

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

✓ **RECEIVED**

JUL 28 2025

DEPT. OF WATER RESOURCES
SOUTHERN 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.

Water Right/Claim No.	Split?	Leased to Water Supply Bank?	Water Right/Claim No.	Split?	Leased to Water Supply Bank?
37-759	Yes ☐	Yes ☐	37-8693	Yes ☐	Yes ☐
37-761B	Yes ☐	Yes ☐	37-10989	Yes ☐	Yes ☐
37-762	Yes ☐	Yes ☐		Yes ☐	Yes ☐
37-1214	Yes ☐	Yes ☐		Yes ☐	Yes ☐
37-1215	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Fish Creek Ranch 20, LLC
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): La Chienne Gatee Ranch LLC
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or
- 3225 McLeod Dr Suite 100 Las Vegas NV 89121-2257
Mailing address City State Zip
(480) 677-0021 jjnigro001@gmail.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: 7/23/2025
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] Manager 7/22/2025
Signature of new owner/claimant Title, if applicable Date
John Joseph Nigro **SUPPORT DATA**
Print name **IN FILE #37-759**

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

Received by SG Date 7-28-2025 For IDWR Office Use Only: Receipt No. 5040716 Receipt Amt. \$175

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 dm Date 9-18-2025



Instrument # 713481
Blaine County, Hailey, Idaho
07/23/2025 04:26:28 PM No. of Pages: 8
Recorded for: BLAINE COUNTY TITLE
Stephen McDougall Graham Fee: \$15.00
Deputy mgoitiandia
Electronically Recorded

QUITCLAIM DEED

THIS INDENTURE, made this 14 day of July, 2025, between

Fish Creek Ranch 20, LLC, a Limited Liability Company, as **GRANTOR** and

La Chienne Gatee Ranch LLC, an Idaho Limited Liability Company, as **GRANTEE(S)**

whose current address is 3225 McLeod Dr., Suite 100, Las Vegas, NV 89121-2257

WITNESS, that said Grantor(s), for and in consideration in lawful money of the United States of America, in hand paid by the Grantee, the receipt whereof is hereby acknowledged, does by these premises remise, release and forever QUITCLAIM, unto the said Grantee(s) and to its heirs and assigns the following water rights appurtenant to all that certain lot, piece or parcel of land, bounded and particularly described as follows, to wit:

Water Rights:

37-759
37-761B
37-762
37-1214
37-1215
37-8693
37-10989

SEE EXHIBIT "A" ATTACHED HERETO

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

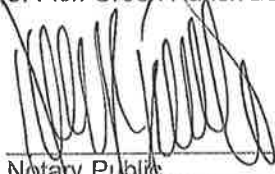
TO HAVE AND TO HOLD, All and singular the said premises, together with the appurtenances, unto the Grantee and to its heirs and assigns forever.

IN WITNESS WHEREOF, the grantor(s) has executed this deed on the date set forth above.

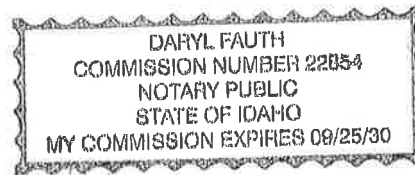
FISH CREEK RANCH 20, LLC

Patrick Floyd Skelton
Manager_____
Jennifer Dee Starkey
Manager_____
Lynne Ann Schwarz
ManagerState of Idaho
County of Blaine

This record was acknowledged before me on 23rd day of July, 2025, by Patrick Floyd Skelton, Manager of Fish Creek Ranch 20, LLC.

_____
Notary Public
My Commission Expires: _____

(STAMP)

State of Idaho
County of Blaine

This record was acknowledged before me on 23rd day of July, 2025, by Jennifer Dee Starkey, Manager of Fish Creek Ranch 20, LLC.

(STAMP)

Notary Public
My Commission Expires: _____

State of Idaho
County of Blaine

This record was acknowledged before me on 23rd day of July, 2025, by Lynne Ann Schwarz, Manager of Fish Creek Ranch 20, LLC.

(STAMP)

Notary Public _____
My Commission Expires: _____

THIS AGREEMENT MAY BE EXECUTED IN COUNTERPART,
AND AS EXECUTED SHALL CONSTITUTE ONE AGREEMENT.
BONDING ON ALL PARTIES, EVEN THOUGH ALL THE
PARTIES DO NOT SIGN THE ORIGINAL OR THE SAME
COUNTERPART.

