

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED

AUG 21 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?
22-14587,88,89,90 <i>OK</i>	Yes ☐	Yes ☐	22-14496 (Split into 22-14496 and 22-14702)		Yes ☐
22-14591,92,93,94,95 <i>OK</i>	Yes ☐	Yes ☐	22-14497 (Split into 22-14497 and 22-14703)		Yes ☐
22-14496,97,98,99 <i>OK</i>	Yes ☒	Yes ☐	22-14498 (Split into 22-14498 and 22-14704)		Yes ☐
22-14500,501,502,503 <i>OK</i>	Yes ☒	Yes ☐	22-14499 (Split into 22-14499 and 22-14705)		Yes ☐
22-14504 <i>OK</i>	Yes ☒	Yes ☐	22-14500 (Split into 22-14500 and 22-14706)		Yes ☐
			22-14501 (Split into 22-14501 and 22-14707)		Yes ☐
			22-14502 (Split into 22-14502 and 22-14708)		Yes ☐
			22-14503 (Split into 22-14503 and 22-14709)		Yes ☐
			22-14504 (Split into 22-14504 and 22-14710)		Yes ☐

2. Previous Owner's Name: 862 Teton 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: June 12, 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):
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: [Signature] Attorney 8/15/2025
Signature of new owner/claimant Title, if applicable Date
Bert Brub

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

For IDWR Office Use Only:
Received by M. Pette Date 8-22-25 Receipt No. E051074 Receipt Amt. 1125.00
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 10/8/2025

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 # 290538
Teton County, Driggs, Idaho
06/12/2025 02:27:53 PM No. of Pages: 3
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.: **1186326-T (jw)**

Date: **May 21, 2025**

For Value Received, **862 Teton, 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 Street Ste N, Sheridan, WY 82801**, the following described premises, situated in **Teton County, Idaho**, to-wit:

PARCEL 1:

LOT 1, SUNRAIN RANCH SUBDIVISION, TETON COUNTY, IDAHO, AS THE SAME APPEARS ON THE FINAL PLAT RECORDED AUGUST 31, 2023, AS INSTRUMENT NO. 282091.

PARCEL 2:

THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER AND THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER AND THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 4 NORTH, RANGE 45 EAST, BOISE MERIDIAN, TETON COUNTY, IDAHO.

ALSO: BEGINNING AT THE NE CORNER OF LOT 3, SECTION 7, TOWNSHIP 4 NORTH, RANGE 45 EAST, BOISE MERIDIAN, TETON COUNTY, IDAHO, AND RUNNING SOUTH 2 RODS, WEST 80 RODS, NORTH 2 RODS, EAST 80 RODS TO THE POINT OF BEGINNING.

PARCEL 3:

SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (SE $\frac{1}{4}$ SW $\frac{1}{4}$) OF SECTION 7, TOWNSHIP 4 NORTH, RANGE 45 EAST, BOISE MERIDIAN, TETON COUNTY, IDAHO.

LESS THE FOLLOWING:

BEGINNING AT THE SOUTHWEST CORNER OF THE SE $\frac{1}{4}$ SW $\frac{1}{4}$ SECTION, TOWNSHIP, AND RANGE, AFORESAID AND RUNNING THENCE NORTH 209 FEET, THENCE EAST 209 FEET; THENCE SOUTH 209 FEET; AND THENCE WEST 209 FEET TO THE POINT OF BEGINNING.

PARCEL 4:

**TOWNSHIP 4 NORTH, RANGE 45 EAST, BOISE MERIDIAN, TETON COUNTY, IDAHO.
SECTION 7: SOUTHWEST QUARTER SOUTHEAST QUARTER**

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.

