



IDAHO DEPARTMENT OF
WATER RESOURCES

322 E Front Street, Suite 648, Boise ID 83702 • PO Box 83720, Boise ID 83720-0098
Phone: 208-287-4800 • Fax: 208-287-6700 • Email: idwrinfo@idwr.idaho.gov • Website: idwr.idaho.gov

Governor Brad Little

Director Mathew Weaver

September 16, 2025

THE GARY AND LINDA ANDERSON REVOCABLE TRUST
319 WILLARD PEAK RD
MANTUA UT 84324-4329

RE: Change in Ownership for Water Right No(s): 29-2311 B

Dear Interested Parties:

The Idaho Department of Water Resources (Department) received a Notice of Change in Water Right Ownership (Notice) from you on July 31, 2025 for the above referenced water rights.

On September 15, 2025, the Department spoke with your Representative, Greg Sullivan of Brockway Engineering PLLC, who confirmed that this Notice is no longer required.

The Department is returning your Notice of Change in Water Right Ownership and the attachments. A refund of \$25 has been requested and will be mailed to BROCKWAY ENGINEERING PLLC under separate cover from the Idaho State Controller's Office.

If you have any questions regarding this matter, please contact me at 208-287-4921.

Sincerely,

Debra Mansfield
Technical Records Specialist 1

Enclosure(s)

IDAHO DEPARTMENT OF WATER RESOURCES
Proof Report

9/15/2025

Water Right 29-2311B

Owner Type **Name and Address**
Current Owner MOUNTAIN VALLEY RANCH LLC
319 S WILLARD PEAK RD
MANTUA, UT 84324

Original Owner HAYSTACK MOUNTAIN FARMS INC
C/O ELIZABETH CALL PRES PO BOX
37
BANCROFT, ID 83217
(208) 648-7665

Priority Date: 4/7/1951

Basis: Decreed

Status: Active

Source
GROUND WATER

Tributary

Beneficial Use	From	To	Diversion Rate	Volume
IRRIGATION	04/01	10/31	9.740 CFS	2,222.5 AF
	Total Diversion		9.740 CFS	2,222.5 AF

Source and Point(s) of Diversion:

GROUND WATER	SESENE	Sec. 26, Twp 07S, Rge 38E, CARIBOU County
GROUND WATER	NESENW	Sec. 35, Twp 07S, Rge 38E, CARIBOU County

Place Of Use:

IRRIGATION within CARIBOU County

			NE				NW				SW				SE				Totals
Twp	Rng	Sec	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	
07S	38E	26			39.0	39.0				13.0					40.0	40.0	40.0	40.0	251.0
07S	38E	34				33.0									29.0				62.0
07S	38E	35	40.0	40.0	38.0	36.0	40.0	38.0	40.0	40.0	8.7	24.0							344.7

Right Acre Limit: 635.00
POU Total Acres: 657.7

Conditions of Approval:

1. K06 THIS RIGHT IS LIMITED TO THE IRRIGATION OF 635 ACRES WITHIN THE PLACE OF USE DESCRIBED ABOVE IN A SINGLE IRRIGATION SEASON.

IDAHO DEPARTMENT OF WATER RESOURCES**9/15/2025****Proof Report**

2. C05 RIGHT INCLUDES ACCOMPLISHED CHANGE IN PLACE OF USE
PURSUANT TO SECTION 42-1425, IDAHO CODE.
3. C18 THIS PARTIAL DECREE IS SUBJECT TO SUCH GENERAL PROVISIONS
NECESSARY FOR THE DEFINITION OF THE RIGHTS OR FOR THE
EFFICIENT ADMINISTRATION OF THE WATER RIGHTS AS MAY BE
ULTIMATELY DETERMINED BY THE COURT AT A POINT IN TIME NO
LATER THAN THE ENTRY OF A FINAL UNIFIED DECREE. SECTION 42-
1412(6), IDAHO CODE.

