

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED
JUN 30 2025
WATER RESOURCES
WESTERN 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?
2-2027-A	Yes ☐	Yes ☐		Yes ☐	Yes ☐
2-2441	Yes ☐	Yes ☐		Yes ☐	Yes ☐
57-10245	Yes ☐	Yes ☐		Yes ☐	Yes ☐
57-4042	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: RM Rio Salado Farm LLC
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Mule Creek Enterprises, LLC
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or
- 5624 E Scarlet St Mesa AZ 85215
Mailing address City State Zip
- 602-689-1848 morganmont@yahoo.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: December 5, 2019
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.

SUPPORT DATA

IN FILE # 2-2027A

8. Signature: Morgan Gust Manager 6/24/2025
 Signature of new owner/claimant Title, if applicable Date
Morgan Gust
 Print name

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

 Print name

For IDWR Office Use Only:

Received by Sh Date 6/30/2025 Receipt No. W052622 Receipt Amt. 100
 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 MB Date 9/10/2025

Instrument # 302085

MURPHY, OWYHEE, IDAHO

12-9-2019 01:45:21 PM No. of Pages: 3

Recorded for : RM RIO SALADO FARM, LLC

ANGELA BARKELL

Fee: 15.00

Ex-Officio Recorder Deputy

Index to: DEED, WARRANTY

When Recorded Return To:

Morgan Gust

140 E Rio Salado Pkwy #901

Tempe, AZ 85281

INDEXED
SCANNED

WARRANTY DEED

FOR VALUE RECEIVED, RM Rio Salado Farm, LLC, an Arizona limited liability company, hereinafter referred to as Grantor, does hereby grant, bargain, sell, warrant and convey unto

Mule Creek Enterprises, LLC, an Arizona limited liability company

hereinafter referred to as Grantee, whose current address is 140 E Rio Salado Pkwy #901, Tempe, AZ 85281

The following described premises, in Owyhee County, Idaho, to-wit:

See Exhibit A attached hereto and made a part hereof

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee and said Grantee's heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee that Grantor is the owner in fee simple of said premises; that said premises are free from all encumbrances; subject to U.S. Patent reservations, easements, rights of way, and agreements (if any) of record and current year 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: December 5, 2019

RM Rio Salado Farm, LLC

By Morgan Gust
Morgan Gust, Manager

State of Arizona
County of Maricopa

This record was acknowledged before me on December 6th, 2019 by Morgan Gust as Manager of RM Rio Salado Farm, LLC, and Arizona limited liability company, on behalf of the LLC

Cierra Venegas

Signature of notary public
Commission Expires:

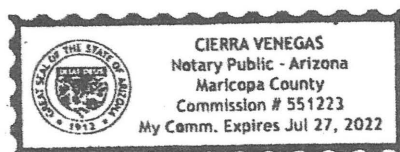


EXHIBIT A

Parcel 1:

In Township 1 South, Range 2 West, Boise Meridian, Owyhee County, Idaho
Section 21: Government Lot 5 and 6

EXCEPTING THEREFROM the following described parcel:

A parcel of land situate in Government Lot 5, Section 21, Township 1 South, Range 2 West, Boise Meridian, Owyhee County, Idaho, more particularly described as follows:

Commencing at the Southwest corner of said Government Lot 5, Section 21, Township 1 South, Range 2 West, Boise Meridian; thence

North $01^{\circ}19'34''$ East, along the West line of said Government Lot 5, a distance of 622.81 feet to a point, being the REAL POINT OF BEGINNING; thence on a line running

Easterly and perpendicular to the said West line, a distance of 334 feet, to a point on the Left Bank Meander line of the Snake River; thence

Northwesterly along said meander line to a point of intersection with the West line of said Government Lot 5, Section 21, Township 1 South, Range 2 West, Boise Meridian; thence

South $01^{\circ}19'34''$ West, a distance of 827.87 feet to the REAL POINT OF BEGINNING.

