

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCESRECEIVED
OCT 06 2025
DEPT. 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 31**

Water Right/Claim No.	Split?	Leased to Water Supply Bank?	Water Right/Claim No.	Split?	Leased to Water Supply Bank?
31-10247	Yes ☐	Yes ☐		Yes ☐	Yes ☐
31-10050	Yes ☐	Yes ☐		Yes ☐	Yes ☐
31-10029	Yes ☐	Yes ☐		Yes ☐	Yes ☐
31-30	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Thomas McCullough

Name of current water right holder/claimant

3. New Owner(s)/Claimant(s): McCullough Ranch, LLC

New owner(s) as listed on the conveyance document

Name connector ☐ and ☐ or

73 McCullough Rd

Mailing address

Dubois

City

ID

State

83423

Zip

208-374-5281

Telephone

twinkie@swaffordlaw.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: October 1, 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. **Attachment A**
☐ 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). **Attachment B**
☐ 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.

SUPPORT DATA

IN FILE # 31-30

8. Signature: [Signature]

Signature of new owner/claimant

Manager

Title, if applicable

10/1/25

Date

Print name

- Signature: _____

Signature of new owner/claimant

Title, if applicable

Date

Print name

Received by M. Petter Date 10-6-25

For IDWR Office Use Only:

Receipt No. E051198Receipt Amt. 810.00Active 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 JBProcessed by MPDate 10/29/2025

(100.00 this App)

Instrument # 60084

DUBOIS, CLARK, IDAHO

10-7-2025 11:52:02 AM No. of Pages: 0

Recorded for : SWAFFORD LAW, P.C.

STEPHENIE STEWART

Ex-Officio Recorder Deputy Fee: 15.00

Trinity Martin

Recorded at request of:

Swafford Law, P.C.

Box 1745

Idaho Falls ID 83403

WARRANTY DEED

FOR VALUE RECEIVED BYRON TAVENNER, a single person, dealing with his sole and separate property, whose address is 73 McCullough Rd., Dubois, Idaho 83423, hereinafter referred to as Grantor, does hereby grant, bargain, sell, warrant and convey unto McCULLOUGH RANCH, LLC, hereinafter referred to as Grantee, whose address is 73 McCullough Rd., Dubois, Idaho 83423, the following described premises:

ATTACHMENT A

TO HAVE AND TO HOLD The premises, with its appurtenances unto said Grantee, and Grantee's heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, the Grantor is the owner in fee simple of said premises; that said premises are free from all encumbrances EXCEPT those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee; and subject to the U.S. Patent reservations, restrictions, dedications, easements, rights of way and agreements, if any, of record and current years taxes, levies and assessments, including irrigation and utility assessments, if any, which are not yet due and payable, and that Grantor will warrant and defend the same from all lawful claims whatsoever.

Dated this October 1, 2025.

Byron Tavenner
BYRON TAVENNER
Grantor

Subscribed and affirmed before me this October 1, 2025.

Siobhan Gifford
NOTARY PUBLIC
IDAHO FALLS ID



Exhibit A

Parcel 1

Township 12 North, Range 36 E.B.M., Clark County, Idaho

Section 23: That portion of the SE1/4 lying W. of the right-of-way of the Union Pacific Railroad, EXCEPTING THEREFROM: the right-of-way of Highway #91 and I-15 Interstate Highway

Section 26: That portion of the N1/2NE1/4 lying W. of the right-of-way of the Union Pacific Railroad, and those portions of the SE1/4NE1/4 and NE1/4SE1/4 lying W. of the right-of-way of I-15 Interstate Highway, EXCEPTING from all of the above, the right-of-way of Highway #91 and I-15 Interstate Highway

Section 35: Those portions of the NW1/4NE1/4SE1/4; W1/2SW1/4SE1/4 and SE1/4SW1/4 lying N. and W. of the right-of-way of the Union Pacific Railroad, EXCEPTING THEREFROM: the right-of-way of I-15 Interstate Highway

Township 11 North, Range 36 E.B.M., Clark County, Idaho

Section 2: That portion of the NW1/4 lying N. and W. of the right-of-way of the Union Pacific Railroad, EXCEPTING THEREFROM: the right-of-way of I-15 Interstate Highway

Section 3: E1/2NE1/4; SW1/4NE1/4 and that portion of the SE1/4 lying N. and W. of the right-of-way of the Union Pacific Railroad; EXCEPTING THEREFROM: the right-of-way of Highway #91 and I-15 Interstate Highway.