Date: 05/21/2025

Warranty Deed
- continued

File No.: 1186326-T (jw)

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: 05/21/2025

Warranty Deed
- continued

File No.: 1186326-T (jw)

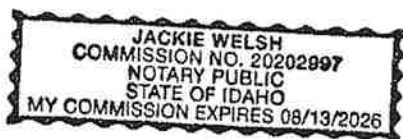
862 Teton, LLC, a Texas limited liability company

By: GAH
Name: George Allen
Title: Manager

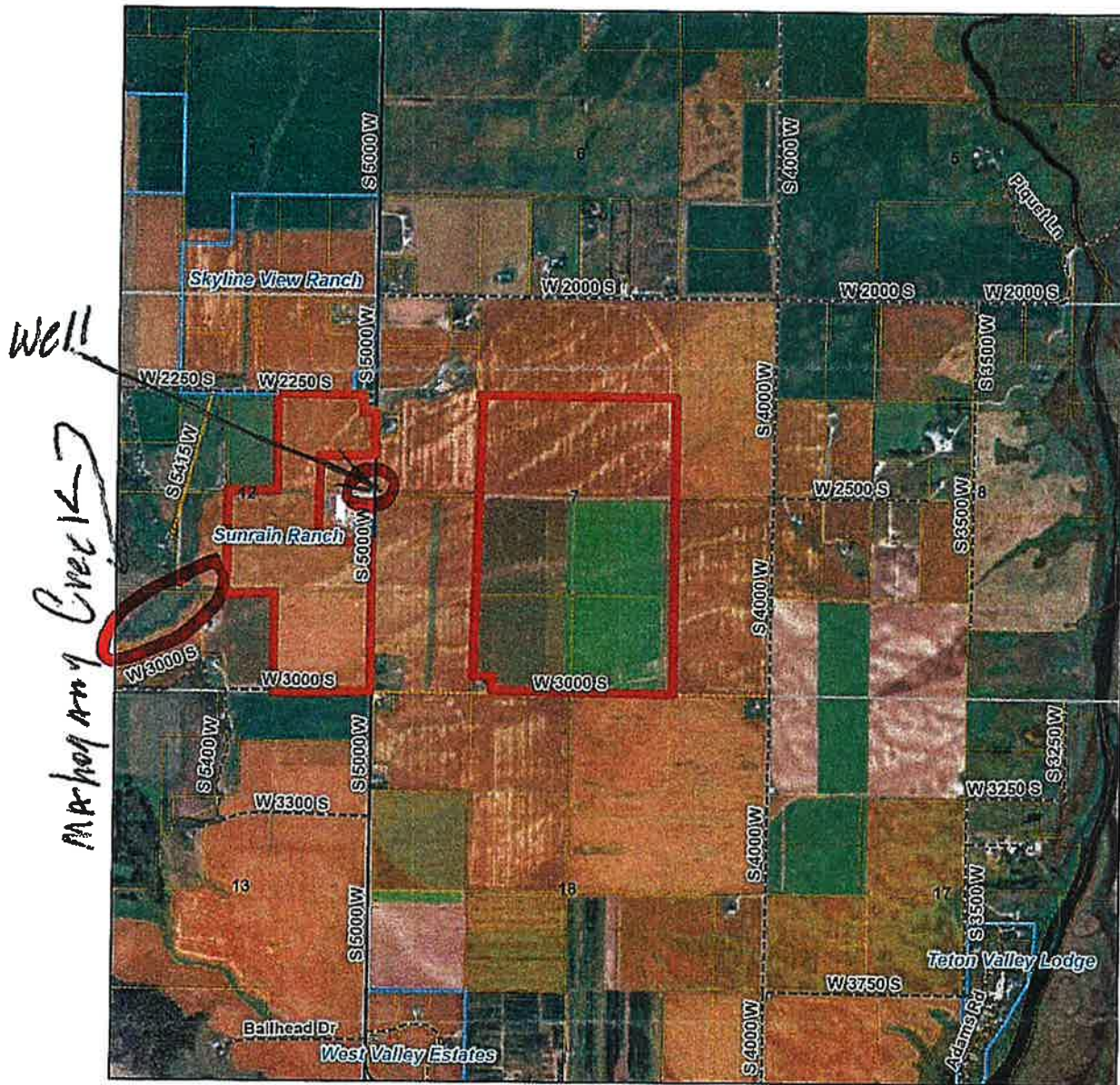
STATE OF Idaho)
COUNTY OF Teton)
SS.

On this 6/11/25 before me, a Notary Public in and for said State, personally appeared **George Allen**, 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 **862 Teton, 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.

