

RECEIVED

SEP 16 2025

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCESDEPT. 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.

WD 120 / Bonneville Jefferson GWD

Water Right/Claim No.	Split?	Leased to Water Supply Bank?	Water Right/Claim No.	Split?	Leased to Water Supply Bank?
35-13441 <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: Loran and Kaylynn Kinghorn
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): REI Property Group LLC
New owner(s) as listed on the conveyance document

616 E 1470 N
Mailing address
208-390-2342
Telephone

Shelley ID 83274
City State Zip
skinghorn88@gmail.com
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: X 4/25/2022
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: X [Signature]
Signature of new owner/claimant
Austin Kinghorn
Print name

Manager X 8-27-25
Title, if applicable Date

Signature: [Signature]
Signature of new owner/claimant
Shantelle Kinghorn
Print name

8-27-25
Title, if applicable Date

Received by M. Petts Date 9-16-25 For IDWR Office Use Only: Receipt No. E051135 Receipt Amt. 25.00
 Active in the Water Supply Bank? Yes ☐ No ☐ If yes, forward to the State Office for processing
 Name on W-9 _____ Approved by JB Processed by MP W-9 received? Yes ☐ No ☐
 Date 10/15/2025



Instrument # 1721791
Bonneville County, Idaho Falls, Idaho
04/25/2022 04:17:01 PM No. of Pages: 2
Recorded for: AMERITITLE - IDAHO FALLS
Penny Manning Fee: \$15.00
Ex-Officio Recorder Deputy Rupchurch
Index to: DEED, WARRANTY

WARRANTY DEED

Order No.: 536824AM

FOR VALUE RECEIVED

Loran W Kinghorn aka Loran Kinghorn and Kaylynn Kinghorn, husband and wife
the grantor(s), do(es) hereby grant, bargain, sell and convey unto

Austin J Kinghorn and Shantelle R Kinghorn, husband and wife

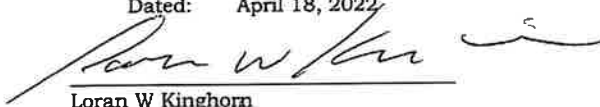
whose current address is:
616 E 1470 N
Shelley, ID 83274

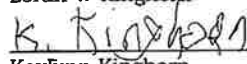
the grantee(s), the following described premises, in Bonneville County, Idaho,
TO WIT:

See Attached Exhibit 'A'

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee(s), that (s)he is/are the owner(s) in fee simple of said premises; that they are free from all encumbrances Except: Current Year Taxes, conditions, covenants, restrictions, reservations, easements, rights and rights of way, apparent or of record. And that (s)he will warrant and defend the same from all lawful claims whatsoever.

Dated: April 18, 2022


Loran W Kinghorn


Kaylynn Kinghorn

State of Idaho } ss
County of Bonneville }

On this 25 day of April, 2022, before me, the undersigned a Notary Public in and for said state, personally appeared LORAN W KINGHORN & KAYLYNN KINGHORN 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 same.
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.


Notary Public for the State of Idaho
Residing at:
Commission Expires:

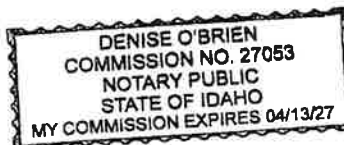


EXHIBIT 'A'

File No. 536824AM

TRACT 1:

Part of the SW 1/4 of the SW 1/4 of Section 17, Township 2 North, Range 37 East of the Boise Meridian, Bonneville County, Idaho described as:

Beginning at a point that is S 89°38'19" E 738.67 feet along the section line (said section line being the basis of bearing) and N 00°01'29" W 327.25 feet from the SW Corner of said Section 17 and running thence N 00°01'29" W 228.09 feet to the centerline of an irrigation ditch; thence along said centerline the following four (4) courses (1) N 61°09'09" E 100.08 feet; thence (2) N 46°44'34" E 120.01 feet; thence (3) N 50°24'35" E 81.62 feet; thence (4) N 70°45'24" E 20.85 feet; thence S 00°18'19" E 586.59 feet; thence N 88°59'46" W 111.34 feet; thence N 01°08'06" E 76.05 feet; thence N 88°59'46" W 78.29 feet; thence N 00°13'26" E 89.75 feet; thence S 89°58'31" W 72.93 feet to the point of beginning.