Dates and Other Information:

Decreed Date: 8/27/2004

Civil Case Number: 39576

Judicial District: FIFTH

State or Federal: S

Water District Number: 129

Mitigation Plan: False

Combined Use Limits:

N/A

SubCase:

N/A

Water Supply Bank:Lease ID: 3258

Lease Type: Application

Lease Status: Ready for Review

Lease Start Date: 1/1/2025

Lease End Date: 12/31/2029

Beneficial Use	Div Rate Leased	Div Volume Leased Acre Limit Leased	Total Acres Leased
Irrigation	9.74	2222.50	657.70

STATE OF IDAHO
 DEPARTMENT OF WATER RESOURCES

JUL 11 2025

DEPARTMENT OF
 WATER RESOURCES

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, of the instructions.

Water Right/Claim No.	Split?	Leased to Water Supply Bank?	Water Right/Claim No.	Split?	Leased to Water Supply Bank?
29-2311B	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

COPY

2. Previous Owner's Name: Mountain Valley Ranch LLC
 Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): The Gary and Linda Anderson Revocable Trust
 New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or

Mailing address City State Zip

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: June 20, 2024
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: Gary Andersen Trustee 7-21-25
 Signature of new owner/claimant Title, if applicable Date
Gary Andersen
 Print name

Signature: Linda Andersen Trustee 7-21-25
 Signature of new owner/claimant Title, if applicable Date
Linda Andersen
 Print name

For IDWR Office Use Only:

Received by BK Date 7-31-25 Receipt No. 6122367 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 Mountain Valley Ranch LLC Approved by _____ Processed by _____ Date _____

ASSIGNMENT OF LIMITED LIABILITY COMPANY MEMBERSHIP INTEREST
(Mountain Valley Ranch, LLC)

This Assignment of Limited Liability Company Membership Interest is made as of the 20 day of June, 2024, from Gary W. Andersen and Linda C. Andersen ("Assignors") to Gary W. Andersen and Linda C. Andersen, and their successors, as trustees of The Gary and Linda Andersen Revocable Trust under agreement dated June 3, 2024, and all amendments thereto ("Assignee").

COPY

Assignment

Assignors hereby assign to Assignee all of Assignors' right, title and interest as members in and to Assignors' 100% membership interest in Mountain Valley Ranch, LLC, a Utah limited liability company (the "Company"), including, without limitation, Assignor's right, with respect to such membership interest, to (1) share in the Company's capital, profits and distributions, (2) approve the Company's acts, (3) participate in the Company's governance, (4) participate in the designation and removal of the Company's managers, and (5) receive information pertaining to the Company's affairs.

Acceptance by Assignee

By its signature below, Assignee acknowledges the receipt of a copy of the Operating Agreement of Mountain Valley Ranch, LLC, if any, and accepts, adopts, and agrees to be bound by all of the terms and provisions thereof.

Acceptance by Manager of the Company

By her signature below, the manager of the Company hereby (1) admits Assignee as a substitute member of the Company with respect to the membership interest assigned hereby, (2) approves of the admission of Assignee as a substitute member of the Company with respect to

the membership interest assigned hereby, and (3) waives any prior rights she may have to purchase the membership interest assigned hereby as a result of the foregoing Assignment.

IN WITNESS WHEREOF, Assignors, Assignee and the manager of the Company have executed this document on the day and year first above written.

Assignors:

COPY

Gary W. Andersen
Gary W. Andersen, individually

Linda C. Andersen
Linda C. Andersen, individually

Assignee:

The Gary and Linda Andersen Revocable Trust
under agreement dated June 3, 2024, and all
amendments thereto

By: Gary W. Andersen
Gary W. Andersen, Trustee

By: Linda C. Andersen
Linda C. Andersen, Trustee

Manager:

Linda C. Andersen
Linda C. Andersen

RECEIVED

Aug 21, 2025

DEPARTMENT OF
WATER RESOURCES

RECORDING REQUESTED BY
First American Title Company

AND WHEN RECORDED MAIL TO:
First American Title Company
241 S Main Street Suite 1
Soda Springs, ID 83276