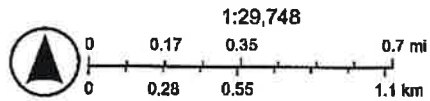
[Signature]
Notary Public of
Residing at:
Commission Expires:



Teton County Map



6/18/2025, 2:15:00 PM



Esri, NASA, NGA, USGS, FEMA, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

Split
Required

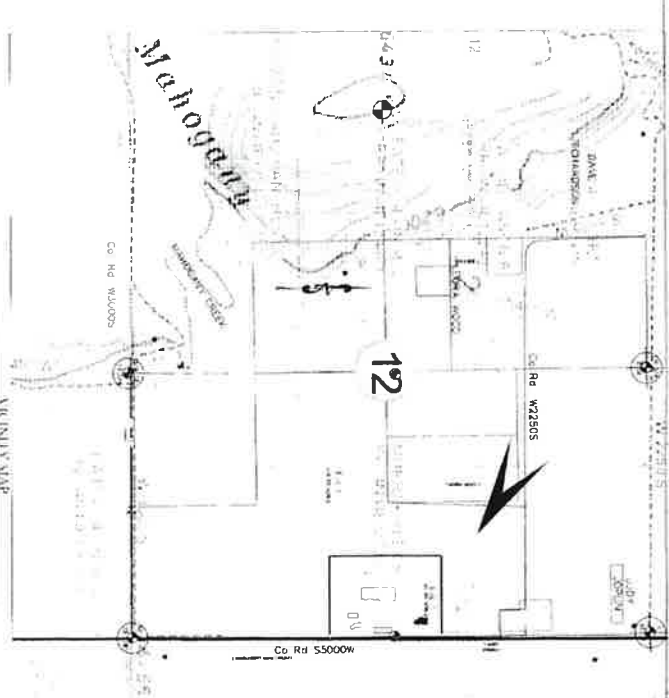
Parcel 4

Tract 1: 40.0000 Acres, Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=5280 ft.
Tract 2: 40.0000 Acres, Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=5280 ft.
Tract 3: 40.0000 Acres, Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=5280 ft.
Tract 4: 40.0000 Acres, Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=5280 ft.
Tract 5: 1.0000 Acres (43560 Sq. Feet), Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=2706 ft.
Tract 6: 40.0000 Acres, Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=5280 ft.
Tract 7: 1.0028 Acres (43681 Sq. Feet), Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=836 ft.
Tract 8: 40.0000 Acres, Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=5280 ft.

Tract Data and Deed Calls

Tract 01: 40.0000 Acres, Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=5280 ft.
Tract 02: 40.0000 Acres, Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=5280 ft.
Tract 03: 40.0000 Acres, Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=5280 ft.
Tract 04: 40.0000 Acres, Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=5280 ft.
Tract 05: 1.0000 Acres (43560 Sq. Feet), Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=2706 ft.
Tract 06: 40.0000 Acres, Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=5280 ft.
Tract 07: 1.0028 Acres (43681 Sq. Feet), Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=836 ft.
Tract 08: 40.0000 Acres, Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=5280 ft.
Tract 08: 40.0000 Acres, Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=5280 ft.

1: /ne,sw,ne,7,4n,45e
2: s0w 1320.00
3: s90w 1320.00
4: n0e 1320.00
5: n90e 1320.00
6: @0
7: /ne,se,nw,7,4n,45e
8: s0w 1320.00
9: s90w 1320.00
10: n0e 1320.00
11: n90e 1320.00
12: @0
13: /ne,ne,sw,7,4n,45e
14: s0w 1320.00
15: s90w 1320.00
16: n0e 1320.00
17: n90e 1320.00
18: @0
19: /ne,nw,se,7,4n,45e
20: s0w 1320.00
21: s90w 1320.00
22: n0e 1320.00
23: n90e 1320.00
24: @0
25: /ne,ne,nw,sw,7,4n,45e
26: s00e 2r
27: n90w 80r
28: n00e 2r
29: n90e 80r
30: @0
31: /ne,se,sw,7,4n,45e
32: s0w 1320.00
33: s90w 1320.00
34: n0e 1320.00
35: n90e 1320.00
36: @0
37: /sw,se,sw,7,4n,45e
38: n00e 209
39: n90e 209
40: s00e 209
41: n90w 209
42: @0
43: /ne,sw,se,7,4n,45e
44: s0w 1320.00
45: s90w 1320.00
46: n0e 1320.00
47: n90e 1320.00



