

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED

AUG 26 2025

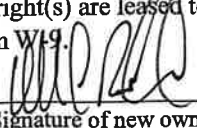
NOTICE OF CHANGE IN WATER RIGHT OWNERSHIP

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?
22-11776 <i>OK</i>	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: Sundown Property LLC
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Sundown Springs LLC
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or
- 5950 Sherry Lane, Suite 700 Dallas TX 75225
Mailing address City State Zip
- 214-3565-8677 wcb@beecherl.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: August 4, 2025
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:  Manager 8/21/2025
Signature of new owner/claimant Title, if applicable Date
Will C Beecherl
Print name

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

For IDWR Office Use Only:

Received by M. Pether Date 8-26-25 Receipt No. E051081 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 _____ Processed by _____ Date _____

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 # 291388
Teton County, Driggs, Idaho
08/14/2025 09:28:52 AM No. of Pages: 4
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.: **1194562-T (jw)**

Date: **August 04, 2025**

For Value Received, **Sundown Property LLC, a Virginia limited liability company**, hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto **Sundown Springs LLC, a Wyoming limited liability company**, hereinafter called the Grantee, whose current address is **5950 Sherry Lane, Suite 700, Dallas, TX 75225**, the following described premises, situated in **Teton County, Idaho**, to-wit:

The land referred to herein is described in the Legal Description attached hereto as Exhibit A.

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: 08/04/2025

Warranty Deed
- continued

File No.: 1194562-T (jw)

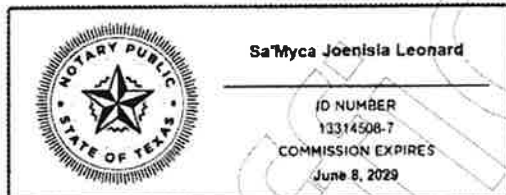
Sundown Property LLC, a Virginia limited liability
company

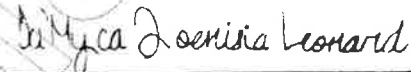
By: Aries Capital Management Inc, Manager

By: 
Name: Robert K Reeves
Title: Authorized Officer

STATE OF Texas)
COUNTY OF Dallas)
SS.

On this 08/08/2025, before me, a Notary Public in and for said State, personally appeared **Robert K Reeves, Authorized Officer of Aries Capital Management Inc**, 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 **Sundown Property 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.





Notary Public of Texas
Residing at: Dallas
Commission Expires: 06/08/2029

Electronically signed and notarized online using the Proof platform.

Date: 08/04/2025

Warranty Deed
- continued

File No.: 1194562-T (fw)

Exhibit "A"

Real property in the County of Teton, State of Idaho, described as follows:

Parcel 1:

A parcel of land located in the S $\frac{1}{2}$ N $\frac{1}{2}$, the S $\frac{1}{2}$ of Section 12, and in the NE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 13, Township 5 North, Range 44 East, B.M., County of Teton, State of Idaho and more completely described as follows:

Beginning at the NW 1/16 corner of Section 12, T5N, R44E, B.M., the TRUE POINT OF BEGINNING, thence first course, N89°59'07"E-1320.98 feet to the C-N 1/16 corner of Section 12, thence, second course, N89°59'04"E-2647.19 feet to the N 1/16 corner between Section 12, T5N, R44E, and Section 7, T5N, R45E, B.M., thence third course, S00°01'44"E-1324.18 feet to the east quarter corner of Section 12, thence fourth course, S00°03'13"E-201.50 feet to a point on the northerly right-of-way of the Union Pacific Railroad, fifth through fifteenth courses along said right-of-way, thence fifth course, S55°12'44"W-736.05 feet, thence sixth course, S54°54'04"W-212.37 feet, thence seventh course, S55°19'34"W-546.71 feet, thence eighth course, S55°14'08"W-474.34 feet, thence ninth course, S55°17'16"W-465.03 feet, thence tenth course, S55°18'05"W-253.42 feet, thence eleventh course, S55°20'21"W-631.69 feet, thence twelfth course, S55°19'45"W-566.33 feet, thence thirteenth course, S55°12'57"W-557.25 feet, thence fourteenth course, S53°48'07"W-274.90 feet, thence fifteenth course, S51°26'37"W-116.22 feet, thence sixteenth course, departing said right-of-way, N00°12'10"E-319.21 feet to the W 1/16 corner between Sections 12 and 13, thence seventeenth course, N00°01'31"W-1323.44 feet to the SW 1/16 corner of Section 12, thence eighteenth course, N00°01'31"W-1323.43 feet to the C-W 1/16 corner of Section 12, thence nineteenth and final course, N00°13'13"W-1325.28 feet to the point of beginning.