TOGETHER WITH:

The following easement for ingress and egress being further described in Instrument No.: 967622, recorded May 7, 1998 official records of Bonneville County, more specifically described as follows:

Beginning at a point that is S 89°38'19" E 738.67 feet along the section line from the SW Corner of said Section 17 (said section line being the basis of bearing) and running thence N 0°01'29" W 327.25 feet; thence N 89°58'31" E 25.00 feet; thence S 0°01'29" E 327.42 feet to the South line of said Section 17; thence N 89°38'19" W 25.00 feet along the section line to the point of beginning.

LESS AND EXCEPTING: Any Modular Housing Unit or Manufactured Housing Unit situated thereon.

TRACT 2:

Part of the SW1/4SW1/4 Section 17, Township 2 North, Range 37 EBM, Bonneville County Idaho described as follows, to wit:

Beginning at a point that is S 89°38'19" E 738.67 feet along the Section line from the Southwest corner of Section 17, Township 2 North, Range 37 E.B.M., Bonneville County, Idaho, said Section line being the basis of bearing, and running thence N 0°01'29" W 327.25 feet thence N 89°58'31" E 72.93 feet; thence S 00°13'26" W 89.75 feet; thence S 88°59'46" E 78.29 feet; thence S 01°08'06" W 76.05 feet; thence S 88°59'46" E 111.34 feet; thence S 00°18'19" E 159.83 feet to the South line of said Section 17, thence N 89°38'19" W 261.39 feet along the Section line to the point of beginning.

SUBJECT TO:

The following easement for ingress and egress being further described in Instrument No.: 967622, recorded May 7, 1998 official records of Bonneville County, more specifically described as follows:

Beginning at a point that is S 89°38'19" E 738.67 feet along the section line from the SW Corner of said Section 17 (said section line being the basis of bearing) and running thence N 0°01'29" W 327.25 feet; thence N 89°58'31" E 25.00 feet; thence S 0°01'29" E 327.42 feet to the South line of said Section 17; thence N 89°38'19" W 25.00 feet along the section line to the point of beginning.

EXCEPTING THEREFROM: Any highway or county road right of ways.

LESS AND EXCEPTING: Any Modular Housing Unit or Manufactured Housing Unit situated thereon.



0006126468



STATE OF IDAHO
Office of the secretary of state, Phil McGrane
ANNUAL REPORT
Idaho Secretary of State
PO Box 83720
Boise, ID 83720-0080
(208) 334-2301
Filing Fee: \$0.00

For Office Use Only

-FILED-

File #: 0006126468

Date Filed: 2/24/2025 1:12:13 PM

B0991-7319 02/24/2025 1:12 PM Received by Office of the Idaho Secretary of State

Entity Name and Mailing Address:		
Entity Name:	REI PROPERTY GROUP LLC	
The file number of this entity on the records of the Idaho Secretary of State is:	0003390880	
Address	616 E 1470 N SHELLEY, ID 83274-5050	
Entity Details:		
Entity Status	Active-Existing	
This entity is organized under the laws of:	IDAHO	
If applicable, the old file number of this entity on the records of the Idaho Secretary of State was:		
The registered agent on record is:		
Registered Agent	AUSTIN KINGHORN Registered Agent Physical Address 616 E 1470 N SHELLEY, ID 83274 Mailing Address 616 E 1470 N SHELLEY, ID 83274	
Agent or Address Change		
☐ Select if you are appointing a new agent.		
Limited Liability Company Managers and Members		
Name	Title	Business Address
Austin J Kinghorn	Manager	616 E 1470 N SHELLEY, ID 83274
The annual report must be signed by an authorized signer of the entity.		
Job Title: Member		
Austin Kinghorn		02/24/2025
Sign Here		Date



