

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED

JUN 18 2025

DEPT. OF WATER RESOURCES
EASTERN REGION

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, see #7 of the instructions. DE✓

Water Right/Claim No.	Split?	Leased to Water Supply Bank?	Water Right/Claim No.	Split?	Leased to Water Supply Bank?
✓ 22-7478 OK	Yes ☒	Yes ☐	22-7478	Yes ☐	Yes ☐
	Yes ☐	Yes ☐	22-14695	Yes ☐	Yes ☐
	Yes ☐	Yes ☐	22-14696	Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Homer Kunz

Name of current water right holder/claimant

3. New Owner(s)/Claimant(s): MaBe PK II LLC

New owner(s) as listed on the conveyance document

Name connector ☐ and ☐ or

4217 HORRINE AVE
Mailing address
214 676-6886
Telephone

DALLAS TX 75205
City State Zip
SLOWDER@SWBell.net
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: 3/16/23

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: MAAGER MAE PK II 6/18/25

Signature of new owner/claimant

Title, if applicable

Date

Print name

Signature: _____

Signature of new owner/claimant

Title, if applicable

Date

Print name

For IDWR Office Use Only:

Received by m. fetti Date 6-18-25 Receipt No. E050927 Receipt Amt. 100.00

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 JC Date 10/3/2025

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DEPT. OF WATER RESOURCES
EASTERN REGION

Right 22-7478 Split Clarification

The right is divided proportionately based on the place of use. This document clarifies the irrigated acres to be divided and the location of the stock and domestic water in water right 22-7478 to be split.

2.0 acres to MaBePK II LLC

100% Domestic to MaBePK II LLC

40% Stockwater

2.0 acres to Jacob and Kassie Kunz

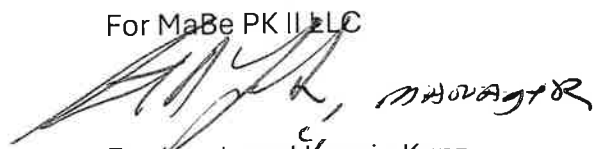
40% Stockwater

1.0 acre to Double Bar D Ranch LLC

20% Stockwater

Signed this Day 6/18/2025

For MaBe PK II LLC



For Jacob and Kassie Kunz



For Double Bar D Ranch LLC



Kelly -> MABE PK

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 # 280071

TETON COUNTY, IDAHO

03-30-2023 11:45:00 No. of Pages: 2

Recorded for: FLYING S TITLE AND ESCROW - 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.: **1083744-T (jw)**

Date: **March 16, 2023**

For Value Received, **Kelly R. Kunz and Diane N. Kunz, husband and wife**, hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto **MaBe PK II LLC, a Texas limited liability company**, hereinafter called the Grantee, whose current address is **4217 Lorraine Avenue, Dallas, TX 75205**, the following described premises, situated in **Teton County, Idaho**, to-wit:

**A PART OF THE NE $\frac{1}{4}$ SE $\frac{1}{4}$ OF SECTION 36, TOWNSHIP 4 NORTH, RANGE 44 EAST, B.M., TETON COUNTY, IDAHO BEING FURTHER AS DESCRIBED AS:
FROM THE SE CORNER OF THE NE $\frac{1}{4}$ SE $\frac{1}{4}$ OF SAID SECTION 36;
THENCE S89°37'02" W., 200.00 FEET ALONG THE SOUTH LINE OF THE NE $\frac{1}{4}$ SE $\frac{1}{4}$ OF SAID SECTION 36 TO THE POINT OF BEGINNING;
THENCE S89°37'02" W., 228.13 FEET ALONG THE SOUTH LINE OF THE NE $\frac{1}{4}$ SE $\frac{1}{4}$ OF SAID SECTION 36 TO A POINT;
THENCE N00°51'18" E., 794.65 FEET TO A POINT;
THENCE N89°37'24" E., 214.68 FEET TO A POINT;
THENCE S00°06'53" E., 794.45 FEET TO THE POINT OF BEGINNING.**

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.

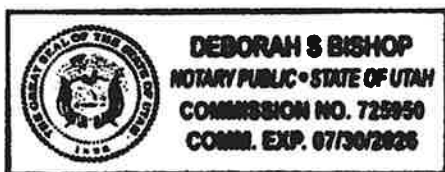
Date: **03/16/2023**Warranty Deed
- continuedFile No.: **1083744-T (jw)**

Kelly R. Kunz
Kelly R. Kunz

Diane N. Kunz
Diane N. Kunz

STATE OF UTAH)
) ss.
COUNTY OF DAVIS)

On this 20 March 2023 before me, a Notary Public in and for said State, personally appeared **Kelly R. Kunz** and **Diane N. Kunz**, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same.



Deborah S. Bishop
Notary Public for the State of Utah
Residing at: CENTREVILLE
My Commission Expires: 07/30/2026

Homer → Kelly

134203

WARRANTY DEED

For Value Received HOMER KUNZ, his heirs and assignees

does hereby grant, bargain, sell, and convey unto KELLY KUNZ, his heirs and assignees the following described premises, to-wit:

A PART OF THE NE1/4 SE1/4 OF SECTION 36, TWP. 4N, RNG. 44 E., B.M. TETON COUNTY, IDAHO, BEING FURTHER DESCRIBED AS:
FROM THE SE CORNER OF THE NE1/4 SE1/4 OF SAID SECTION 36 AND RUNNING S 89°37'02"W, 100.00 FT. ALONG THE SOUTH LINE OF THE NE1/4 SE1/4 TO THE TRUE POINT OF BEGINNING;
THENCE S 89°37'02", 328.13 FT. FURTHER ALONG THE SOUTH LINE OF THE NE1/4 SE1/4 OF SAID SECTION 36 TO A POINT;
THENCE N 00°51'18"E, 794.65 FT. TO A POINT;
THENCE N 89°37'24"E, 414.68 FT. TO A POINT ON THE EASTERN SECTION LINE OF SAID SECTION 36;
THENCE S 00°06'53"E, 358.83 FT. ALONG THE EASTERN SECTION LINE OF SAID SECTION 36 TO A POINT;
THENCE S 89°37'02"W, 100.00 FT. TO A POINT;
THENCE S 00°06'53"E, 435.60 FT. TO THE POINT OF BEGINNING.