SECTION CORNER FOUND OR SET AS NOTED

PROPERTY CORNER PLANT OR OTHER
MARKER FOUND OR SET AS NOTED

PROPERTY CORNER - SET 5' 8" x 6" REBAR
/ AV DING 2800 CAP

SECTIONAL BENCHMARK LINE

PROPERTY BENCHMARK

DIVISIVE LINE OF IRREG. CURVE

ENAKMENT - TIE AND WIDTH AS NOTED

EXISTING STRUCTURE

11133 UNIVERSITY BLVD
TELON COUNTY, DAHO 83102-00 PM No. of Pages: 2
Recorded for ANW ENGINEERING
KIM REILEY Fax: 1120
CL-Officer Recorder/Deputy: 
Initialed by: P.A.1

AW ENGINEERING —
225 SOUTH MAIN AVE. BOX 100, WETHE, ALABAMA 36591
(205) 787-7552 aw@engr.com

[illegible]

FIRE MARSHAL'S CERTIFICATE

NOT APPLICABLE -

HEALTH DEPARTMENT CERTIFICATE

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 10, SECTION 10-101, HAVE BEEN REVIEWED AND FOUND TO BE IN ACCORDANCE WITH SECTION 50-102, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL.

EASTON DAVID PUBLIC HEALTH INS

8-24-2023

ASSESSOR'S CERTIFICATE

PRESENTED TO THE TETON COUNTY ASSESSOR ON THE DATE SHOWN, AND THE TETON COUNTY ASSESSOR HAS APPROVED AND ACCEPTED FOR FILING.

TETON COUNTY ASSESSOR

8-25-2023

TREASURER'S CERTIFICATE

PRESENTED TO THE TETON COUNTY TREASURER ON THE DATE SHOWN, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED FOR FILING.

TETON COUNTY TREASURER

8-25-2023

COUNTY PLANNING & ZONING COMMISSION

PRESENTED TO THE TETON COUNTY PLANNING & ZONING COMMISSION ON THE DATE SHOWN, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED FOR FILING.

PLANNING AND ZONING COMMISSION

8-30-2023

COUNTY COMMISSIONERS' APPROVAL

PRESENTED TO THE TETON COUNTY BOARD OF COUNTY COMMISSIONERS ON THE DATE SHOWN, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED FOR FILING.

TETON COUNTY BOARD OF COMMISSIONERS

8-31-2023

SURVEYORS CERTIFICATE & NARRATIVE

I, ARNOLD WOLSTON, BEING A LICENSED SURVEYOR IN THE STATE OF IDAHO, HAVE BEEN EMPLOYED BY THE TETON COUNTY PLANNING & ZONING COMMISSION TO SURVEY THE LAND SHOWN ABOVE. THE SURVEY OF THIS SUBDIVISION WAS BASED ON AN ENGINEERING FIELD SURVEY OF SAID LAND WITH THE TETON COUNTY PLANNING & ZONING COMMISSION. THE SURVEY OF THIS SUBDIVISION IS BASED ON PRIOR AN ENG SURVEY (234950) IN THIS AREA WITH THE BASIS OF BEARING BEING THE EAST SECTION LINE OF THE SE 1 OF SECTION 12, TWP 4N, R10E, B1M, TETON COUNTY, IDAHO.

PLAT 2023



WATER RIGHTS USE STATEMENT

THIS PROPERTY HAS 125 ACRES OF IRRIGATION WATER RIGHTS IN THE MANOCANY CREEK CANAL CO. WHICH SUPPLY IRRIGATION WATER TO THE DESCRIBED LAND. THESE RIGHTS ARE NOT SUBJECT TO ANY RESTRICTIONS OR CONDITIONS AND ARE NOT SUBJECT TO THIS COMPLEX WITH IDAHO CODE SECTION 31-305, SUBSECTION (1)(b).