Parcel 2

NE1/4 of the NW1/4, and N1/2 of the NE1/4, SE1/4 of the NE1/4 and E1/2 of the SE1/4, and SW1/4 of the SE1/4, and NW1/4 of SE1/4 and SW1/4 of NE1/4 of Section 34, Township 12, Range 36, Clark County, Idaho.

Parcel 3

The West half of the East half (W1/2 E1/2) and the East half of the West half (E1/2 W1/2) of Section 15, Township 10 North, Range 34, Clark County, Idaho.

Parcel 4

SE1/4 of SW1/4 of Section 27, Township 12, Range 36, Clark County, Idaho.

Correction Personal Representative's Deed

1 Correction

This deed is being recorded to correct the legal description in Instrument No. 56216 recorded in Clark County, Idaho on March 14, 2016.

2 Date

April 19, 2016.

3 Parties

Grantor: Byron Tavenner, not individually, but as the Personal Representative of the estate of Thomas McCullough, deceased, with administration of the estate pending as Clark County Case No. CV-15-015.

Current address: 73 McCullough Rd., Dubois, ID 83423.

Grantee: Byron Tavenner, a married person dealing with his sole and separate property, and with the rents, issues, profits from the transferred property.

Current Addresses: 73 McCullough Rd., Dubois, ID 83423.

4 Property

Transferred interest: All of Grantor's interest in fee simple.

Idaho County: Clark

Description:

See attached Exhibit A.

Together with:

All improvements and appurtenances.

Subject to:

Rights of way for roads and ditches now existing on the property plus all easements and rights-of-way of record, if any, covenants, restrictions, reservations, applicable building and zoning ordinances, use regulations and restrictions, and accruing taxes.

Taxes and assessments for the current year and all subsequent years.

All facts, rights, claims and interest ascertainable by inspection of the property or by inquiry of persons in possession.

Instrument # 56231

DUBOIS, CLARK, IDAHO
4-19-2016 11:42:55 AM No. of Pages: 3
Recorded for : BEARD ST CLAIR GAFFNEY
KERRI ELLIS Fee: 16.00
Ex-Officio Recorder Deputy
Index to: CORRECTION DEED

County Recorder Use Only

Unpatented mining claims, reservations and exceptions and patents or in acts authorizing their issuance.

5 Consideration

Ten Dollars and other good and valuable consideration, receipt of which is acknowledged.

6 Grant

Grantor, for the consideration listed above hereby grants, bargains, sells, conveys, and confirms to Grantee, her heirs, successors and assigns, the transferred interest in the property described in this deed.

7 Warranties

Grantor, for itself, its heirs, successors, and assigns, covenants with Grantee, his heirs, successors, and assigns as follows:

Grantor is currently the owner of the property as described in this deed.

Grantor has good right to convey the property described in this deed to Grantee.

The property described in this deed is free from all encumbrances, except as otherwise shown in this deed or of record.

Grantor and its heirs and successors will forever warrant and defend the quiet and peaceful possession of the property granted by this deed to Grantee, his heirs, successors, and assigns against the lawful claims of all persons.

The warranty in this deed is limited to the coverage Grantor has under any policy of title insurance or damages of \$10.00 (whichever is greater).

Byron Tavenner

Byron Tavenner, Personal Representative of the
Estate of Thomas McCullough

STATE OF IDAHO

County of

Clark

)
)ss.
)

On April 19, 2016, before me,
Angelica Calzadiaz personally appeared Byron
Tavenner, known or identified to me to be the
personal representative of the Estate of Thomas
McCullough, and the person whose name is
subscribed to the within instrument in the capacity of
personal representative, and acknowledged to me that
she executed the same in such capacity.