Bonneville County Parcel Viewer

Bonneville County GIS

8/13/25, 8:57 AM



RP Number OR Owner (last name)

Parcel: MHTAMA721209

Parcel Number	MHTAMA721209
last_edited_date	6/30/2025, 10:07 AM
comment	
Permit OID	
Active Year	
Owner	KINGHORN AUSTIN JAMES
Additional Owner	
Owner Address	616 E 1470 N
Owner City	SHELLEY
Owner State	ID
Owner Zipcode	83274
Parcel Address	5350 W BROADWAY TRLR 15
Parcel City	IDAHO FALLS
Parcel Zipcode	83402
Tax Code	018-0000
Last Assessed	1,500.00
Home Owners	0.00
Property Description	TAMARACK-CHAMPION 1972 12 X 56 1629664248
Tax Charge 2024	0.00
Improvement	MHOME
Year Build	1,972.00
Value	1,500.00
Description	
Land Value	
TAG	018-0000
TaxCodeAreas	Bonneville County
Jurisdiction	None
School District	District 91, Sub HB470, 91 School Bond HB470, 91 District PF HB470, District 91 63-1305 Emergency HB470
funds	Ambulance
College	College of Eastern Idaho
Flood	None
Cemetery	New Sweden Cemetary
Fire District	Fire #1
Sewer District	None
Instruments	
Sudbdivision	
Legal Description	

[Zoom to](#)

0.2mi



Bonneville County Parcel Viewer

Map of Bonneville County, ID

Map of Bonneville County, ID

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▼

RP Number OR Owner (las

Q



600ft

Water Right Report : 35-13441(Decreed/Active)

Water Right Owners

Owner Type	Name	Address	City	State	Postal Code
Current Owner	KINGHORN, KAYLYNN	5055 CANYON CREEK	IDAHO FALLS	ID	83402
Current Owner	KINGHORN, LORAN	5055 CANYON CREEK	IDAHO FALLS	ID	83402
Current Owner	PARSONS, KARLA M	5350 W BROADWAY #2D	IDAHO FALLS	ID	83402
Current Owner	PARSONS, WILLIAM T	5350 W BROADWAY #2D	IDAHO FALLS	ID	83402

Water Right Status

Priority Date : 5/1/1960
Basis : Decreed
Status : Active

Water Source

Source	Source Qualifier	Tributary	Tributary Qualifier
GROUND WATER			

Points Of Diversion (Location)

Source	Township	Range	Section	Govt. Lot	QQQ	QQ	Q	County	Diversion Type
GROUND WATER	02N	37E	17	0	SE	SW	SW	BONNEVILLE	

Water Uses

Beneficial Use	From	To	Diversion Rate	Volume
COMMERCIAL	01/01	12/31	0.04 CFS	9.60 AFA
TOTAL			0.04 CFS	9.60 AFA

Places of Use

Place of Use Legal Description : COMMERCIAL (BONNEVILLE county)

Township	Range	Section	Lot	QQQ	QQ	Q	Acres
02N	37E	17			SW	SW	

Conditions

Code Conditions

- 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.
- Commercial use for 20 apartments and 16 mobile homes.

Dates

Licensed Date :
Decreed Date : 8/18/2005
Permit Proof Due Date :
Permit Proof Made Date :
Permit Approved Date :
Permit Moratorium Expiration Date :
Enlargement Use Priority Date :
Enlargement Statute Priority Date :
Application Received Date :
Protest Deadline Date :

Other Information

State or Federal :
Water District Number : 120
Generic Max Rate Per Acre : 0
Generic Max Volume Per Acre : 0
Civil Case Number :
Decree Plaintiff :
Decree Defendant :
Swan Falls Trust or Nontrust :
Swan Falls Dismissed :
DLE Act Number :
Cary Act Number :
Mitigation Plan: False

State of Idaho
Department of Water Resources

Water Right

35-13441

COMMERCIAL

The map depicts the place of use for the water use listed above and point(s) of diversion of this right as currently derived from interpretations of the paper records and is used solely for illustrative purposes. Discrepancies between the computer representation and the permanent document file will be resolved in favor of the actual water right documents in the water right file.