Instrument # 208793

CARIBOU COUNTY, IDAHO
12-23-2021 16:07:29 No. of Pages: 3
Recorded for: FIRST AMERICAN TITLE CO, INC - SODA SPRINGS
Denise Horsley Fee: \$15.00
Ex-Officio Recorder Deputy *[Signature]*
Index to: WARRANTY DEED

Space Above This Line for Recorder's Use Only

WARRANTY DEED

File No.: **1019233SOD (ku)**

Date: **December 16, 2021**

For Value Received, **Mountain Valley Ranch LLC, a Utah limited liability company**, hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto **John Paul Culligan and Kirsten Bringham Culligan, husband and wife**, hereinafter called the Grantee, whose current address is **1826 N. Cumberland Rd, Pocatello, ID 83202**, the following described premises, situated in **Caribou 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.

COPY

Date: 12/16/2021

Warranty Deed
- continued

File No.: 1019233500 (lu)

Mountain Valley Ranch LLC, a Utah limited liability
company

By: Linda C. Andersen
Name: Linda C. Andersen
Title: Member

By: Gary Andersen
Name: Gary Andersen
Title: Member

COPY

STATE OF Utah)
COUNTY OF Box Elder)

On this 20 day of December, 2021, before me, a Notary Public in and for said State, personally appeared **Linda C. Andersen and Gary Andersen**, known or identified to me to be the persons whose names are subscribed to the within Instrument as the Managers/Members of **Mountain Valley 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 **they** executed the same in said Limited Liability Company's name.

Shayla Hammer

Notary Public of Utah

Residing at: _____

Commission Expires: _____



Shayla Hammer
Notary Public, State of Utah
Commission # 717536
My Commission Expires
April 02, 2025

EXHIBIT A

A parcel of land located in the SW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 29, Township 8 South, Range 39 East, Boise Meridian, the same being a portion of the lands described in that Personal Representative's Deed Instrument No. 178476 as recorded in the records of Caribou County, Idaho, more particularly described as follows:

Commencing at the Northeast corner of Lot 52 of the Squaw Creek Subdivision Phase I recorded as Instrument No. 146252 in the records of Caribou County, Idaho, the same being marked and witnessed with a 5/8 inch reinforcement bar with a two inch diameter Aluminum cap tagged, "GVS PLS 9169", the same being South 89°49'39" East for a distance of 659.48 feet from the South one-quarter corner of said section;
Thence North 89°49'39" West for a distance of 559.44 feet along the North boundary line of Lot 52 and being common with the South boundary line of Section 29 to a 5/8 inch reinforcement bar with a two inch diameter Aluminum cap tagged "GVS PLS 9196";
Thence through the lands described in that Personal Representative's Deed Instrument No. 178476 as recorded in the records of said county for the following Two (2) courses each marked and witnessed with a 5/8 inch reinforcement bar with a two inch diameter Aluminum cap tagged, "GVS PLS 9169";
1. Thence North 80°41'45" East for a distance of 564.72 feet along a fence line to a fence corner;
2. Thence South 01°19'24" East for a distance of 93.01 feet along said fence line to the True Point of beginning.

COPY

RECEIVED

Aug 21, 2025

DEPARTMENT OF
WATER RESOURCES

Instrument # 178478

CARIBOU COUNTY

2007-06-25

11:48:33 No. of Pages: 2

Recorded for: LINDA ANDERSEN

VEDA MASCARENAS

Ex-Officio Recorder Deputy

Index to: PERSONAL REPRESENTATIVE DEED

Fee: 6.00

BA Shroetman

When recorded, mail to:

Gary L. Longmore
Ray Quinney & Nebeker
P.O. Box 45385
Salt Lake City, UT 84145-0385

Mail tax notice to:

Linda C. Andersen
319 S. Willard Peak Road
Mantua, UT 84324

COPY

PERSONAL REPRESENTATIVES' DEED

THIS PERSONAL REPRESENTATIVE'S DEED is made effective, 6/25/07, 2007, and is made by Linda C. Andersen, Personal Representative of the Estate of Elizabeth H. Call, deceased, Grantor.