In witness, I have set my hand and affixed my official
seal the day and year in this certificate first above
written.

Angelica Calzadiaz

Notary Public for Idaho

Residing at:

Clark County

My commission expires:

12/28/2020

(SEAL)



Exhibit A

Parcel 1

Township 12 North, Range 36 E.B.M., Clark County, Idaho

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Township 11 North, Range 36 E.B.M., Clark County, Idaho

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Parcel 2

NE1/4 of the NW1/4, and N1/2 of the NE1/4, SE1/4 of the NE1/4 and E1/2 of the SE1/4, and SW1/4 of the SE1/4, and NW1/4 of SE1/4 and SW1/4 of NE1/4 of Section 34, Township 12, Range 36, Clark County, Idaho.

Parcel 3

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Parcel 4

SE1/4 of SW1/4 of Section 27, Township 12, Range 36, Clark County, Idaho.

ATTACHMENT A

Recorded at request of:
Swafford Law, P.C.
Box 1745
Idaho Falls ID 83403

WARRANTY DEED

FOR VALUE RECEIVED BYRON TAVENNER, a single person, dealing with his sole and separate property, whose address is 73 McCullough Rd., Dubois, Idaho 83423, hereinafter referred to as Grantor, does hereby grant, bargain, sell, warrant and convey unto McCULLOUGH RANCH, LLC, hereinafter referred to as Grantee, whose address is 73 McCullough Rd., Dubois, Idaho 83423, the following described premises:

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Dated this October 1, 2025.


BYRON TAVENNER
Grantor

Subscribed and affirmed before me this October 1, 2025.


NOTARY PUBLIC
IDAHO FALLS ID



Exhibit A

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Township 12 North, Range 36 E.B.M., Clark County, Idaho

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Parcel 2

NE1/4 of the NW1/4, and N1/2 of the NE1/4, SE1/4 of the NE1/4 and E1/2 of the SE1/4, and SW1/4 of the SE1/4, and NW1/4 of SE1/4 and SW1/4 of NE1/4 of Section 34, Township 12, Range 36, Clark County, Idaho.

Parcel 3

The West half of the East half (W1/2 E1/2) and the East half of the West half (E1/2 W1/2) of Section 15, Township 10 North, Range 34, Clark County, Idaho.

