Beginning.

More particularly described as:

Commencing at the Center Quarter corner of section 5, Township 3 North, Range 45 East, Teton County, Idaho; thence

North 00°10'45" West 642.30 feet to True Point of Beginning; thence

North 00°10'45" West 660.00 feet; thence

North 89°56'22" East 1321.72 feet; thence

South 00°07'43" East 660.00 feet; thence

North 89°56'22" West 1321.14 feet to True Point of Beginning.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee(s), that (s)he is/are the owner(s) in fee simple of said premises; that they are free from all encumbrances Except: Current Year Taxes, conditions, covenants, restrictions, reservations, easements, rights and rights of way, apparent or of record.

And that (s)he will warrant and defend the same from all lawful claims whatsoever.

Dated: 8-22-18

The Robert and Connie Davis Revocable Trust under agreement dated August 1, 2017, and all amendments thereto.

✓ Robert Jay Davis
Robert Jay Davis, Trustee

✓ Connie Lewis Davis
Connie Lewis Davis, Trustee

State of Utah ss.
County of Salt Lake

On this 22 day of August, 2018, before me, Marni Neslen, a Notary Public in and for said state, personally appeared Robert Jay Davis and Connie Lewis Davis known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Robert and Connie Davis Revocable Trust under agreement dated August 1, 2017, and all amendments thereto, and acknowledged to me that he/she/they executed the same as Trustee.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

✓ Marni Neslen
Notary Public for the State of Utah
Residing at: Utah
Commission Expires: 10-10-21



WHEN RECORDED, RETURN TO:

Stanley D. Neeleman

Parr Brown Gee & Loveless

101 South 200 East, Suite 700

Salt Lake City, Utah 84111

SPECIAL WARRANTY DEED

ROBERT JAY DAVIS and CONNIE DAVIS, husband and wife, of 4058 South Splendor Way, Salt Lake City, Utah 84124, THE GRANTORS, hereby convey and warrant against all claiming by, through or under them, to **ROBERT JAY DAVIS AND CONNIE LEWIS DAVIS, and their successors, as TRUSTEES OF THE ROBERT AND CONNIE DAVIS REVOCABLE TRUST under agreement dated August 1, 2017, and all amendments thereto**, of 4058 South Splendor Way, Salt Lake City, Utah 84124, THE GRANTEE,

For the sum of ten dollars and other good and valuable consideration, the receipt and sufficiency of which are acknowledged, the following described tract of land in the County of Teton, State of Idaho:

COMMENCING AT THE CENTER $\frac{1}{4}$ CORNER OF SECTION 5, TWP 3 N, RNG 45 E; THENCE N $00^{\circ}10'45''$ W 642.30 FT TO TRUE POINT OF BEGINNING; THENCE N $00^{\circ}10'45''$ W 660.00 FT; THENCE N $89^{\circ}56'22''$ E 1321.72 FT; THENCE S $00^{\circ}07'43''$ E 660.00 FT; THENCE N $89^{\circ}56'22''$ E 1321.14 FT TO TRUE POINT OF BEGINNING.

Parcel ID: RP03N45E051201.

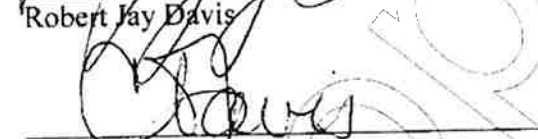
TOGETHER WITH 50 percent of the existing water rights associated with the property.

SUBJECT TO any restrictive covenants, zoning regulations, utility or other easements or rights-of-way, government patents, taxes of record, reservations, restrictions, conditions, exceptions, encumbrances, other matters of record, association dues and assessments, if any;

TOGETHER WITH, all and singular, the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto said Grantee and to Grantee's successors, assigns and administrators.