WHEREAS, Grantor is the qualified personal representative of said estate, filed as Probate Number CV 2005-1, in the Sixth Judicial District Court, Caribou County, Idaho; and

THEREFORE, for valuable consideration received, Grantor hereby conveys without Warranty, to Mountain Valley Ranch, LLC, all of Grantor's right, title and interest in and to the following described real property in Caribou County, Idaho, to-wit:

Township 7 South, Range 38 East of the Boise Meridian:

1201 { Section 26: W½ NW¼, S½ NE¼, SE¼, EXCEPT THEREFROM, Beginning at the Southeast corner of said Section 26, and running thence North along the East Section line 50 feet; thence West at right angles 50 feet; thence South at right angles 50 feet; more or less, to the South Section line; thence East 50 feet, more or less, to the point of beginning.

1801 { Section 34: SE¼ NE¼, NE¼ SE¼.

Section 35: N¼, ALSO, all that portion of the N½ SW¼ lying and being North of the Northerly right of way of the Union Pacific Railroad right of Way, as presently located.

2401 and 0001 { EXCEPT THEREFROM, Beginning at the Northeast corner of said Section 35, and running thence South along the East Section line 50 feet; thence West at right angles 50 feet; thence North at right angles 50 feet, more or less, to the North Section line; thence East 50 feet, more or less, to the point of beginning.

Together with any and all tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining, and the rents, issues and profits thereof.

COPY

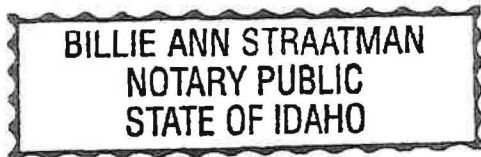
GRANTOR CONVEYS THE ABOVE-DESCRIBED REAL PROPERTY AND IMPROVEMENTS LOCATED THEREON IN "AS IS" CONDITION. GRANTEE ACCEPTS THIS DEED AND ACKNOWLEDGE THAT GRANTOR HAS MADE NO REPRESENTATIONS OR WARRANTIES CONCERNING THE PROPERTY.

Dated: 6/25/07

Linda C. Andersen
Linda C. Andersen, Personal Representative
of the Estate of Elizabeth H. Call

STATE OF Idaho
COUNTY OF Caribou : ss.

On the 25 day of June, 2007, personally appeared before me Linda Andersen, as personal representative of the estate of Elizabeth H. Call, and as signer of the foregoing instrument, who acknowledged to me that she executed the same.



My Commission Expires: 8.28.09

Billie Ann Straatman
NOTARY PUBLIC
Residing at: Grace, Idaho

COPY

Instrument # 178476

CARIBOU COUNTY

2007-06-25

11:43:45 No. of Pages: 2

Recorded for: LINDA ANDERSEN

VEDA MASCARENAS

Fee: 6.00

Ex-Officio Recorder Deputy BA Strickman

Index to: PERSONAL REPRESENTATIVE DEED

When recorded, mail to:

Gary L. Longmore
Ray Quinney & Nebeker
P.O. Box 45385
Salt Lake City, UT 84145-0385

Mail tax notice to:

Linda C. Andersen
319 S. Willard Peak Road
Mantua, UT 84324

PERSONAL REPRESENTATIVES' DEED

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WHEREAS, Grantor is the qualified personal representative of said estate, filed as Probate Number CV 2005-1, in the Sixth Judicial District Court, Caribou County, Idaho; and

THEREFORE, for valuable consideration received, Grantor hereby conveys without Warranty, to Mountain Valley Ranch, LLC, all of Grantor's right, title and interest in and to the following described real property in Caribou County, Idaho, to-wit:

Township 8 South, Range 39 East of the Boise Meridian:

- 2401
- Section 20: NW $\frac{1}{4}$, W $\frac{1}{2}$ SW $\frac{1}{4}$, NE $\frac{1}{4}$ SW $\frac{1}{4}$, and running thence North along the meridional center line 525 feet, more or less, to an existing fence line; thence in a Southwesterly direction following an existing fence line to a point 60 feet North, more or less, from the Southwest corner of said NE $\frac{1}{4}$ SW $\frac{1}{4}$; thence South 60 feet, more or less, to the Southwest corner of said NE $\frac{1}{4}$ SW $\frac{1}{4}$; thence East along the South line of said NE $\frac{1}{4}$ SW $\frac{1}{4}$, 1320 feet, more or less, to the point of beginning.
- 1201
0001
- Section 29: SW $\frac{1}{4}$ NE $\frac{1}{4}$, NW $\frac{1}{4}$ NW $\frac{1}{4}$, S $\frac{1}{2}$ NW $\frac{1}{4}$, N $\frac{1}{2}$ SW $\frac{1}{4}$, W $\frac{1}{2}$ SE $\frac{1}{4}$. - EXCEPT NW $\frac{1}{4}$ NE $\frac{1}{4}$ -
Section 30: E $\frac{1}{2}$ NE $\frac{1}{4}$. 500000 sq ft for 1.6 acre

Together with any and all tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining, and the rents, issues and profits thereof.

COPY

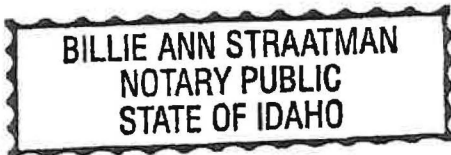
GRANTOR CONVEYS THE ABOVE-DESCRIBED REAL PROPERTY AND IMPROVEMENTS LOCATED THEREON IN "AS IS" CONDITION. GRANTEE ACCEPTS THIS DEED AND ACKNOWLEDGE THAT GRANTOR HAS MADE NO REPRESENTATIONS OR WARRANTIES CONCERNING THE PROPERTY.

Dated: 6/25/07

Linda C. Andersen
Linda C. Andersen, Personal Representative
of the Estate of Elizabeth H. Call

STATE OF Idaho
COUNTY OF Caribou : ss.

On the 25 day of June, 2007, personally appeared before me Linda Andersen, as personal representative of the estate of Elizabeth H. Call, and as signer of the foregoing instrument, who acknowledged to me that she executed the same.



My Commission Expires: 8.28.09

Billie Ann Straatman
NOTARY PUBLIC
Residing at: Grace Idaho

Mansfield, Debra

From: Mansfield, Debra
Sent: Monday, September 15, 2025 4:52 PM
To: IdwrPayable
Subject: REFUND: BROCKWAY ENGINEERING PLLC

TO: Sascha Marston, Susan Steed

FROM: Debra Mansfield

DATE: September 15, 2025

RE: Refund: Notice Of Change In Water Right Ownership

The Gary and Linda Revocable Trust submitted a Notice Of Change In Water Right Ownership for Water Right 29-2311B but ended up cancelling the request because the holder of record is correct.

Please issue a refund of \$25.00 to:

BROCKWAY ENGINEERING PLLC
2016 N WASHINGTON ST STE 4
TWIN FALLS, ID 83301

RECEIPT #

C122369

Thank you,

Debra Mansfield | Technical Records Specialist 1
IDWR – State Office
322 E Front St, Boise ID 83702-7371
(208) 287-4921 | Debra.Mansfield@idwr.idaho.gov

Mansfield, Debra

From: Stephen M. Sargent <ssargent@parrbrown.com>
Sent: Friday, September 12, 2025 2:43 PM
To: Mansfield, Debra
Cc: greg.sullivan@brockwayeng.com; tlabrouche@msn.com
Subject: RE: Mountain Valley Ranch LLC

CAUTION: This email originated outside the State of Idaho network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact your agency service desk with any concerns.