Parcel 4

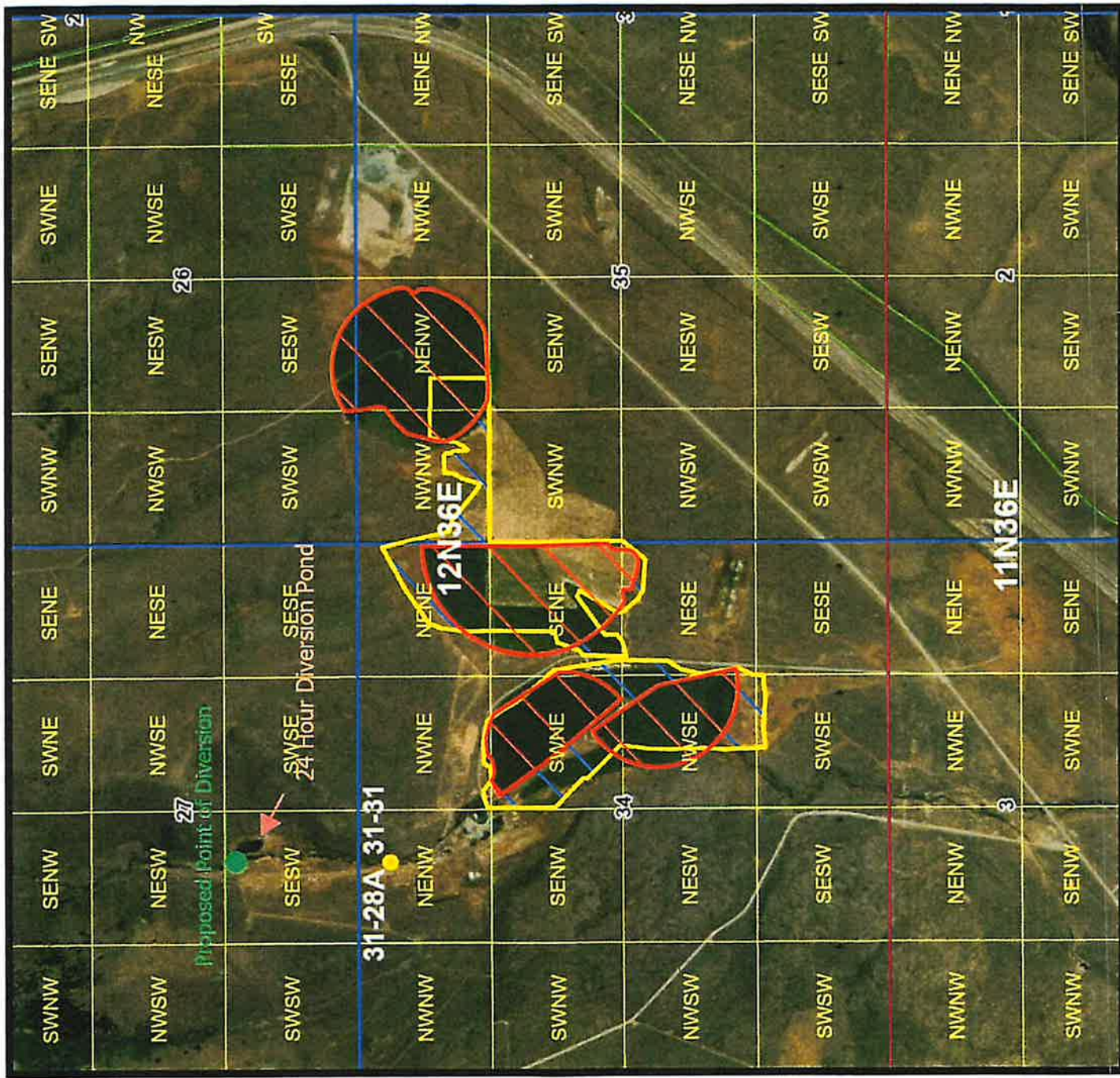
SE1/4 of SW1/4 of Section 27, Township 12, Range 36, Clark County, Idaho.

ATTACHMENT B

Taverner Transfer

POU before and after Transfer

- Proposed POU
- WaterRight Place of Use
- WaterRights Point of Diversion
- Township
- Sections
- QQ



IDAHO DEPARTMENT OF WATER RESOURCES
Proof Report

10/6/2025

Water Right 31-30

<u>Owner Type</u>	<u>Name and Address</u>
Current Owner	THOMAS MC CULLOUGH 73 MCCULLOUGH RD DUBOIS, ID 83423 (208) 374-5281

Priority Date: 5/20/1914

Basis: Decreed

Status: Active

Source

UNNAMED STREAM

Beneficial Use

IRRIGATION

STOCKWATER

From

04/15

To

10/31

Tributary

DRY CREEK

Diversion Rate

0.300 CFS

0.070 CFS

Total Diversion 0.300 CFS

Volume

Source and Point(s) of Diversion:

UNNAMED STREAM

NWSWSW

Sec. 27, Twp 12N, Rge 36E, CLARK County

Place Of Use:

IRRIGATION within CLARK County

			NE				NW				SW				SE								Totals
Twp	Rng	Sec	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	
12N	36E	34					5.0																5.0
																							POU Total Acres: 5.0

STOCKWATER Same as IRRIGATION

Conditions of Approval:

1. STOCKWATER, 250 CATTLE
2. 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.
3. C02 RIGHT INCLUDES ACCOMPLISHED CHANGE IN SOURCE PURSUANT TO SECTION 42-1425, IDAHO CODE.
4. B01 SOURCE IS ALSO KNOWN AS LITTLE SPRING CREEK.
5. N08 THE QUANTITY OF WATER DECREED FOR THIS WATER RIGHT FOR STOCKWATER USE IS NOT A DETERMINATION OF HISTORICAL BENEFICIAL USE.