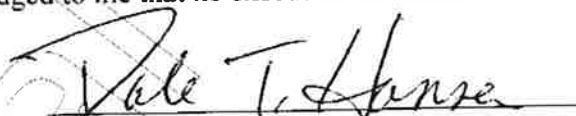
TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, its successors and assigns forever. And the said Grantors hereby covenant to and with the said Grantee that they are the owners in fee simple of said premises; that they are free from all encumbrances, EXCEPT current year taxes, conditions, covenants, restrictions, reservations, easements, rights of way, apparent or of record, and that they will warrant and defend the same from all lawful claims whatsoever.

DATED THIS 1st day of August, 2017.

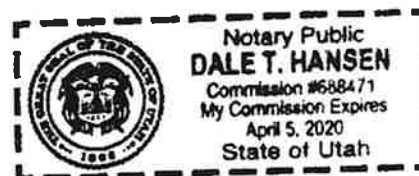

Robert Jay Davis

Connie Davis

STATE OF UTAH)
 :SS
COUNTY OF SALT LAKE)

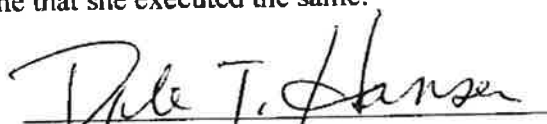
On the 1st day of August, 2017, personally appeared before me ROBERT JAY DAVIS, the signer of the above instrument who duly acknowledged to me that he executed the same.

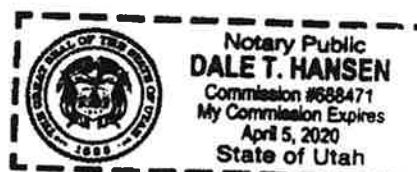

Notary Public

STATE OF UTAH)
 :SS
COUNTY OF SALT LAKE)



On the 1st day of August, 2017, personally appeared before me CONNIE DAVIS, the signer of the above instrument who duly acknowledged to me that she executed the same.


Notary Public



138864

FILED

AT THE REQUEST OF

Planning & Zoning
AT 47 MINUTES PAST 12 PM
DATE *Aug. 9, 2000*
BY *Nolan G. Boyle*
CLERK OF RECORD
BY *Nora R. High*
DEPUTY

RECEIVED

AUG 09 2000

TETON CO. ID
CLERK RECORDER

138864

WARRANTY DEED

Warranty deed made this 19th day of July, 2000, between ROBERT JAY DAVIS and CONNIE DAVIS of 4058 Splendor Way, Salt Lake City, Utah 84124 referred to as Grantors, and ROBERT JAY DAVIS and CONNIE DAVIS of 4058 Splendor Way, Salt Lake City, Utah 84124 referred to as Grantees.

Grantors in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt whereof is hereby acknowledged, have granted, bargained, and sold, and do hereby grant, bargain, sell and convey, and confirm unto Grantees and their heirs and assigns forever, all the following described real estate situated in Teton County, Idaho:

A part of the SW1/4 NE1/4 of Section 5, Township 3 North, Range 45 East, Boise Meridian, Teton County, Idaho being further described as:

From the Center 1/4 corner of said Section 5, N 00°10'45"W, 642.30 ft. along the West line of the NE1/4 of said Section 5 and N 89°56'22"E, 660.57 ft. to the true point of beginning;

Thence N 0°09'14"W, 660.00 ft. to a point;

Thence N 89°56'22"E, 660.86 ft. to a point;

Thence S 00°07'43"E, 660.00 ft. to a point;

Thence S 89°56'22"W, 660.57 ft. to the point of beginning.

Contains 10.01 acres more or less.

Together with a 30 ft. private road and utility easement on the South.

To have and to hold, all and singular the above-described premises together with the appurtenances unto Grantees and their heirs and assigns forever.

138864

And Grantors and their heirs shall and will warrant and by these presents forever defend the premises in the quiet and peaceable possession of Grantees, their heirs, and assign against Grantors and their heirs and against all and every person and persons whomsoever, lawfully claiming the same.

Grantors have hereunto set their hand on the day and year first above written.

