

STATE OF IDAHO  
DEPARTMENT OF WATER RESOURCES

✓ **RECEIVED**

AUG 11 2025

**NOTICE OF CHANGE IN WATER RIGHT OWNERSHIP**

DEPT. OF WATER RESOURCES  
SOUTHERN 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? |
|-----------------------|------------------------------|------------------------------|-----------------------|------------------------------|------------------------------|
| 72-30                 | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |                       | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |
|                       | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |                       | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |
|                       | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |                       | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |
|                       | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |                       | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |
|                       | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |                       | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |

2. Previous Owner's Name: FRED E. STRICKLER & ESTHER H. STRICKLER  
Name of current water right holder/claimant

3. New Owner(s)/Claimant(s): EDDY CREEK RANCH LLC  
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or

2480 E. HUBBARD RD.  
Mailing address

MERIDIAN  
City

ID  
State

83642  
Zip

208-888-6116  
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 1, 1962

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):
- ☐ \$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: Fred E. Strickler MANAGER 8-7-25  
Signature of new owner/claimant Title, if applicable Date  
FRED E. STRICKLER  
Print name

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

Received by SG Date 8-11-2025 For IDWR Office Use Only: Receipt No. 8040731 Receipt Amt. \$25

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 SM Date 10-15-2025

Recording Requested By And  
When Recorded Mail To:

Joshua C. P. Reams  
Ahrens DeAngeli Law Group LLP  
P.O. Box 9500  
Boise, Idaho 83707-9500  
Phone: (208) 387-0729  
Fax: (208) 639-7788  
Email: jreams@adlawgroup.com

## Grant Deed

Fred E. Strickler and Esther A. Strickler, husband and wife, "Grantors," for good and valuable consideration, the receipt of which is hereby acknowledged, do hereby grant, bargain, and convey to Eddy Creek Ranch, LLC, an Idaho limited liability company, whose current address is 2480 East Hubbard Road, Meridian, Idaho 83642, the following described real property located in Custer County, Idaho, more particularly described as follows:

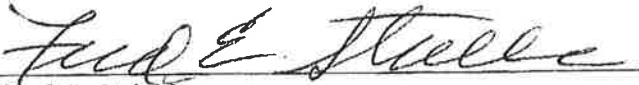
### See Exhibit A

TOGETHER WITH all improvements, easements, hereditaments and appurtenances thereto, and all tenements, reversions, remainders, rights-of-way and water rights in anywise appertaining to the property herein described.

SUBJECT TO taxes and assessments for the year 2025 and all subsequent years, and to such rights, easements, liens, encumbrances, covenants, rights-of-way, reservations, restrictions and zoning regulations as appear of record or based upon the premises, and to any state of facts an accurate survey or inspection of the premises would show.

**Assessor Parcel Number:** RP15N18E266601A  
**Street Address of Property:** 555 Eddy Creek, Challis, Idaho 83226

IN WITNESS WHEREOF, the Grantor has executed this instrument on this 9th day of June, 2025.

  
Fred E. Strickler

"Grantor"

STATE OF IDAHO            )  
                                      : ss.  
COUNTY OF ADA         )

On this 9th day of June, 2025, before me, a Notary Public for the State of Idaho, personally appeared Fred E. Strickler, known to me to be the person named in the foregoing, and acknowledged to me that he executed the same as his free act and deed, for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal the day and year in the certificate first written above.



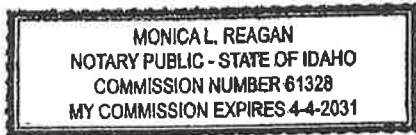
  
Notary Signature

*Esther A. Strickler*  
 Esther A. Strickler by Fred E. Strickler, as attorney-  
 in-fact for Esther A. Strickler  
*BY Fred E. Strickler FCH*

STATE OF IDAHO            )  
                                       : ss.  
 COUNTY OF ADA            )

On this 9th day of June, 2025 before me, the undersigned, a Notary Public in and for said state, personally appeared Fred E. Strickler, who, being by me duly sworn, did say that he is the attorney-in-fact for Esther A. Strickler, and that Fred E. Strickler signed the foregoing instrument on behalf of said Esther A. Strickler, in his capacity as her attorney-in-fact.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year in this certificate above written.