10/6/2025

<u>Owner Type</u>	<u>Name and Address</u>
Current Owner	THOMAS MC CULLOUGH 73 MCCULLOUGH RD DUBOIS, ID 83423 (208) 374-5281

Status: Active

Tributary
BEAVER CREEK

<u>Beneficial Use</u>	<u>From</u>	<u>To</u>	<u>Diversion Rate</u>	<u>Volume</u>
STOCKWATER	1/01	12/31	0.070 CFS	
	Total Diversion		0.070 CFS	

Source and Point(s) of Diversion:
 DRY CREEK SESESW Sec. 27, Twp 12N, Rge 36E, CLARK County

STOCKWATER within CLARK County

				NE				NW				SW				SE				
Twp	Rng	Sec	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	Totals	
11N	36E	3	X																	

1.	N13	THE QUANTITY OF WATER UNDER THIS RIGHT SHALL NOT EXCEED 13,000 GALLONS PER DAY.
2.	N11	THE QUANTITY OF WATER DECREED FOR THIS WATER RIGHT IS NOT A DETERMINATION OF HISTORICAL BENEFICIAL USE.
3.		PARCEL NO. RP11N36E030010A STOCKWATER, 250 RANGE CATTLE

10/6/2025

31-10050

IDAHO DEPARTMENT OF WATER RESOURCES
Proof Report

10/6/2025

Water Right 32-10029

Owner Type **Name and Address**
 Current Owner THOMAS MC CULLOUGH
 73 MCCULLOUGH RD
 DUBOIS, ID 83423
 (208) 374-5281

Priority Date: 5/13/1977

Basis: Decreed

Status: Active

<u>Source</u>			<u>Tributary</u>	
GROUND WATER				
<u>Beneficial Use</u>	<u>From</u>	<u>To</u>	<u>Diversion Rate</u>	<u>Volume</u>
STOCKWATER	1/01	12/31	0.070 CFS	
	<u>Total Diversion</u>		0.070 CFS	

Source and Point(s) of Diversion:
 GROUND WATER SWNENW Sec. 15, Twp 10N, Rge 34E, CLARK County

Place Of Use:
 STOCKWATER within CLARK County

			NE				NW				SW				SE				
Twp	Rng	Sec	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	Totals
10N	34E	15						X											

Conditions of Approval:

1. N13 THE QUANTITY OF WATER UNDER THIS RIGHT SHALL NOT EXCEED 13,000 GALLONS PER DAY.
2. N11 THE QUANTITY OF WATER DECREED FOR THIS WATER RIGHT IS NOT A DETERMINATION OF HISTORICAL BENEFICIAL USE.
3. PARCEL NO. 10N34E150610 STOCKWATER, 250 RANGE CATTLE



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 29, 2025

MCCULLOUGH RANCH LCC
73 MCCULLOUGH RD
DUBOIS ID 83423-5034

Re: Change in Ownership for Water Right No(s): 31-30, 32-10029, 31-10050, 31-10049

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 208-497-3797.

Sincerely,

Misty Pettis
Office Specialist 2

Enclosure(s)
CC: Water District 31



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 7, 2025

MCCULLOUGH RANCH LLC
73 MCCULLOUGH RD
DUBOIS ID 83423

RE: Change in Ownership Water Right No. 31-30, 31-10049, 31-10050, 32-10029

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:** Please supply a full chain of title from the decreed water right owner to McCullough Ranch LLC. The owner of record for the water rights listed above is Thomas McCullough, the deed received is from Bryon Tavenner to McCoullough Ranch LLC. Please supply a copy of the deeds from Thomas McCullough to Bryon Tavenner. Also, the deed received does not appear to be recorded, please supply a copy of the recorded deed.

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

SCANNED

OCT 07 2025