

RECEIVED

OCT 27 2025

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

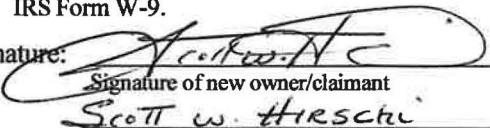
DEPT. OF WATER RESOURCES

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?
11-7827	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: Pacific Capital LLC
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Hirschi Family Living Trust
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or
- 1095 South Roueche Lane Kaysville UT 84037
Mailing address City State Zip
- 801 309 3837 swhranch8@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: July 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:  Trustee 10/24/25
 Signature of new owner/claimant Title, if applicable Date
Scott W. Hirschi
 Print name

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

 Print name

For IDWR Office Use Only:

Received by KW Date 10/27/2025 Receipt No. 0123774 Receipt Amt. \$25.00
 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 _____ Processed by  Date 10-28-25

RECORDING REQUIRED BY AND
WHEN RECORDED RETURN TO:

This document has been recorded electronically. Please see the attached copy
to view the County Recorder's stamp as it now appears in the public record

Date: 7-17-2025 Instrument No. 245377
Submitted by: Flying S Title & Escrow

Lisa Rector
Reef Capital Partners LLC
2600 N Ashton Blvd #200B
Lehi, UT 84048

(Space Above for Recorder's Use)

SPECIAL WARRANTY DEED FOR WATER RIGHTS

Private Capital Group, Inc. whose principal address is 2600 N Ashton Blvd #200B
Lehi, UT 84048 ("**Grantor**"), hereby sells and conveys unto Scott Hirschi, whose address is 1095 S
Roucche Ln, Kaysville, Ut 84037 (collectively "**Grantee**"), all of Grantor's right, title and interest
in Idaho water right numbers 11-7827 as described in
Exhibit A attached hereto (the "**Water Rights**").

Grantor hereby covenants and warrants to Grantee that: (a) Grantor is the owner
in fee simple of the Water Rights; (b) Grantor has not conveyed any part of the Water
Right to anyone other than Grantee; (c) the Water Rights are free from all liens, claims,
or encumbrances; (d) Grantor has the authority to convey the Water Rights to Grantee.
Grantor makes no other covenants or warranties as to the Water Rights.

DATED this 14 day of July 2025.

PRIVATE CAPITAL GROUP

By: 
Ben Schramm, Vice President

ACKNOWLEDGEMENT

STATE OF UTAH

County of UTAH

This record was acknowledged before me on this 14 day of July 2025, Benjamin Schramm, as Vice President of Private Capital Group.



A handwritten signature in blue ink, appearing to read "Alex Remy", written over a horizontal line.

NOTARY PUBLIC FOR UTAH

My Commission Expires: 07/10/2027

EXHIBIT A

IDAHO DEPARTMENT OF WATER RESOURCES

WATER RIGHT REPORT

12/11/2023

IDAHO DEPARTMENT OF WATER RESOURCES

Water Right Report

WATER RIGHT NO. 11-7827

<u>Owner Type</u>	<u>Name and Address</u>
Current Owner	PRIVATE CAPITAL GROUP INC

Original Owner	OLA TRANSTRUM
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Priority Date: 04/15/1877

Basis: Decreed

Status: Active

<u>Source</u>	<u>Tributary</u>
BEAR RIVER	GREAT SALT LAKE

<u>Beneficial Use</u>	<u>From</u>	<u>To</u>	<u>Diversion Rate</u>	<u>Volume</u>
IRRIGATION	04/15	07/01	4.98 CFS	
IRRIGATION	07/01	09/30	3.31 CFS	
Total Diversion			4.98 CFS	

Location of Point(s) of Diversion:

BEAR RIVER|NENE|Sec. 11|Township 15S|Range 45E|BEAR LAKE County

IRRIGATION Use:

Acre Limit: 191.4

IRRIGATION Use:

Acre Limit: 191.4

Place(s) of use:

Place of Use Legal Description: IRRIGATION BEAR LAKE County

<u>Township</u>	<u>Range</u>	<u>Section</u>	<u>Lot</u>	<u>Tract</u>	<u>Acres</u>	<u>Lot</u>	<u>Tract</u>	<u>Acres</u>	<u>Lot</u>	<u>Tract</u>	<u>Acres</u>	<u>Lot</u>	<u>Tract</u>	<u>Acres</u>
14S	45E	35		SWNE	33									
				NESE	4.6		NWSE	40		SWSE	40		SESE	12

15S		1	4	NWNW	18		SWNW	15					
				NWSW	5.3								
		2	1	NENE	40	2	NWNE	40		SWNE	40		SENE 40
				NESE	40		NWSE	40		SESE	40		

Total Acres: 447.9

Conditions of Approval:

1. || Meadow Right. 191.4 irrigated acres.

