

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED

AUG 21 2025

NOTICE OF CHANGE IN WATER RIGHT OWNERSHIP

ID. 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?
22-14642 <u>OK</u>	Yes ☐	Yes ☐	22-14647 <u>OK</u>	Yes ☐	Yes ☐
22-14643 <u>OK</u>	Yes ☐	Yes ☐	22-14648 <u>OK</u>	Yes ☐	Yes ☐
22-14644 <u>OK</u>	Yes ☐	Yes ☐	22-14649 <u>OK</u>	Yes ☐	Yes ☐
22-14645 <u>OK</u>	Yes ☐	Yes ☐	22-14650 <u>OK</u>	Yes ☐	Yes ☐
22-14646 <u>OK</u>	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: LJ Martin Ranch LLC
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Cascade Peak Holdings LLC
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or
30 North Gould Street Ste N Sheridan WY 82801
Mailing address City State Zip
208-354-0110 cascadepeakholdings@protonmail.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: 07/02/2025

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):
 - ☐ \$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.

SUPPORT DATA

IN FILE # 22-14642

8. Signature: [Signature] Attorney 8/15/2025
Signature of new owner/claimant Title, if applicable Date
Bert Birch
Print name

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

For IDWR Office Use Only:

Received by M. Pether Date 8-22-25 Receipt No. E051075 Receipt Amt. 225.00Active 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 22-14645 (Rabo SI added under 22-14144 not on release received 4/26/2022) Approved by [Signature] Processed by [Signature] Date 8/26/2025

RECORDING REQUESTED BY
Flying S Title and Escrow of Idaho, Inc.

AND WHEN RECORDED MAIL TO:
Flying S Title and Escrow of Idaho, Inc.
81 North Main Street/P.O. Box 42
Driggs, ID 83422

Instrument # 290812
Teton County, Driggs, Idaho
07/02/2025 09:04:17 AM No. of Pages: 2
Recorded for: FLYING S TITLE AND ESCROW - DRIGGS
Kim Keeley Fee: \$15.00
Deputy Jwenger
Index to: DEED, WARRANTY
Electronically Recorded

Space Above This Line for Recorder's Use Only

WARRANTY DEED

File No.: **1192134-T (jw)**

Date: **June 25, 2025**

For Value Received, **L J Martin Ranch LLC, a Texas limited liability company**, hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto **Cascade Peak Holdings LLC, a Wyoming limited liability company**, hereinafter called the Grantee, whose current address is **30 N Gould St Ste N, Sheridan, WY 82801**, the following described premises, situated in **Teton County, Idaho**, to-wit:

Township 4 North, Range 45 E.B.M., Teton County, Idaho
Section 7: NW $\frac{1}{4}$ NE $\frac{1}{4}$; NE $\frac{1}{4}$ NW $\frac{1}{4}$

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: **06/25/2025**

Warranty Deed
- continued

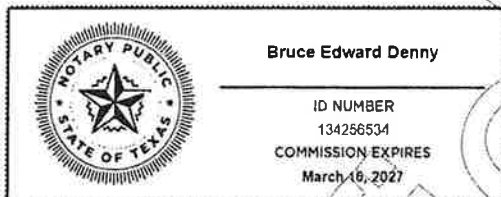
File No.: **1192134-T (jw)**

L J Martin Ranch LLC, a Texas limited liability
company

By: Lawrence Martin
Name: Lawrence Martin
Title: Managing Member

STATE OF Texas)
) ss.
COUNTY OF Collin)

On this 06/25/2025, before me, a Notary Public in and for said State, personally appeared **Lawrence Martin**, 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 **L J Martin Ranch LLC**, which is known or identified to me to be the entity whose name is subscribed to the within instrument and acknowledged to me that **he** executed the same in said Limited Liability Company's name.



Bruce Edward Denny
Notary Public of Texas
Residing at: Collin County
Commission Expires: 03/16/2027

Electronically signed and notarized online using the Proof platform.



Outlook

Water rights docs

From Mike J <mike777@ymail.com>

Date Tue 8/12/2025 4:10 PM

To Bart Birch <bart@eastidaholaw.net>

Hi Bart,

As we discussed a couple of weeks ago, with the goal of keeping my name and similar info off of the public docs for the property, I filled out the water rights transfer docs and sent them to you today. There are two of them (for each of the purchases thus far), and each has a check (it will be obvious). So if you still wouldn't mind taking on this task, please sign them as the attorney representing Cascade Peak Holdings and send them in to the appropriate address (also listed on the docs):

IDWR Eastern Region
900 N Skyline Dr, Ste A
Idaho Falls, ID 83402-1718

I set up an email in case you want to use it for the form -- it probably doesn't matter a whole lot, but it may save your email from getting on some sort of a spam list, and I doubt the state will ever actually contact me for this anyway as the rights transfer is obvious:

cascadepeakholdings@protonmail.com

[Please continue sending correspondence/billing to THIS address, thanks -- I don't plan to check that one much!]

Any questions or issues, please give me a ring at 206-850-5765 or email me here.

Thanks again,
Mike Jacejko



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

CASCADE PEAK HOLDINGS LLC
30 N GOULD ST STE N
SHERIDAN WY 82801-6317

Re: Change in Ownership for Water Right No(s): 22-14642, 22-14643, 22-14644, 22-14645, 22-14646, 22-14647, 22-14648, 22-14649, 22-14650

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