Parcel 2:

In Township 1 South, Range 2 West, Boise Meridian, Owyhee County, Idaho

Section 28: Government Lot 4 and 5 and the Southwest Quarter of the Northwest Quarter

EXCEPTING THEREFROM the following parcel:

That part of Government Lot 5 of Section 28, Township 1 South, Range 2 West, Boise Meridian, Owyhee County, Idaho, more particularly described as follows:

From the Quarter corner on the West side of Section 28, above described; thence

East on the Quarter Section line through the center of the Section 2173.4 feet; thence

North $67^{\circ}20'$ East 15 feet to the REAL POINT OF BEGINNING; thence

North $25^{\circ}21'$ West 416.7 feet; thence

North $54^{\circ}52'$ East 178.6 feet; thence

South $25^{\circ}42'$ East 129.6 feet; thence

South $20^{\circ}02'$ East 326.7 feet; thence

South $67^{\circ}20'$ West 148.1 feet to the REAL POINT OF BEGINNING

** Together with all water rights, mineral rights, accretions, appurtenant rights, fixtures and improvements thereto.

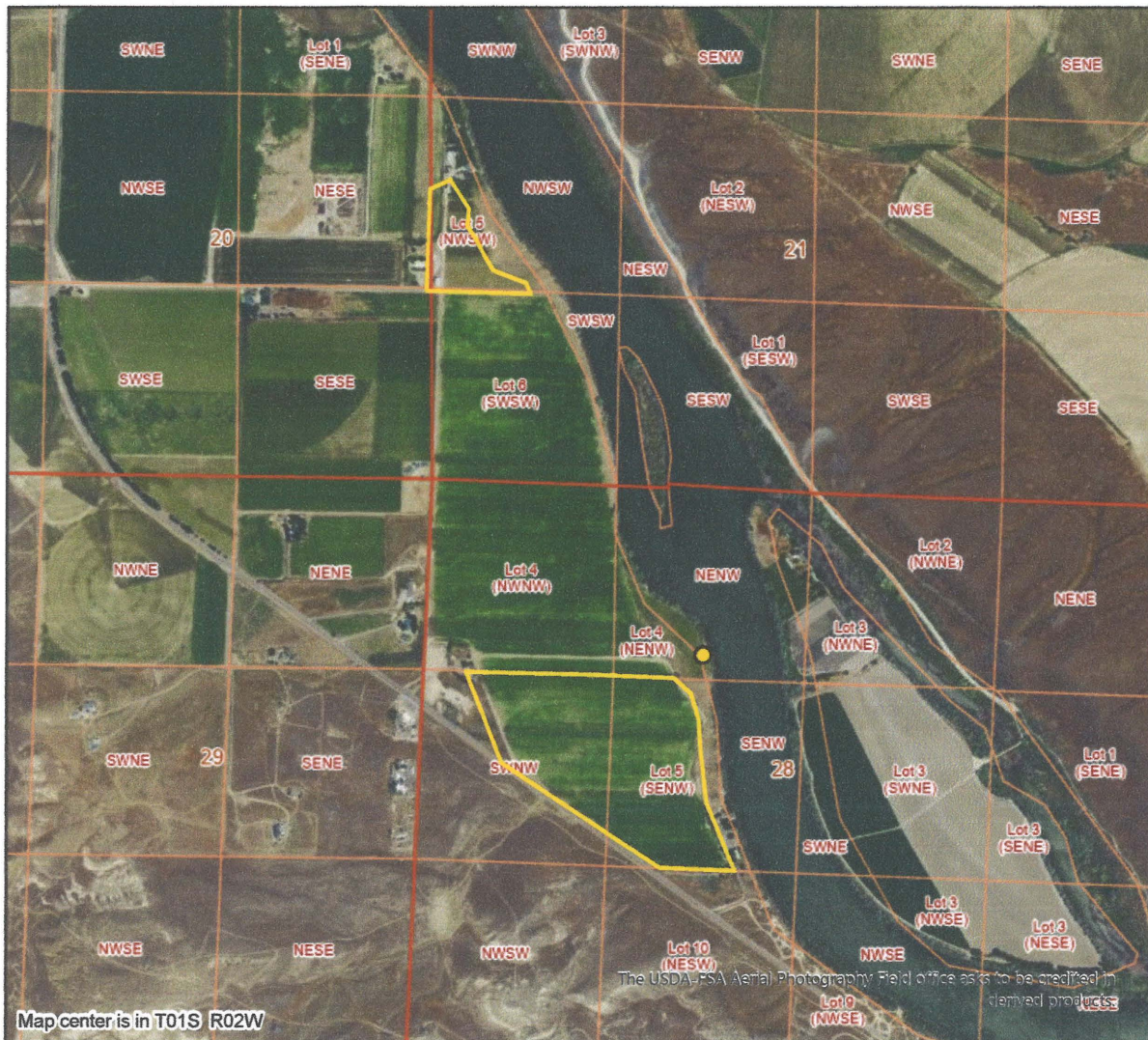
State of Idaho
Department of Water Resources