EXHIBIT "A"
LEGAL DESCRIPTION

TOWNSHIP 1 NORTH RANGE 22 EAST, BOISE MERIDIAN, BLAINE COUNTY, IDAHO

Section 1: Lot 4; SE $\frac{1}{4}$ NE $\frac{1}{4}$; S $\frac{1}{2}$ NW $\frac{1}{4}$; N $\frac{1}{2}$ SW $\frac{1}{4}$; NW $\frac{1}{4}$ SE $\frac{1}{4}$

Section 2: Lot 1, SE $\frac{1}{4}$ NE $\frac{1}{4}$; NE $\frac{1}{4}$ SE $\frac{1}{4}$

TOWNSHIP 2 NORTH, RANGE 22 EAST, BOISE MERIDIAN, BLAINE COUNTY, IDAHO

Section 26: S $\frac{1}{4}$ SW $\frac{1}{4}$; SW $\frac{1}{4}$ SE $\frac{1}{4}$

Section 27: S $\frac{1}{4}$ SE $\frac{1}{4}$; SE $\frac{1}{4}$ SW $\frac{1}{4}$

Section 34: NE $\frac{1}{4}$ NW $\frac{1}{4}$; N $\frac{1}{2}$ NE $\frac{1}{4}$

Section 35: Lot 1; N $\frac{1}{2}$ N $\frac{1}{2}$; SE $\frac{1}{4}$ NE $\frac{1}{4}$; NE $\frac{1}{4}$ SE $\frac{1}{4}$

Section 36: Lot 4

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COUNTERPART.



QUITCLAIM DEED

THIS INDENTURE, made this 16 day of July, 2025, between

Fish Creek Ranch 20, LLC, a Limited Liability Company, as **GRANTOR** and

La Chienne Gatee Ranch LLC, an Idaho Limited Liability Company, as **GRANTEE(S)**

whose current address is 3225 McLeod Dr., Suite 100, Las Vegas, NV 89121-2257

WITNESS, that said Grantor(s), for and in consideration in lawful money of the United States of America, in hand paid by the Grantee, the receipt whereof is hereby acknowledged, does by these premises remise, release and forever QUITCLAIM, unto the said Grantee(s) and to its heirs and assigns the following water rights appurtenant to all that certain lot, piece or parcel of land, bounded and particularly described as follows, to wit:

Water Rights:

37-759
37-761B
37-762
37-1214
37-1215
37-8693
37-10989

SEE EXHIBIT "A" ATTACHED HERETO

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

TO HAVE AND TO HOLD, All and singular the said premises, together with the appurtenances, unto the Grantee and to its heirs and assigns forever.

IN WITNESS WHEREOF, the grantor(s) has executed this deed on the date set forth above.

FISH CREEK RANCH 20, LLC

 Patrick Floyd Skelton
 Manager

Jennifer Dee Starkey
 Jennifer Dee Starkey
 Manager

Lynne Ann Schwarz
 Lynne Ann Schwarz
 Manager

State of Idaho
 County of Blaine

This record was acknowledged before me on 23rd day of July, 2025, by Patrick Floyd Skelton, Manager of Fish Creek Ranch 20, LLC.

(STAMP)

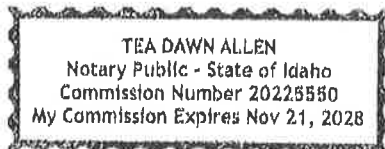
 Notary Public
 My Commission Expires: _____

State of Idaho
 County of Blaine Bonneville TDA 16th

This record was acknowledged before me on 23rd day of July, 2025, by Jennifer Dee Starkey, Manager of Fish Creek Ranch 20, LLC.

(STAMP)

Tea Dawn Allen
 Notary Public Tea Dawn Allen
 My Commission Expires: Nov 21, 2028



State of Idaho
County of Blaine Bonneville

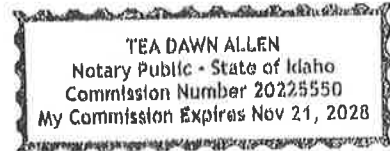
16th

This record was acknowledged before me on 23rd-day of July, 2025, by Lynne Ann Schwarz, Manager of Fish Creek Ranch 20, LLC.

Tea Dawn Allen

Notary Public Tea Dawn Allen
My Commission Expires: Nov 21, 2028

(STAMP)



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EXHIBIT "A"
LEGAL DESCRIPTION

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TOWNSHIP 2 NORTH, RANGE 22 EAST, BOISE MERIDIAN, BLAINE COUNTY, IDAHO

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Section 35: Lot 1; N $\frac{1}{2}$ N $\frac{1}{2}$; SE $\frac{1}{4}$ NE $\frac{1}{4}$; NE $\frac{1}{4}$ SE $\frac{1}{4}$

Section 36: Lot 4





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 • Web: idwr.idaho.gov

Governor Brad Little

Director Mathew Weaver

September 18, 2025

LA CHIENNE GATEE RANCH LLC
3225 MCLEOD DR STE 100
LAS VEGAS NV 89121-2257

Re: Change in Ownership & Notice of Security Interest for Water Right No(s): 37-759, 37-761B,
37-762, 37-1214, 37-1215, 37-8693 & 37-10989

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 also acknowledges receipt of correspondence adding security interest of the above referenced water right(s) to Idaho AgCredit FLCA. 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: Idaho AgCredit FLCA, Twin Falls, Idaho (Loan #0006585434-5581281101)
Blaine County Title, Inc. (File #2526098)
Water District 37U