2025-03-17 10:25



Legend

- Quarter Quarters
 PLS Sections
 Townships
 Place of Use Boundary
 Point of Diversion



File No./Escrow No.: 536824AM
Officer/Escrow Officer:**AmeriTitle, LLC**
1650 Elk Creek Dr.
Idaho Falls, ID 83404
(208)524-6600

Property Address: 5350 W BROADWAY
IDAHO FALLS, ID 83402 (BONNEVILLE)
(RP02N37E176295, RP02N37E176535)

Borrower: AUSTIN J KINGHORN AND SHANTELE R KINGHORN
616 E 1470 N
Shelley, ID 83274

Seller: LORAN W KINGHORN AND KAYLYNN KINGHORN
5055 W Canyon Creek Rd
Idaho Falls, ID 83402

Lender:

Settlement Date: 4/25/2022
Disbursement Date: 4/25/2022

Seller		Description	Borrower	
Debit	Credit		Debit	Credit
		Deposits, Credits, Debits		
	\$1,400,000.00	Sale Price of Property	\$1,400,000.00	
		Deposit		\$1,000.00
		Payoffs		
\$1,350,000.00		Seller Carry Back		
		New Loans		
		Loan Amount		\$1,350,000.00
		Property Taxes \$351.63 per month for 7 mo.	\$2,461.41	
		Property Tax Trailer Park 7 months @ \$172.00 per month	\$1,204.00	
		Title Charges		
\$3,850.00		Title - Owner's Title Insurance to AmeriTitle, LLC		
\$7.50		Title - Courier/Delivery/Postage Fee to AmeriTitle, LLC	\$7.50	
\$2,150.00		Title - Settlement or Closing Fee to AmeriTitle, LLC	\$2,150.00	
\$1,375.00		Title - Long Term Escrow Fee to AmeriTitle	\$1,375.00	
\$25.00		Title - Reserve Account Set-up Fee to AmeriTitle	\$25.00	
		Government Recording and Transfer Charges		
\$4.75		eRecording Fees Paid to Simplifile - Buyer/Borrower to AmeriTitle, LLC	\$4.75	
\$7.50		Recording fees: Deed \$15.00	\$7.50	
\$22.50		Mortgage \$45.00	\$22.50	
		Additional Settlement Charges		
\$1,917.96		2nd 1/2 2021 Tax Apartments to Bonneville County Treasurer		
\$938.16		2nd 1/2 2022 Tax Trailer Park to Bonneville County Treasurer		
Seller			Borrower	
Debit	Credit		Debit	Credit
\$1,360,298.37	\$1,400,000.00	Subtotals	\$1,407,257.66	\$1,351,000.00
		Due From Borrower		\$56,257.66
\$39,701.63		Due To Seller		
\$1,400,000.00	\$1,400,000.00	Totals	\$1,407,257.66	\$1,407,257.66

Please note, our wire instructions will not change. If you should get emails requesting a change to the wire instructions, please contact me immediately at (208)524-6600. We bring this to your attention because, unfortunately, real estate transactions are a target for wire fraud.

Acknowledgement

We/I have carefully reviewed the ALTA Settlement Statement and find it to be a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction and further certify that I have received a copy of the ALTA Settlement Statement. We/I authorize AmeriTitle, LLC to cause the funds to be disbursed in accordance with this statement.