Water Right

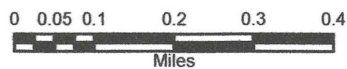
2-2027A

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.



Date created: 6/24/2025



Legend

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



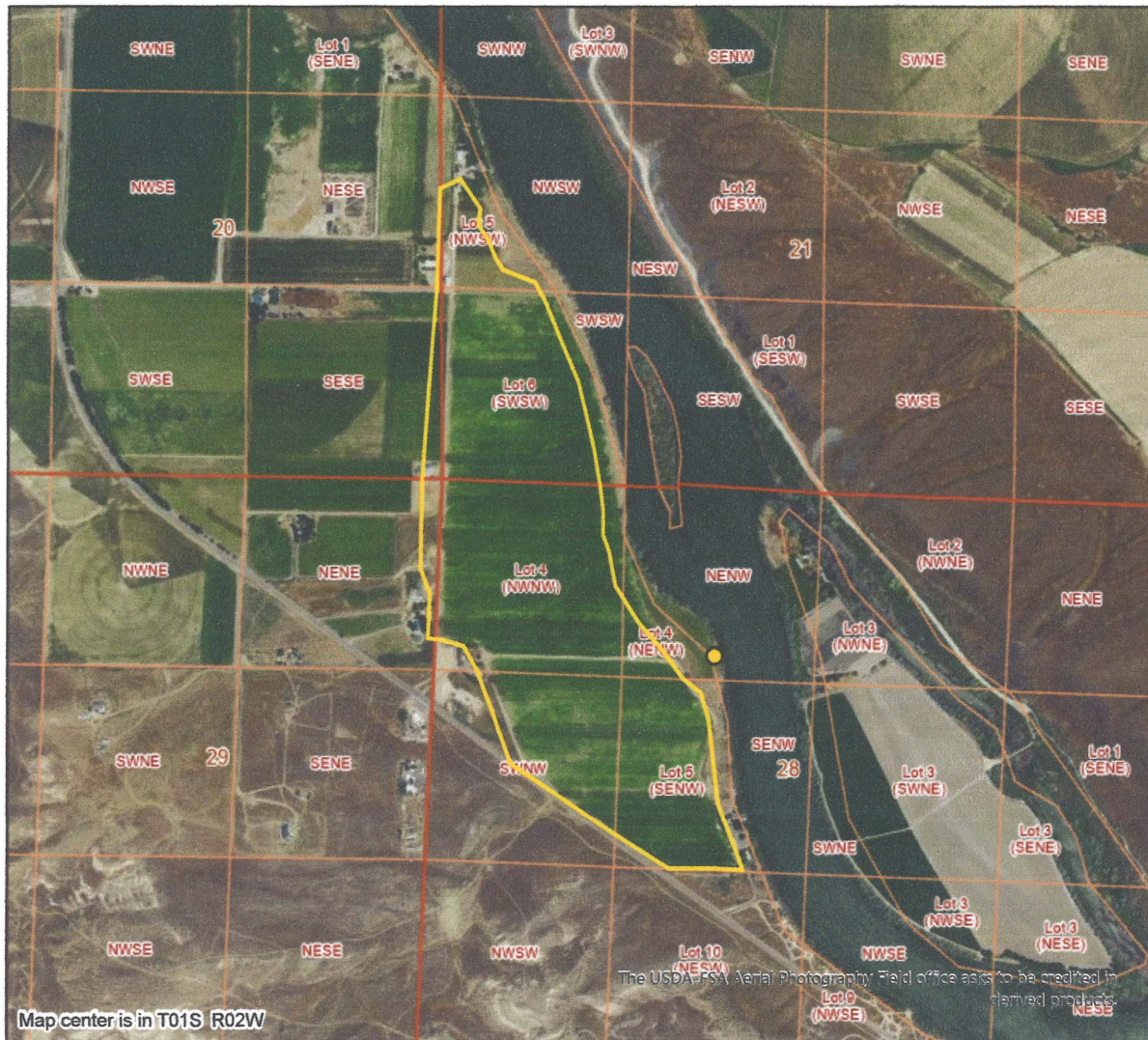
State of Idaho
Department of Water Resources