Debra,

I wasn't involved in initiating the Notice of Change Ownership, so I don't know the answer to your question. Greg and Tiffany, do you have any thoughts on that question?

Steve

From: Mansfield, Debra <Debra.Mansfield@idwr.idaho.gov>
Sent: Friday, September 12, 2025 1:26 PM
To: Stephen M. Sargent <ssargent@parrbrown.com>
Cc: greg.sullivan@brockwayeng.com; tlabrouche@msn.com
Subject: RE: Mountain Valley Ranch LLC

Good afternoon,

I was just checking in to see if the received Notice of Change in Ownership for 29-2311B was still needed or if you would like the Department to cancel it and issue a refund.

Thank you,

Debra Mansfield | Technical Records Specialist 1
IDWR – State Office
322 E Front St, Boise ID 83702-7371
(208) 287-4921 | Debra.Mansfield@idwr.idaho.gov

From: Stephen M. Sargent <ssargent@parrbrown.com>
Sent: Monday, August 25, 2025 12:38 PM
To: Mansfield, Debra <Debra.Mansfield@idwr.idaho.gov>
Cc: greg.sullivan@brockwayeng.com; tlabrouche@msn.com
Subject: RE: Mountain Valley Ranch LLC

CAUTION: This email originated outside the State of Idaho network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact your agency service desk with any concerns.

Thanks.

Greg and Tiffany, I don't know why anyone other than Mountain Valley Ranch LLC should be listed as the owner of the water right if it relates to the real property owned by Mountain Valley Ranch LLC.

From: Mansfield, Debra <Debra.Mansfield@idwr.idaho.gov>
Sent: Monday, August 25, 2025 12:04 PM
To: Stephen M. Sargent <ssargent@parrbrown.com>
Cc: greg.sullivan@brockwayeng.com; tlabrouche@msn.com
Subject: RE: Mountain Valley Ranch LLC

Hi Steve,

The current holder of record for Water Right 29-2311B is Mountain Valley Ranch LLC. *I have attached a current electronic report for Water Right 29-2311B, for your reference.*

If Mountain Valley Ranch LLC is the proper owner, then no action is needed. If you would like, I can return this Change in Water right Ownership and request a refund.

I spoke with Greg Sullivan this morning and he mentioned that the LLC may not be the proper owner. If the LLC is **not** the proper owner, then IDWR will need a deed showing the conveyance of the water right 29-2311B from Mountain Valley Ranch LLC to The Gary and Linda Anderson Revocable Trust.

Please let me know how you would like to proceed and feel free to respond with any questions.

Thank you,

Debra Mansfield | Technical Records Specialist 1
IDWR – State Office
322 E Front St, Boise ID 83702-7371
(208) 287-4921 | Debra.Mansfield@idwr.idaho.gov

From: Stephen M. Sargent <ssargent@parrbrown.com>
Sent: Monday, August 25, 2025 11:09 AM
To: Mansfield, Debra <Debra.Mansfield@idwr.idaho.gov>
Cc: greg.sullivan@brockwayeng.com; tlabrouche@msn.com
Subject: Mountain Valley Ranch LLC

CAUTION: This email originated outside the State of Idaho network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact your agency service desk with any concerns.

Debra,

I have been asked to help complete the water right documentation relating to water right 29-2311B. It is my understanding that such water right should be owned by Mountain Valley Ranch LLC (not by The Gary and Linda Anderson Revocable Trust, which is simply the owner of Mountain Valley Ranch LLC). Is that water right already owned by Mountain Valley Ranch LLC? If not, what documentation do you need me to complete or provide to ensure that the water right is owned by Mountain Valley Ranch LLC?