BORROWER(S)

AUSTIN J KINGHORN

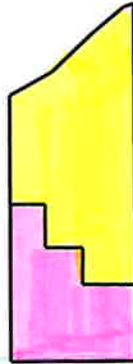
SHANTELE R KINGHORN

SELLER(S)

LORAN W KINGHORN

KAYLYNN KINGHORN

PRELIMINARY



Tract 1

Tract 2

1721791 Loran + Kaylynn Kinghorn To Austin +
Shantelle Kinghorn

10/10/2025

Scale: 1 inch= 400 feet

File:

Tract 1: 2.4830 Acres (108158 Sq. Feet), Closure: n43.2325e 0.01 ft. (1/123738), Perimeter=1566 ft.
Tract 2: 1.3771 Acres (59987 Sq. Feet), Closure: n00.0000e 0.00 ft. (1/266373), Perimeter=1177 ft.

01 /sw,17,2n,37e
02 /s89.3819e 738.67
03 /n00.0129w 327.25
04 n00.0129w 228.09
05 n61.0909e 100.08
06 n46.4434e 120.00
07 n50.2435e 81.62
08 n70.4524e 20.85
09 s00.1819e 586.59
10 n88.5946w 111.34
11 n01.0806e 76.05
12 n88.5946w 78.29
13 n00.1326e 89.75
14 s89.5831w 72.93
15 @0
16 /sw,17,2n,37e

17 /s89.3819e 738.67
18 n0.0129w 327.25
19 n89.5831e 72.93
20 s00.1326w 89.75
21 s88.5946e 78.29
22 s01.0806w 76.05
23 s88.5946e 111.34
24 s00.1819e 159.83
25 n89.3819w 261.39



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 15, 2025

AUSTIN J KINGHORN
616 E 1470 N
SHELLEY ID 83274-5050

SHANTELE R KINGHORN
616 E 1470 N
SHELLEY ID 83274-5050

Re: Change in Ownership for Water Right No(s): 35-13441

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)
Cc: Water District 120
Bonneville Jefferson GWD

Baily, Jonie

From: Shantelle Kinghorn <skinghorn88@gmail.com>
Sent: Monday, October 13, 2025 8:34 AM
To: Baily, Jonie
Subject: Re: Change in ownership water right no 35-13441

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.

Ok that is fine, thank you!
Sent from my iPhone

On Oct 10, 2025, at 12:03 PM, Baily, Jonie <Jonie.Baily@idwr.idaho.gov> wrote:

The deed supplied is going into Austin and Shantelle R Kinghorn. The ownership change application indicates the water right is going into REI Property Group. The department will be required to follow what the deed says and put ownership in the name of Austin and Shantelle Kinghorn.

From: Eastern Info <easterninfo@idwr.idaho.gov>
Sent: Friday, October 10, 2025 11:52 AM
To: Baily, Jonie <Jonie.Baily@idwr.idaho.gov>
Subject: FW: Change in ownership water right no 35-13441

Thank You,

Christina Henman
Administrative Assistant

From: Shantelle Kinghorn <skinghorn88@gmail.com>
Sent: Friday, October 10, 2025 11:48 AM
To: Eastern Info <easterninfo@idwr.idaho.gov>
Subject: Change in ownership water right no 35-13441

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.

Attached is the warranty deed for change in ownership for water right number 35-13441

Sent from my iPhone



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 23, 2025

REI PROPERTY GROUP LLC
616 E 1470 N
SHELLEY ID 83274

RE: Change in Ownership Water Right No. 35-13441

Dear Sir/Madam:

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

Our review of your notice indicates that additional information is required before we can process the change. The information required is indicated below:

**** **Evidence of Ownership:** In order to update the ownership of a water right a copy of a full recorded vesting deed is required. The document received with your application is a Settlement Statement unfortunately the department cannot accept a copy of the Settlement Statement as evidence of ownership. Please supply a full copy of the recorded vesting deed (Warranty Deed, Grant Deed, etc)

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

Please note that Section 42-248, Idaho Code, requires you or the owner of this water right to maintain current ownership and address records on file with the department. Forms to file a change of ownership of a water right and/or a change in the address of the water right owner are available from any department office, or at the department's website at: www.idwr.idaho.gov.

Please feel free to contact the Department if you have any questions.

Sincerely,

Jonie Baily
Technical Records Specialist