OWNERS' CERTIFICATE

BE IT KNOWN THAT WE, THE UNDERSIGNED OWNERS OF THE LAND AS HEREIN DESCRIBED, HAVE REVIEWED THE SUBDIVISION MAP AND THE DESCRIPTION OF THE LAND AND HAVE AGREED TO THE SUBDIVISION AND THE DESCRIPTION OF THE LAND. WE HEREBY CERTIFY THAT WE HAVE REVIEWED THIS SUBDIVISION AND FIND IT CORRECT AND ACCURATE AS PER IDAHO CODE 50-102, AND APPROVE THIS PLAN TO BE RECORDED.

STATE OF Hawaii

August 15, 2023

COUNTY OF Maui

ON THIS 18th DAY OF August, 2023, BEFORE ME, A NOTARY PUBLIC, the following persons appeared, personally known to me, and acknowledged to me that they executed the foregoing instrument and acknowledged to me that they executed the same.

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC, Hawaii

8/18/23

STATE OF Hawaii

ON THIS 18th DAY OF August, 2023, BEFORE ME, A NOTARY PUBLIC, the following persons appeared, personally known to me, and acknowledged to me that they executed the foregoing instrument and acknowledged to me that they executed the same.

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC, Hawaii

8/18/23

CERTIFICATE OF PLAT REVIEW

I, THE UNDERSIGNED, BEING A LICENSED SURVEYOR IN THE STATE OF IDAHO, DO HEREBY CERTIFY THAT I HAVE REVIEWED THIS SUBDIVISION AND FIND IT CORRECT AND ACCURATE AS PER IDAHO CODE 50-102, AND APPROVE THIS PLAN TO BE RECORDED.

TETON COUNTY REVIEW SURVEYOR

2023

PROPERTY DESCRIPTION

THE SE 1/4 SE 1/4, PART OF THE N 1/2 SE 1/4, AND MOST OF THE SE 1/4 NE 1/4 OF SECTION 12, ALL WITHIN TWP 4N, R10E, B1M, TETON COUNTY, IDAHO, BEING CONTAINED IN THE SOUTHWEST CORNER OF SAID SECTION 12, THENCE N 00°17'44"E, 1324.63 FEET TO A POINT, THENCE S 89°59'03"E, 1324.40 FEET TO A POINT, THENCE N 00°18'42"E, 1323.88 FEET TO A POINT, THENCE S 89°58'27"E, 651.45 FEET TO A POINT, THENCE N 00°16'33"E, 1324.67 FEET TO A POINT, THENCE S 89°59'03"E, 1324.40 FEET TO A POINT, THENCE S 89°58'27"E, 198.00 FEET TO A POINT, THENCE S 00°17'44"E, 1324.63 FEET TO THE E 1/4 CORNER OF SAID SECTION 12, THENCE S 00°15'48"E, 264.630 FEET TO THE POINT OF BEGINNING.

CONTAINS 129.49 ACRES MORE OR LESS SUBJECT TO A 30 FOOT COUNTY ROAD AND UTILITY EASEMENT ALONG THE NORTHERN, EASTERN AND SOUTHERN PROPERTY BOUNDARIES.

RECORDER'S CERTIFICATE

INSTRUMENT # 282091
RECORDED IN THE PUBLIC RECORDS OF THE STATE OF IDAHO
ON 8/22/2023 AT 10:00 AM
BY RECORDER [Signature]

SUNRAIN RANCH Subdivision



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 08, 2025

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

Re: Change in Water Right Ownership: 22-14496 (Split into 22-14496 and 22-14702), 22-14497 (Split into 22-14497 and 22-14703), 22-14498 (Split into 22-14498 and 22-14704), 22-14499 (Split into 22-14499 and 22-14705), 22-14500 (Split into 22-14500 and 22-14706), 22-14501 (Split into 22-14501 and 22-14707), 22-14502 (Split into 22-14502 and 22-14708), 22-14503 (Split into 22-14503 and 22-14709), 22-14504 (Split into 22-14504 and 22-14710) and the following non-split water rights 22-14587, 22-14588, 22-14589, 22-14590, 22-14591, 22-14592, 22-14593, 22-14594, 22-14595

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 Baily
Technical Records Specialist 1

Enclosure(s)

cc: 862 TETON LLC
WATER DISTRICT 01
RABO AGRIFINANCE (22-14590, 22-14499, 22-14705)