Robert Jay Davis
Robert Jay Davis

Connie Davis
Connie Davis

Restriction: The above parcel cannot be further split under the provisions of the Teton County Subdivision Ordinance, Article VII, Section 1-7-16: One Time Only Split of One Parcel of Land Parcel of Land, June 14, 1999.

STATE OF

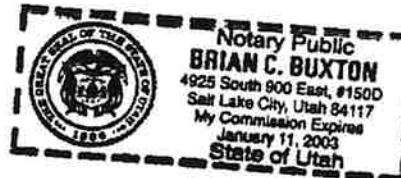
County of

SALT LAKE

:SS

On this 19th day of JULY in the year of 2000, before me,
a Notary Public in and for said State, personally appeared ROBERT JAY DAVIS and CONNIE DAVIS
known or identified to me to be the persons whose names are subscribed to the within instrument and
acknowledged to me that they executed the same.

Brian C. Buxton
Notary Public for ~~Idaho~~ Utah
Residing at:
My commission expires:



138864

RECEIVED

JAN 28 1997

TETON CO. ID
CLERK RECORDER

126281

FILED

AT THE REQUEST OF

John Knapp Baird
AT 05 MINUTES PAST 4 P.M.
DATE Jan. 28, 1997
Phyllis E. Warnberg
BY *Phyllis E. Warnberg* CLERK OF RECORD
DEPUTY

WHEN RECORDED, MAIL TO:
John Knapp Baird, Esq.
CORBRIDGE BAIRD & CHRISTENSEN
39 Exchange Place, Suite 100
Salt Lake City, Utah 84111-2705

126281

WARRANTY DEED

Phyllis Evelyn Warnberg Davis Kunz, grantor, of Teton County, state of Idaho, hereby CONVEYS and WARRANTS to Robert Jay Davis and Connie Davis, as joint tenants with right of survivorship, grantees, of 4058 Splendor Way, Salt Lake City, Utah 84124, Salt Lake County, state of Utah, for the sum of Ten Dollars (\$10) and other good and valuable consideration the following described tract of land in Teton County, state of Idaho:

COMMENCING AT THE CENTER 1/4 CORNER OF SECTION 5, TWP 3 N, RNG 45 E; THENCE N 00°10'45" W 642.30 FT TO TRUE POINT OF BEGINNING; THENCE N 00°10'45" W 660.00 FT; THENCE N 89°56'22" E 1321.72 FT; THENCE S 00°07'43" E 660.00 FT; THENCE N 89°56'22" E 1321.14 FT TO TRUE POINT OF BEGINNING.

TOGETHER WITH 50 percent of the existing water rights associated with the property.

SUBJECT TO any restrictive covenants, zoning regulations, utility or other easements or rights-of-way, government patents, taxes of record, reservations, restrictions, conditions, exceptions, encumbrances, other matters of record, association dues and assessments, if any;

TOGETHER WITH, all and singular, the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto said Grantee and to Grantee's heirs, executors, administrators and assigns.

WITNESS the hand of said grantor this 10 day of April, 1996.

Phyllis Evelyn Warnberg Davis Kunz
Phyllis Evelyn Warnberg Davis Kunz, Grantor

STATE OF UTAH)
) ss.
County of Salt Lake)

Wayne R. Kunz

The foregoing instrument was acknowledged before me this 11th day of April, 1996, by Phyllis Evelyn Warnberg Davis Kunz.

William Baird
Notary Public
Residing at:

126281

RECEIVED

JAN 28 1997

TETON CO., ID
CLERK RECORDER

126282

FILED

AT THE REQUEST OF

John Knapp Baird
AT 06 MINUTES PAST 4 P.M.
DATE *Jan. 28, 1997*
Ada J. Drake
CLERK OF RECORD
BY *Nora Light* DEPUTY

WHEN RECORDED, MAIL TO:
John Knapp Baird, Esq.
CORBRIDGE BAIRD & CHRISTENSEN
39 Exchange Place, Suite 100
Salt Lake City, Utah 84111-2705