Parcel 2:

Together with a sixty foot wide easement (thirty feet each side of centerline) for ingress, egress, and utilities across the NW $\frac{1}{4}$ of Section 7, Township 5 North, Range 45 East, B.M., County of Teton, State of Idaho. The centerline of said easement is more completely described as follows:

Beginning at the Northwest section corner of Section 7, T5N, R45E, B.M., thence, S89°55'02"E-30.00 feet to the TRUE POINT OF BEGINNING, THENCE, FIRST COURSE, S00°04'58"E-1324.16 feet, thence, second and final course, S00°01'44"E-100.00 feet.

Subject to Deed of Conservation Easement recorded on December 29, 2004, in the records of Teton County, Idaho as Instrument No. 165447; Deed of Conservation Easement recorded on December 29, 2004, in the records of Teton County, Idaho as Instrument No. 165448; and Deed of Conservation Easement recorded on April 19, 2005, in the records of Teton County, Idaho as Instrument No 167523; and Deed of Conservation Easement recorded on December 29, 2006, in the records of Teton County, Idaho as Instrument No 183883; and Deed of Conservation Easement recorded on December 29, 2006, in the records of Teton County, Idaho as Instrument No 183884. The terms and conditions of such Conservation Easements

Date: **08/04/2025**

Warranty Deed
- continued

File No.: **1194562-T (jw)**

are incorporated herein by reference and the above described parcels are transferred and conveyed subject to the terms and conditions of such Conservation Easements.

Unofficial Copy

Sundown Ranch
Diversion at Big Eddy

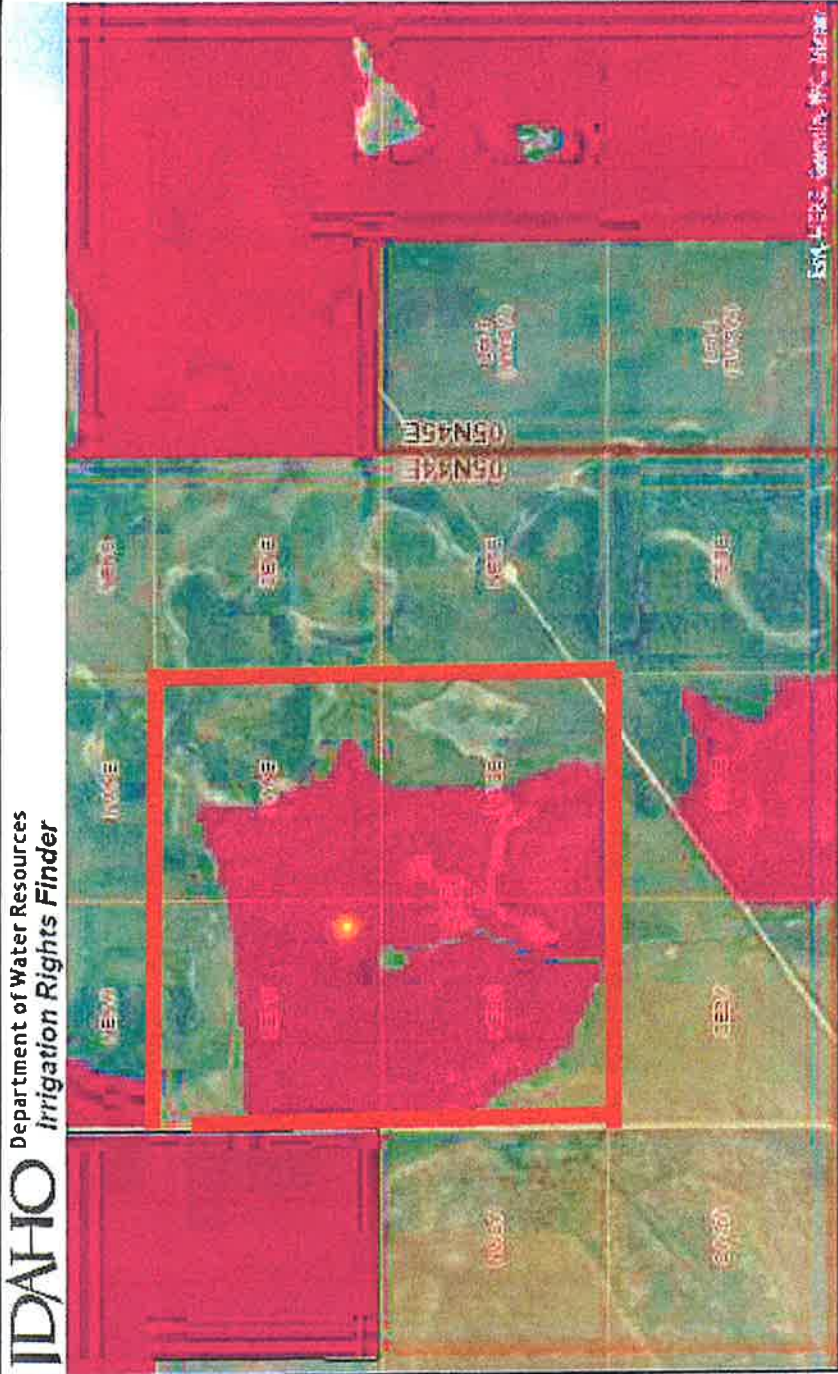
- Legend**
- Big Eddy
 - Cache Bridge
 - Ditch
 - Feature 1
 - Sundown
 - Unfilled measurement