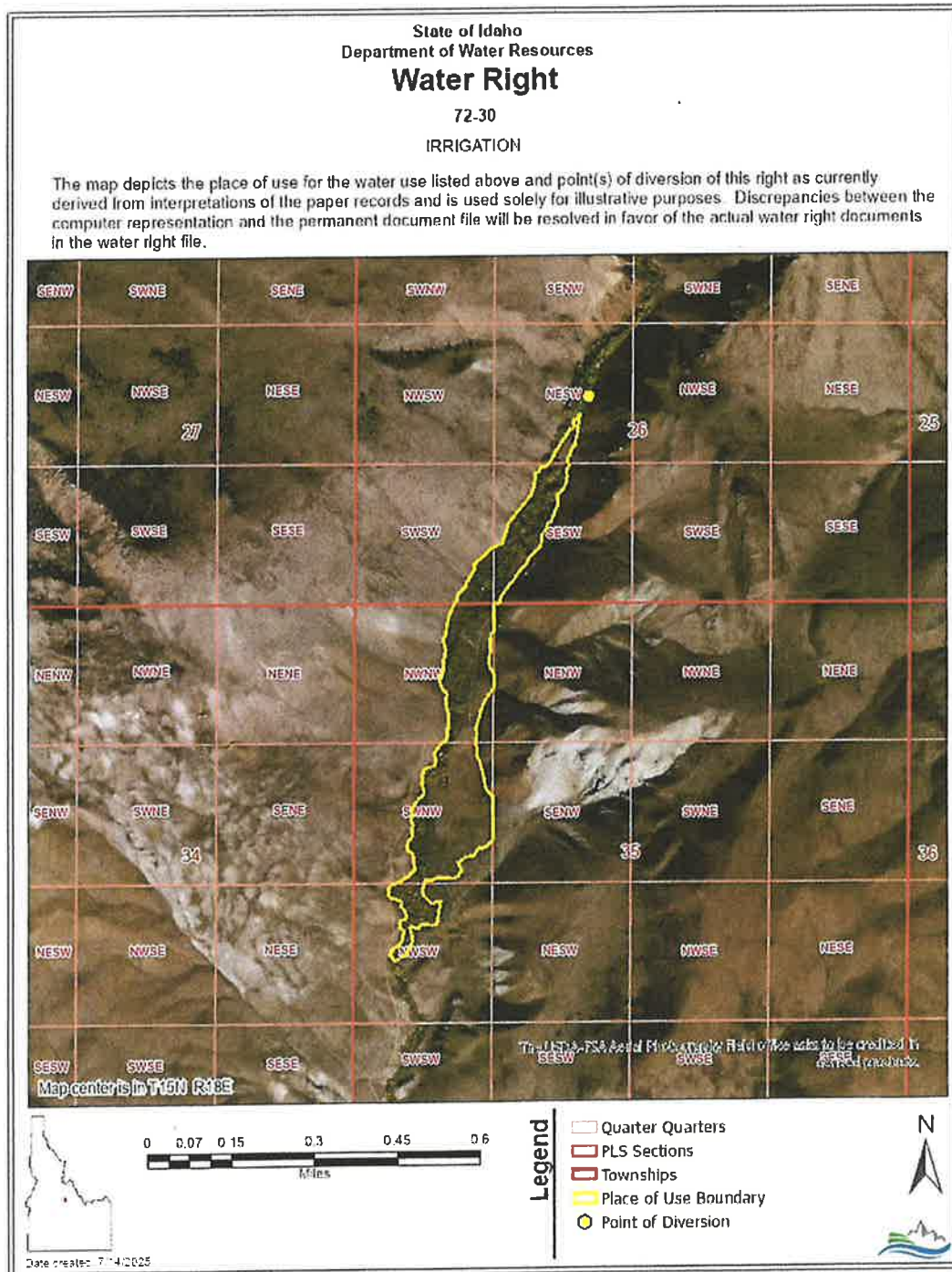
*Monica Reagan*  
 Notary Signature

## Exhibit A

Hailey Homestead Entry No. 012366 (Tract 383), more particularly described as follows:

NE1/4SW1/4NW1/4SW1/4; N1/2SE1/4NW1/4SW1/4; NE1/4NW1/4SW1/4;  
E1/2NW1/4NW1/4SW1/4; E1/2SW1/4NW1/4; E1/2W1/2SW1/4NW1/4;  
E1/2NW1/4NW1/4; E1/2W1/2NW1/4NW1/4; all in Section 35 and  
E1/2SE1/4SW1/4SW1/4; W1/2SE1/4SW1/4; W1/2NE1/4SE1/4SW1/4;  
S1/2SW1/4NE1/4SW1/4; SW1/4SE1/4NE1/4SW1/4 in Section 26,  
all in Township 15 North, Range 18 East of the Boise Meridian,  
containing 120 acres, more or less.

Together with all ditch and ditch rights, and water and water rights appurtenant to said premises or used in connection therewith, including that certain water decree duly recorded November 21, 1911, in Book 1 of Judgments at Page 671 establishing a right of priority for 50 inches for May 30, 1903.





0006258661



**STATE OF IDAHO**  
*Office of the secretary of state, Phil McGrane*  
**CERTIFICATE OF ORGANIZATION LIMITED  
LIABILITY COMPANY**

Idaho Secretary of State  
PO Box 83720  
Boise, ID 83720-0080  
(208) 334-2301  
Filing Fee: \$100.00

For Office Use Only

**-FILED-**

File #: 0006258661

Date Filed: 5/17/2025 7:32:24 AM

## Certificate of Organization Limited Liability Company

Select one: Standard, Expedited or Same Day Service (see descriptions below)      Standard (filing fee \$100)

## 1. Limited Liability Company Name

Type of Limited Liability Company

Limited Liability Company

Entity name

Eddy Creek Ranch, LLC

## 2. The complete street address of the principal office is:

Principal Office Address

2480 EAST HUBBARD ROAD  
MERIDIAN, ID 83642

## 3. The mailing address of the principal office is:

Mailing Address

2480 E HUBBARD RD  
MERIDIAN, ID 83642-7220

## 4. Registered Agent Name and Address

Registered Agent

Registered Agent

Fred E. Strickler

Physical Address:

2480 E HUBBARD RD  
MERIDIAN, ID 83642-7220

Mailing Address:

2480 E HUBBARD RD  
MERIDIAN, ID 83642-7220

☒ I affirm that the registered agent appointed has consented to serve as registered agent for this entity.

## 5. Governors

| Name             | Address                                      |
|------------------|----------------------------------------------|
| Fred E Strickler | 2480 EAST HUBBARD ROAD<br>MERIDIAN, ID 83642 |

Signature of Organizer:

*Fred E. Strickler*

Sign Here

*05/17/2025*

Date

B1015-5148 05/17/2025 7:36 AM Received by Office of the Idaho Secretary of State



IDAHO DEPARTMENT OF  
**WATER RESOURCES**

Southern Region • 650 Addison Ave W, Suite 500 • Twin Falls, ID 83301-5858

Phone: 208-736-3033 • Fax: 208-736-3037 • Email: [southerninfo@idwr.idaho.gov](mailto:southerninfo@idwr.idaho.gov) • Web: [idwr.idaho.gov](http://idwr.idaho.gov)

**Governor Brad Little**

**Director Mathew Weaver**

October 15, 2025

EDDY CREEK RANCH LLC  
2480 E HUBBARD RD  
MERIDIAN ID 83642-7220

Re: Change in Ownership for Water Right No(s): 72-30

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) 293-9908.

Sincerely,

Denise Maline  
Administrative Assistant 1

Enclosure(s)

c: Water District 72A