126282

WARRANTY DEED

Phyllis Evelyn Warnberg Davis Kunz, grantor, of Teton County, state of Idaho, hereby CONVEYS and WARRANTS to The Davis Family Trust, grantee, for the sum of Ten Dollars (\$10) and other good and valuable consideration the following described tract of land in Teton County, state of Idaho:

COMMENCING AT THE CENTER 1/4 CORNER OF SECTION 5, TWP 3 N,
RNG 45 E; THENCE N 00°10'45" W 642.30 FT; THENCE N 89°56'22" E
1321.14 FT; THENCE S 00°07'43" E 650.91 FT; THENCE N 89°41'13" W
1320.61 FT TO POINT OF COMMENCEMENT.

TOGETHER WITH 50 percent of the existing water rights associated with the property.

SUBJECT TO any restrictive covenants, zoning regulations, utility or other easements or rights-of-way, government patents, taxes of record, reservations, restrictions, conditions, exceptions, encumbrances, other matters of record, association dues and assessments, if any;

TOGETHER WITH, all and singular, the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto said Grantee and to Grantee's heirs, executors, administrators and assigns.

WITNESS the hand of said grantor this 10 day of April, 1996.

Phyllis Evelyn Warnberg Davis Kunz
Phyllis Evelyn Warnberg Davis Kunz, Grantor

Wayne Ross Kunz

STATE OF UTAH)
) ss.
County of Salt Lake)

The foregoing instrument was acknowledged before me this 10th day of April, 1996, by Phyllis Evelyn Warnberg Davis Kunz.

[Signature]
Notary Public
Residing at:

OSD\1804.6\WARRANT2.DEE

126282

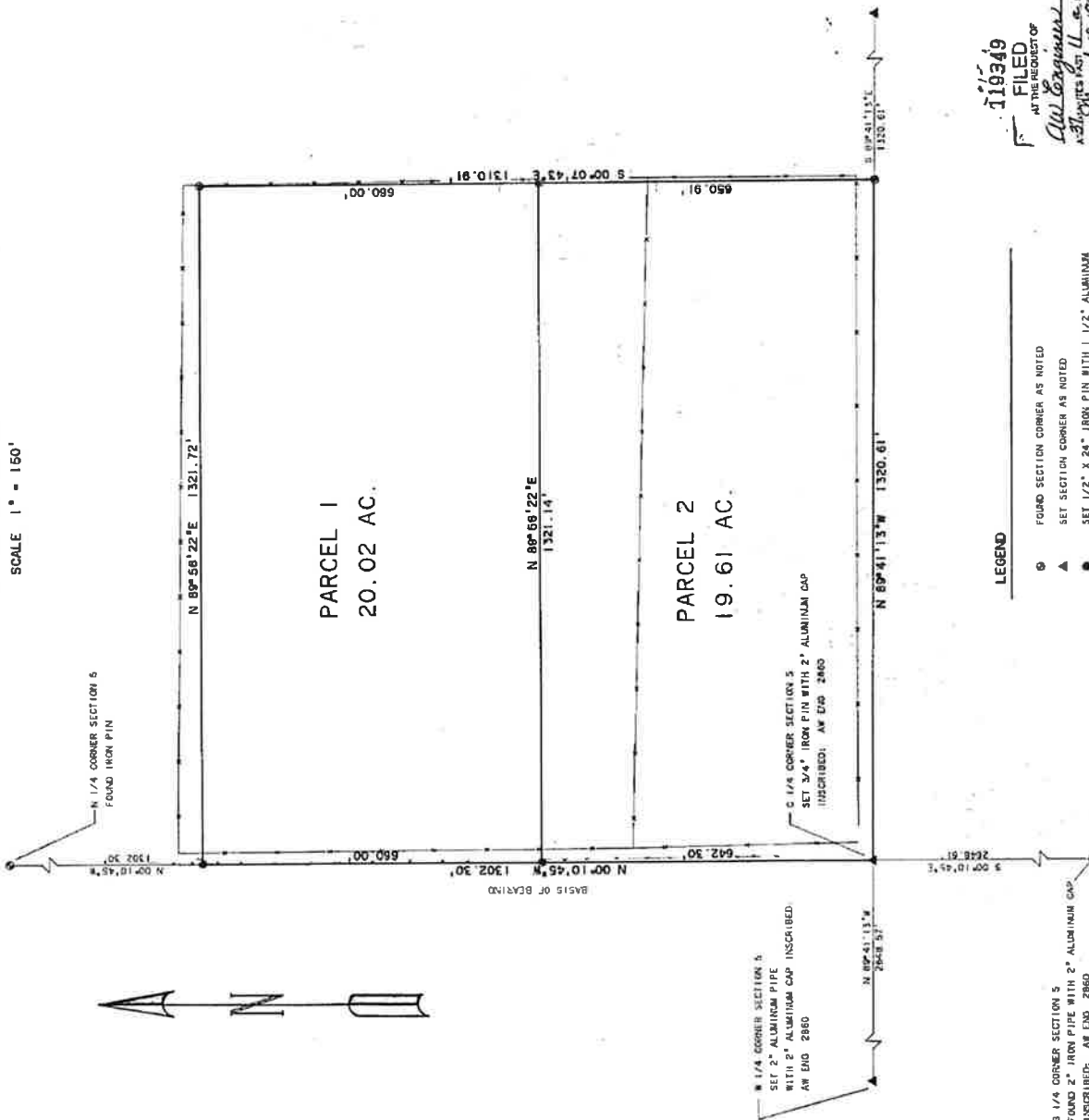
N



VICINITY MAP

SECTION 5, TWP 3N, RNG 45E, S 4E
TETON COUNTY, IDAHO
SCALE 1" = 2000'

0 15 150 225 300
SCALE 1" = 150'



SURVEYOR'S CERTIFICATE

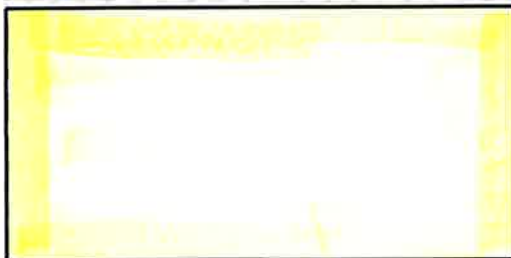
I, ARNOLD W. WOODSTOCK, BEING A REGISTERED LAND SURVEYOR ENGINEER IN THE STATE OF IDAHO, No. 2860, DO HEREBY CERTIFY THAT I DID SURVEY THE TRACT OF LAND AS HEREIN PLATTED AND DESCRIBED ACCORDING TO THE LAWS OF THE STATE OF IDAHO.



RECORD OF SURVEY

THE SW 1/4 NE 1/4 SECTION 5, TWP. 3N., RNG. 45E., B.M., TETON COUNTY, IDAHO	
BOB DAVIS	A W ENGINEERING P.O. BOX 139 VICTOR, IDAHO 83455 208-787-2862
DATE: 04-05-04	PROJECT: 03 - 131
DRAWN: N.C.	SURVEYED: A.W.
SECTION 5	

119349
FILED
AT THE REQUEST OF
A.W. Woodstock
A Surveyor No. 2860
DATE: March 11, 1995
BY: A.W. Woodstock
A.W. Woodstock



8/25/2025

Scale: 1 inch= 500 feet

File:

Tract 1: 20.0216 Acres, Closure: s00.0254e 2.79 ft. (1/1420), Perimeter=3963 ft.

01 /se,nw,5,3n,45e
02 /n00.1045w 642.30
03 n00.1045w 660.00
04 n89.5622e 1321.72
05 s00.0743e 660.00
06 n89.5622w 1321.14



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 26, 2025

TETON RIVER RANCH 20 LLC
801 SEARLES AVE
LAS VEGAS NV 89101-1131

Re: Change in Ownership for Water Right No(s): 22-11524

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