Steve

Stephen M. Sargent | Attorney | **Parr Brown Gee & Loveless** | A Professional Corporation
101 South 200 East, Suite 700 | Salt Lake City, Utah 84111

Information in this message (including any attachments) is confidential, may be legally privileged, and is intended solely for the use of the person(s) identified above. The sender did not intend to waive any privilege by sending this message. If you are not the intended recipient of this message, please notify the sender by replying to this message and delete the original and any copies of the message. Any duplication, dissemination or distribution of this message by unintended recipients is prohibited.

Mansfield, Debra

From: Mansfield, Debra
Sent: Thursday, August 21, 2025 4:26 PM
To: Greg Sullivan
Subject: RE: Mountain Valley Ranch LLC

Hello Greg,

Unfortunately, these documents do not complete the chain of title for water right 29-2311B.

The current holder of record is Mountain Valley Ranch LLC. The submitted Personal Representatives' Deeds show the conveyance of property from the Estate of Elizabeth C Hall to Mountain Valley Ranch LLC.

The Warranty Deed shows the conveyance of property from Mountain Valley Ranch LLC to John Paul Culligan and Kirsten Bringhurst Culligan, who are not listed as owners on the submitted Notice.

The Assignment of Limited Liability Company Membership Interest (Mountain Valley Ranch, LLC) is not a conveyance document. It does not contain a property description and cannot be used as evidence for this process.

The Department will need a conveyance document (Deed, Bill of Sale, Court Order or Decree) showing the conveyance of property or water right from Mountain Valley Ranch LLC to The Gary and Linda Anderson Revocable Trust.

Please note, other Items that are **not** conveyance documents are deeds of trust, mortgages, purchase and sales agreements, and property tax notices.

Please let me know if you have any questions.

Thank you,

Debra Mansfield | Technical Records Specialist 1
IDWR – State Office
322 E Front St, Boise ID 83702-7371
(208) 287-4921 | Debra.Mansfield@idwr.idaho.gov

From: Greg Sullivan <greg.sullivan@brockwayeng.com>
Sent: Thursday, August 21, 2025 11:55 AM
To: Mansfield, Debra <Debra.Mansfield@idwr.idaho.gov>
Subject: FW: Mountain Valley Ranch LLC

CAUTION: This email originated outside the State of Idaho network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact your agency service desk with any concerns.

Debra,

See the attached document and correspondence below regarding water right 29-2311B.

Let me know if this satisfies IDWR.

Greg Sullivan
Brockway Engineering
2016 North Washington Street, Suite 4
Twin Falls, Idaho 83301
208-736-8543

All information, calculations, maps, drawings, or other documents transmitted via e-mail are preliminary unless explicitly stated in the e-mail text or in the documents themselves.

From: tiffany labrouche [<mailto:tlabrouche@msn.com>]
Sent: Thursday, August 21, 2025 11:41 AM
To: Greg Sullivan <greg.sullivan@brockwayeng.com>
Subject: Fwd: Mountain Valley Ranch LLC

Sent from my iPhone

Begin forwarded message:

From: "Stephen M. Sargent" <ssargent@parrbrown.com>
Date: August 21, 2025 at 10:56:29 AM MDT
To: tlabrouche@msn.com
Subject: Mountain Valley Ranch LLC

Tiffany,

Nice to talk with you this morning. Here is the background:

1. Attached are the Personal Representative's Deeds that were recorded in 2007 conveying the subject property to **Mountain Valley Ranch LLC** (along with a Warranty Deed recorded in 2021 conveying from Mountain Valley Ranch LLC to John and Kirsten Culligan a small .6-acre parcel). It is my understanding that the attached deeds are the most-recently recorded deeds for the subject property and that **Mountain Valley Ranch LLC is still the owner of the subject property.**
2. Attached is an Assignment of Limited Liability Company Membership Interest whereby Gary and Linda Anderson assigned their 100% membership interest in Mountain Valley Ranch LLC to their revocable trust. That Assignment document did NOT change the ownership of the subject property – **the subject property is still owned by Mountain Valley Ranch LLC.** That Assignment document simply changed the **ownership of Mountain Valley Ranch LLC** from Gary and Linda individually to their revocable trust.
3. Mountain Valley Ranch LLC is a "disregarded entity" for federal and state tax purposes – which means that **Mountain Valley Ranch LLC does not need to obtain a separate**