Water Right

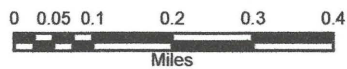
2-2441

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.



Date created: 6/24/2025



Legend

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



State of Idaho
Department of Water Resources

Water Right

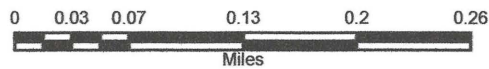
57-10245

DOMESTIC

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.



Date created: 6/24/2025



Legend

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



State of Idaho
Department of Water Resources

Water Right

67-4042

DOMESTIC

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.

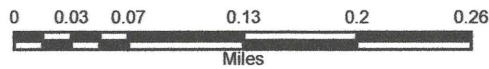


The USDA-FSA Aerial Photography Field office asks to be credited in derived products.

Map center is in T01S R02W



Date created: 6/24/2025



Legend

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





IDAHO DEPARTMENT OF
WATER RESOURCES

Western Region • 2735 W Airport Way • Boise, ID 83705-5082

Phone: 208-334-2190 • Fax: 208-334-2348 • Email: westerninfo@idwr.idaho.gov • Web: idwr.idaho.gov

Governor Brad Little

Director Mathew Weaver

September 10, 2025

MULE CREEK ENTERPRISES LLC
5624 E SCARLET ST
MESA AZ 85215-7816

Re: Change in Ownership for Water Right No(s): 2-2027A; 2-2441; 57-10245; 57-4042

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 208-605-4633.

Sincerely,

Marina Bozdog
Technical Records Specialist 1

Enclosure(s)

IDAHO DEPARTMENT OF WATER RESOURCES
Proof Report

9/10/2025

Water Right 2-2027A

<u>Owner Type</u>	<u>Name and Address</u>
Current Owner	MULE CREEK ENTERPRISES LLC 5624 E SCARLET ST MESA, AZ 85215-7816 (602) 689-1848
Directors Report Owner	EDITH NETTLETON HC 75 BOX 33A MELBA, ID 83641 (208) 495-2560
Directors Report Owner	JOE NETTLETON HC 75 BOX 33A MELBA, ID 83641 (208) 495-2560
Original Owner	EDITH NETTLETON TESTAMENTARY TRUST PO BOX 267 BOISE, ID 83701-0267
Original Owner	STEPHEN J NETTLETON PO BOX 267 BOISE, ID 83701-0267
Original Owner	ROBERT C NETTLETON 16476 STATE HIGHWAY 78 MELBA, ID 83641-4152 (208) 495-2316
Previous Owner	RM RIO SALADO FARM LLC 140 E RIO SALADO PKWY UNIT 901 TEMPE, AZ 85281-5499 (602) 689-1848

Priority Date: 7/2/1915

Basis: Decreed

Status: Active

Source
SNAKE RIVER

Tributary
COLUMBIA RIVER

IDAHO DEPARTMENT OF WATER RESOURCES
Proof Report

9/10/2025

<u>Beneficial Use</u>	<u>From</u>	<u>To</u>	<u>Diversion Rate</u>	<u>Volume</u>
IRRIGATION	03/01	11/15	0.360 CFS	
	<u>Total Diversion</u>		0.360 CFS	

Source and Point(s) of Diversion:

SNAKE RIVER SWNENW Sec. 28, Twp 01S, Rge 02W, OWYHEE County

Place Of Use:

IRRIGATION within OWYHEE 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	
01S	02W	21										5.0 L5							5.0
01S	02W	28							10.0	5.0 L5									15.0

POU Total Acres: 20.0

Conditions of Approval:

- | | | |
|----|-----|---|
| 1. | 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. |
| 2. | E55 | Right Nos. 02-2027A and 02-2441 are limited to the irrigation of a combined total of 116 acres in a single irrigation season. |
| 3. | E37 | This right authorizes the irrigation of 20 total acres. |
| 4. | F06 | The following rights are also diverted through point of diversion described above: 02-2027A and 02-2441 |
| 5. | E51 | Right Nos. 02-2027A and 02-2441 are limited to a total combined diversion rate of 1.71 cfs. |

Dates and Other Information:

Decreed Date: 5/18/2009
Civil Case Number: 39576
Judicial District: FIFTH
State or Federal: S
Water District Number: NWD
Mitigation Plan: False

Combined Use Limits:

<u>Rate</u>	<u>Volume</u>	<u>Acres</u>	<u>Water Rights</u>
	1.7	116.0	2-2441 ,2-2027A

IDAHO DEPARTMENT OF WATER RESOURCES
Proof Report

9/10/2025

SubCase:

N/A

Water Supply Bank:

N/A

IDAHO DEPARTMENT OF WATER RESOURCES
Proof Report

9/10/2025

Water Right 2-2441

<u>Owner Type</u>	<u>Name and Address</u>
Current Owner	MULE CREEK ENTERPRISES LLC 5624 E SCARLET ST MESA, AZ 85215-7816 (602) 689-1848
Directors Report Owner	EDITH NETTLETON HC 75 BOX 33A MELBA, ID 83641 (208) 495-2560
Directors Report Owner	JOE NETTLETON HC 75 BOX 33A MELBA, ID 83641 (208) 495-2560
Original Owner	OSCAR GROSS CAMBRIDGE, ID 83610
Previous Owner	RM RIO SALADO FARM LLC 140 E RIO SALADO PKWY UNIT 901 TEMPE, AZ 85281-5499 (602) 689-1848

Priority Date: 9/16/1951

Basis: Decreed

Status: Active

Source
SNAKE RIVER

Tributary
COLUMBIA RIVER

<u>Beneficial Use</u>	<u>From</u>	<u>To</u>	<u>Diversion Rate</u>	<u>Volume</u>
IRRIGATION	03/01	11/15	1.710 CFS	
	<u>Total Diversion</u>		1.710 CFS	

Source and Point(s) of Diversion:

SNAKE RIVER L4(SWNENW) Sec. 28, Twp 01S, Rge 02W, OWYHEE County

Place Of Use:

IRRIGATION within OWYHEE County

IDAHO DEPARTMENT OF WATER RESOURCES

9/10/2025

Proof Report

Twp	Rng	Sec	NE				NW				SW				SE				Totals
			NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	
01S	02W	21										5.0 L5	28.0 L6						33.0
01S	02W	28					43.0 L4		15.0	17.0 L5									75.0

POU Total Acres: 108.0

Conditions of Approval:

1. 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.
2. F06 The following right is also diverted through point of diversion described above: 2-02027A
3. E55 Use of this right with Right Nos. 2-02027A, 57-04042, and 57-10245 is limited to the irrigation of a combined total of 116 acres in a single irrigation season.
4. T07 The right holder shall accomplish the change authorized by this transfer within one year of the date of this approval.
5. T08 Failure of the right holder to comply with the conditions of this transfer is cause for the Director to rescind approval of the transfer.
6. 01M After specific notification by the Department, the right holder shall install a suitable measuring device or shall enter into an agreement with the Department to use power records to determine the amount of water diverted and shall annually report the information to the Department.
7. R61 This right when combined with all other rights shall provide no more than 4.5 afa per acre at the field headgate for irrigation of the lands above.
8. X35 Rights 2-2027A and 2-2441 when combined shall not exceed a total diversion rate of 1.71 cfs.