Dates:

Licensed Date:

Decreed Date: 03/07/1924

Enlargement Use Priority Date:

Enlargement Statute Priority Date:

Water Supply Bank Enrollment Date Accepted:

Water Supply Bank Enrollment Date Removed:

Application Received Date:

Protest Deadline Date:

Number of Protests: 0

Other Information:

State or Federal:

Owner Name Connector:

Water District Number: 11

Generic Max Rate per Acre: 0.02

Generic Max Volume per Acre: 3.5

Civil Case Number:

Old 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

11-7827

IRRIGATION

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.



Legend

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



Date: 12/10/2010

Instrument # 245377

BEAR LAKE COUNTY

07-17-2025 10:20:13 No. of Pages: 5

Recorded for: FLYING S TITLE AND ESCROW - MONTPELIER

Amy Bishop Fee: \$15.00

Ex-Officio Recorder Deputy: AB

Index to: WARRANTY DEED

RECORDING REQUIRED BY AND
WHEN RECORDED RETURN TO:

Lisa Rector
Reef Capital Partners LLC
2600 N Ashton Blvd #200B
Lehi, Ut 84048

(Space Above for Recorder's Use)

SPECIAL WARRANTY DEED FOR WATER RIGHTS

Private Capital Group, Inc. whose principal address is 2600 N Ashton Blvd #200B Lehi, UT 84048 ("**Grantor**"), hereby sells and conveys unto Scott Hirschi, whose address is 1095 S Roucche Ln, Kaysville, Ut 84037 (collectively "**Grantee**"), all of Grantor's right, title and interest in Idaho water right numbers 11-7827 as described in **Exhibit A** attached hereto (the "**Water Rights**").

Grantor hereby covenants and warrants to Grantee that: (a) Grantor is the owner in fee simple of the Water Rights; (b) Grantor has not conveyed any part of the Water Right to anyone other than Grantee; (c) the Water Rights are free from all liens, claims, or encumbrances; (d) Grantor has the authority to convey the Water Rights to Grantee. Grantor makes no other covenants or warranties as to the Water Rights.

DATED this 14 day of July 2025.

PRIVATE CAPITAL GROUP

By: 

Ben Schramm, Vice President

ACKNOWLEDGEMENT

STATE OF UTAH

County of UTAH

This record was acknowledged before me on this 14 day of July 2025, Benjamin Schramm, as Vice President of Private Capital Group.



A handwritten signature in black ink, appearing to read "Alex Remy", written over a horizontal line.

NOTARY PUBLIC FOR UTAH

My Commission Expires: 04/10/2027



FLYING S
TITLE & ESCROW

469 Washington St, Montpelier, ID 83254
Phone (208)847-1300 | Fax (208)847-1314

Scott W Hirschi
1095 S Roueche Ln
Kaysville, UT 84037

July 18, 2025
File No.: 1195856-MON (ab)

Re: **Water Right 11-7827,**

Regarding the above referenced escrow closing, enclosed please find the following:

- Original **Warranty Deed**, recorded as **Instrument 245377**
- Copy of Closing Documents

Please retain the enclosed items for your records.

We appreciate having had the opportunity to be of service to you in this transaction. If you should have questions, or if we can be of assistance in the future, please don't hesitate to contact us.

Sincerely,

Andrea Beck
Escrow Officer

ab/ab



IDAHO DEPARTMENT OF
WATER RESOURCES

322 E Front Street, Suite 648, Boise ID 83702 • PO Box 83720, Boise ID 83720-0098
Phone: 208-287-4800 • Fax: 208-287-6700 • Email: idwrinfo@idwr.idaho.gov • Website: idwr.idaho.gov

Governor Brad Little

Director Mathew Weaver

October 28, 2025

SCOTT W HIRSCHI
1095 S ROUECHE LN
KAYSVILLE UT 84037-9628

Re: Change in Ownership for Water Right No(s): 11-7827

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. Please note that the current owner of the water right was updated to Scott Hirschi. The Special Warranty Deed for Water Rights provided conveyed the water right to Scott Hirschi, not Hirschi Family Living Trust.

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 208-287-4942.

Sincerely,

Jean Hersley
Technical Records Specialist 2

Enclosure(s)