tax identification number. Instead, as a “disregarded entity,” Mountain Valley Ranch LLC uses as its tax identification number the same tax identification number of its **sole member**. Its sole member is Gary and Linda’s revocable trust, which is called The Gary and Linda Andersen Revocable Trust. That revocable trust is a “grantor trust” for federal and state tax purposes, which means that it uses Gary’s or Linda’s SSN as its tax identification number. So, Gary’s or Linda’s SSN is the tax identification number that is used for their revocable trust, and therefore Gary’s or Linda’s SSN (which is the tax identification number for their revocable trust) is the tax identification number used for Mountain Valley Ranch LLC (since their revocable trust is the sole member of Mountain Valley Ranch LLC).

If you or Greg have any questions, please feel free to call me at any time.

Steve

Stephen M. Sargent | Attorney | **Parr Brown Gee & Loveless** | A Professional Corporation
101 South 200 East, Suite 700 | Salt Lake City, Utah 84111
D: 801.257.7943 | T: 801.532.7840 | F: 801.532.7750 | ssargent@parrbrown.com | www.parrbrown.com

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Mansfield, Debra

From: Mansfield, Debra
Sent: Wednesday, August 6, 2025 3:29 PM
To: Greg Sullivan
Subject: Re: Received Change in Ownership, 29-2311B for Gary and Linda Anderson Revocable Trust
Attachments: Regarding your Received Notice of Change in Water Right Ownership, Gary and Linda Anderson Revocable Trust.pdf; Copy of Received Change in Ownership Materials, 29-2311B.pdf

Hello Greg,

Please see the attached letter regarding the received Notice of Change in Water Right Ownership for Water Right 29-2311B, for the Gary and Linda Anderson Revocable Trust. I have also attached a copy of the submitted Notice and supporting documentation, for your reference.

Required documentation may be submitted electronically to file@idwr.idaho.gov.

I cannot receive documentation through this email address, but feel free to reply with any questions regarding your Change in Ownership.

Thank you,

Debra Mansfield | Technical Records Specialist 1
IDWR – State Office
322 E Front St, Boise ID 83702-7371
(208) 287-4921 | Debra.Mansfield@idwr.idaho.gov



IDAHO DEPARTMENT OF
WATER RESOURCES

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Governor Brad Little

Director Mathew Weaver

August 06, 2025

THE GARY AND LINDA ANDERSON REVOCABLE TRUST
319 WILLARD PEAK RD
MANTUA UT 84324-4329

RE: Change in Ownership for Water Right No(s): 29-2311 B

Dear Interested Parties:

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

- Evidence of Water Right Ownership: copy of Deed, Title Policy, Contract of Sale, or other legal document indicating your ownership of the property and/or water rights in question

The Department received an "Assignment of Limited Liability Company Membership Interest (Mountain Valley Ranch, LLC)" with your Notice. This document is not an acceptable form of evidence for the Change in Ownership process and the Department will need to review different documentation to proceed.

The documentation may be in the form of a deed, court decree or other **conveyance** document. If you are submitting a quitclaim deed and the grantor's name does not match the water right holder of record, you will need to provide a chain of title that goes back to the water right holder/claimant of record. You may obtain this information from the assessor's office in the county where the property is located. Items that are **not** conveyance documents are deeds of trust, mortgages, purchase and sales agreements, and property tax notices.

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

Also, please note that water right holders are required to report any change of ownership and/or mailing address to the Department within 120 days of the change. Forms to update ownership or update your address are available from any office of the Department or on the Department's website.

If you have any questions regarding this matter, please contact me at 208-287-4921.

Sincerely,

Debra Mansfield

Debra Mansfield
Technical Records Specialist 1

Enclosure(s)