Dates and Other Information:

Decreed Date: 8/5/2008

Civil Case Number: 39576

Judicial District: FIFTH

State or Federal: S

Water District Number: NWD

Mitigation Plan: False

Combined Use Limits:**Rate****Volume**

1.7

Acres

116.0

Water Rights

2-2441 ,2-2027A

SubCase:

SubCaseNumber: 2-2441

Class: 1

IDAHO DEPARTMENT OF WATER RESOURCES
Proof Report

9/10/2025

SF5 Filed Date:
Special Master Recom Signed Date:
Attorney Assigned:
Adjudication Agent:
Basis of Claim: License
Date Filed: 12/5/2007
Objection Status: Active

Water Supply Bank:

N/A

IDAHO DEPARTMENT OF WATER RESOURCES
Proof Report

9/10/2025

Water Right 57-10245

<u>Owner Type</u>	<u>Name and Address</u>
Current Owner	MULE CREEK ENTERPRISES LLC 5624 E SCARLET ST MESA, AZ 85215-7816 (602) 689-1848
Original Owner	JOE NETTLETON HC 75 BOX 33A MELBA, ID 83641 (208) 495-2560
Original Owner	EDITH NETTLETON HC 75 BOX 33A MELBA, ID 83641 (208) 495-2560
Previous Owner	RM RIO SALADO FARM LLC 140 E RIO SALADO PKWY UNIT 901 TEMPE, AZ 85281-5499 (602) 689-1848

Priority Date: 6/1/1987

Basis: Decreed

Status: Active

Source
GROUND WATER

Tributary

<u>Beneficial Use</u>	<u>From</u>	<u>To</u>	<u>Diversion Rate</u>	<u>Volume</u>
DOMESTIC	1/01	12/31	0.040 CFS	
	<u>Total Diversion</u>		0.040 CFS	

Source and Point(s) of Diversion:

GROUND WATER L4(SWNWNW) Sec. 28, Twp 01S, Rge 02W, OWYHEE County

Place Of Use:

DOMESTIC within OWYHEE 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
01S	02W	28						X L4											

IDAHO DEPARTMENT OF WATER RESOURCES
Proof Report

9/10/2025

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. RP0083301. |

Dates and Other Information:

Decreed Date: 12/3/1996
Civil Case Number: 39576
Judicial District: FIFTH
State or Federal: S
Water District Number: NWD
Mitigation Plan: False

Combined Use Limits:

N/A

SubCase:

N/A

Water Supply Bank:

N/A

IDAHO DEPARTMENT OF WATER RESOURCES
Proof Report

9/10/2025

Water Right 57-4042

<u>Owner Type</u>	<u>Name and Address</u>
Current Owner	MULE CREEK ENTERPRISES LLC 5624 E SCARLET ST MESA, AZ 85215-7816 (602) 689-1848
Original Owner	JOE NETTLETON HC 75 BOX 33A MELBA, ID 83641 (208) 495-2560
Original Owner	EDITH NETTLETON HC 75 BOX 33A MELBA, ID 83641 (208) 495-2560
Previous Owner	RM RIO SALADO FARM LLC 140 E RIO SALADO PKWY UNIT 901 TEMPE, AZ 85281-5499 (602) 689-1848

Priority Date: 7/1/1900

Basis: Decreed

Status: Active

Source
GROUND WATER

Tributary

<u>Beneficial Use</u>	<u>From</u>	<u>To</u>	<u>Diversion Rate</u>	<u>Volume</u>
DOMESTIC	1/01	12/31	0.040 CFS	
	<u>Total Diversion</u>		0.040 CFS	

Source and Point(s) of Diversion:

GROUND WATER L4(SWNWNW) Sec. 28, Twp 01S, Rge 02W, OWYHEE County

Place Of Use:

DOMESTIC within OWYHEE 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
01S	02W	28						X L4											

IDAHO DEPARTMENT OF WATER RESOURCES
Proof Report

9/10/2025

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. RP0083301 |

Dates and Other Information:

Decreed Date: 12/10/1996
Civil Case Number: 39576
Judicial District: FIFTH
State or Federal: S
Water District Number: NWD
Mitigation Plan: False

Combined Use Limits:

N/A

SubCase:

N/A

Water Supply Bank:

N/A