Google Earth
Image © 2007 Airbus

Horseshoe Bridge

Big Eddy





Legend

- Water Right Place of Use
- Recommendation Place of Use
- Water Permit Place of Use
- Irrigation Company

Search type: Identify



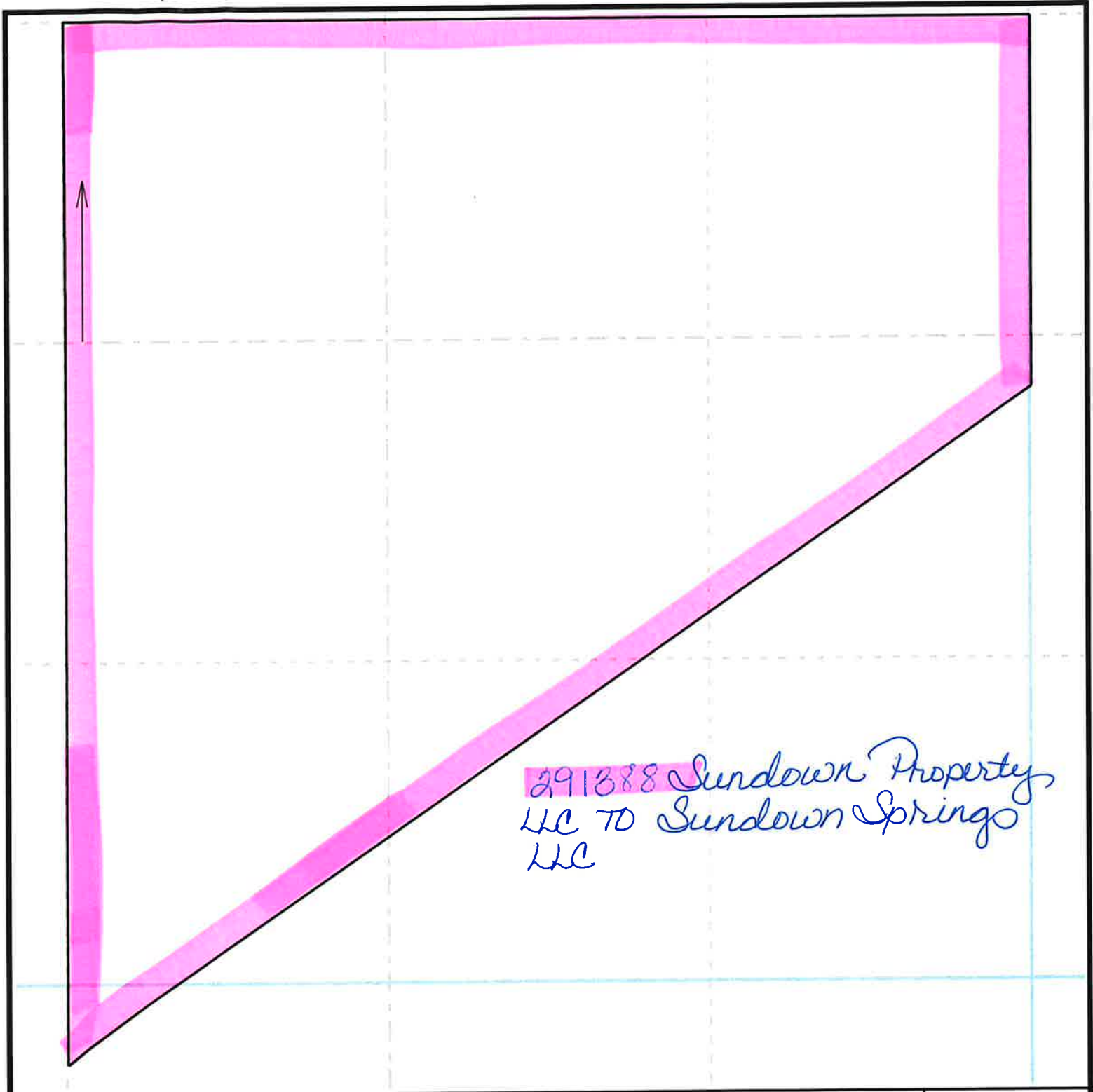
State of Idaho
Department of
Water Resources
322 East Front Street
Boise, Idaho 83720-0098
Phone: (208) 28-4800
Fax: (208) 287-6700