CONTAINS 6.69 ACRES MORE OR LESS.

SUBJECT TO A COUNTY ROAD AND UTILITY EASEMENT ALONG THE SOUTHERN PROPERTY LINE.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, his heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that he is the owner in fee simple of said premises; that said premises are free from all incumbrances except as hereinabove set forth and that he will warrant and defend the same from all lawful claims whatsoever.

Dated:

Homer B. Kunz

June 14, 1999

"As per Article VII, Section 1-7-16, Teton County Subdivision Ordinance, this property cannot be further divided under the One Time Only Split provision"

STATE OF IDAHO

COUNTY OF TETON

On this 14 day of June 1999
before me, a notary public in and for said

134203

IDAHO DEPARTMENT OF WATER RESOURCES
Proof Report

6/18/2025

Water Right 22-7478

Owner Type
Current Owner

Name
HOMER E KUNZ

Priority Date: 6/6/1984

Basis: License

Status: Active

Source
GROUND WATER

Tributary

<u>Beneficial Use</u>	<u>From</u>	<u>To</u>	<u>Diversion Rate</u>	<u>Volume</u>
IRRIGATION	04/15	10/31	0.150 CFS	17.5 AF
STOCKWATER	01/01	12/31	0.020 CFS	1.3 AF
DOMESTIC	01/01	12/31	0.040 CFS	1.2 AF
	<u>Total Diversion</u>		0.200 CFS	20.0 AF

Source and Point(s) of Diversion:

GROUND WATER SENESE Sec. 36, Twp 04N, Rge 44E, TETON County

Place Of Use:

DOMESTIC within TETON County

T04N R44E S36 NESE

STOCKWATER within TETON County

T04N R44E S36 NESE

IRRIGATION within TETON County

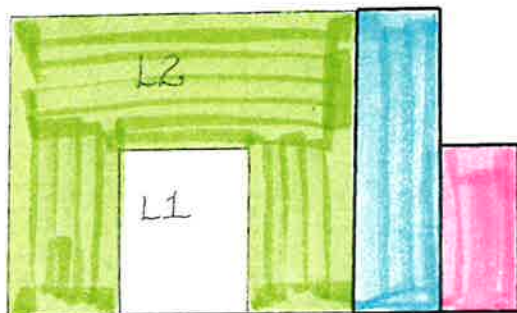
T04N R44E S36	NESE	5.0
	POU Total Acres	5.00

Conditions of Approval:

1. X01 Domestic use is for 1 home.
2. R67 This right when combined with all other rights shall provide no more than 0.03 cfs per acre nor more than 3.5 afa per acre at the field headgate for irrigation of the lands above.
3. 048 The use of water under this right shall not give rise to any claim against the holder of a senior water right based upon the theories of forfeiture, abandonment, adverse possession, waiver, equitable estoppel, estoppel by laches or customary preference.



Lots 1 and 2 Patterson
Creek Subdivision was
handdrawn



237941 Kelly & Diane Kunz TO Jacob & Cassie Kunz
280071 Kelly & Diane Kunz TO MaBe PK II LLC
283714 Kelly & Diane Kunz TO Double Bar D LLC

6/18/2025

Scale: 1 inch= 500 feet

File:

Tract 1: 2.0000 Acres (87119 Sq. Feet), Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=1271 ft.
Tract 2: 5.6874 Acres (247743 Sq. Feet), Closure: n89.3702e 200.00 ft. (1/11), Perimeter=2232 ft.

01 /se,ne,se,36,4n,44e
02 s89.3702w 200.00
03 n00.0653w 435.60
04 n89.3702e 200.00
05 s0.0653e 435.60
06 @0
07 /se,ne,se,36,4n,44e
08 s89.3702w 200.00
09 s89.3702w 228.13

10 n00.5118e 794.65
11 n89.3724e 214.68
12 s00.0653e 794.45



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

October 06, 2025

MABE PK II LLC
4217 LORRAINE AVE
DALLAS TX 75205-3705

Re: Change in Water Right Ownership: 22-7478 (Split into 22-7478 and 22-14695, 22-14696)

Dear Water Right Holder(s):

The Department of Water Resources (Department) acknowledges the receipt of correspondence changing ownership of a portion of the above referenced water right(s) to you. The Department has modified its records based on the information received and has enclosed a computer-generated report for you.

Your portion of each water right(s) has a specified point of diversion, nature of use and place of use. If you plan to change the authorized point of diversion, nature of use, or place of use, including adding a new point of diversion, you must file an Application for Transfer of Water Right. If you do not plan to change any elements of your water right, then no further action is required at this time.

The portion of the water right retained by the original right holder retains the original water right number. The Department is sending the original right holder a copy of this letter and a computer-generated report showing the changes to the original water right.

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 Bailly
Technical Records Specialist 1

Enclosure(s)

cc: DOUBLE BAR D RANCH LLC
JACOB KUNZ
CASSIE KUNZ