 Scale: 1" = 850 feet

Search Results

Water Right Number	Process	Owner
22-11776	Water Right	SUNDOWN PROPERTY LLC

Disclaimer: Shapes represent an approximation of the water right extent. Please review each water right of interest either on-line (choose the Details link) or by contacting IDWR (208-287-4800).



8/29/2025

Scale: 1 inch= 553 feet

File:

Tract 1: 264.0043 Acres, Closure: n52.1806e 0.01 ft. (1/999999), Perimeter=14620 ft.

01 /nw,se,nw,12,5n,44e
 02 n89.5907e 1320.98
 03 n89.5904e 2647.19
 04 s00.0144e 1324.18
 05 s00.0313e 201.50
 06 s55.1244w 736.05
 07 s54.5404w 212.37
 08 s55.1934w 546.71
 09 s55.1408w 474.34
 10 s55.1716w 465.03
 11 s55.1805w 253.42
 12 s55.2021w 631.69
 13 s55.1945w 566.33

14 s55.1257w 557.25
 15 s53.4807w 274.90
 16 s51.2637w 116.22
 17 n00.1210e 319.21
 18 n00.0131w 1323.44
 19 n00.0131w 1323.43
 20 n00.1313w 1325.28



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

September 09, 2025

SUNDOWN SPRINGS LLC
5950 SHERRY LN STE 700
DALLAS TX 75225-6562

Re: Change in Ownership for Water Right No(s): 22-11776

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 208-525-7161.

Sincerely,

Misty Pettis
Office Specialist 2

Enclosure(s)

**Sundown Springs LLC
Will C Beecherl
5950 Sherry Ln., Suite 700
Dallas, Texas 75225**

214-356-8677

RECEIVED

AUG 26 2025

DEPT. OF WATER RESOURCES
EASTERN REGION

August 21, 2025

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

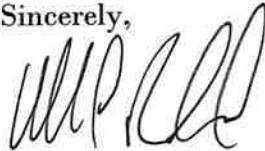
Re: Water right # 22-11776
Change of Ownership

Dear Agent:

Please find enclosed your Notice of Change in Water Right Ownership, the Warranty Deed, the water right report for 22-11776, photo of diversion, ditch and property and a check for \$25.00.

I hope all is in order, if not please contact me at the above number.

Sincerely,



Will C Beecherl

Enclosures