

STATE OF IDAHO  
DEPARTMENT OF WATER RESOURCES

RECEIVED

NOV 07 2025

NOTICE OF CHANGE IN WATER RIGHT OWNERSHIP

DEPT. OF WATER RESOURCES  
EASTERN 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.

WD 120/Bonneville-Jefferson  
GWD

| Water Right/Claim No. | Split?                       | Leased to Water Supply Bank? | Water Right/Claim No. | Split?                       | Leased to Water Supply Bank? |
|-----------------------|------------------------------|------------------------------|-----------------------|------------------------------|------------------------------|
| 25-14588 OK           | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |                       | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |
| 25-14589 OK           | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |                       | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |
| 25-14590 OK           | 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: Foster Land and Cattle

Name of current water right holder/claimant

3. New Owner(s)/Claimant(s): Rocky Hills Enterprises, LLC

New owner(s) as listed on the conveyance document

Name connector ☐ and ☐ or

375 N Holmes Ave.

Idaho Falls

ID

83401

Mailing address

City

State

Zip

208-709-2874

collin@rockymountaincapital.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: 11/6/2025

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.

SUPPORT DATA

IN FILE # 25-14588

8. Signature: Collin Hunter Managing Member 11/7/2025

Signature of new owner/claimant

Title, if applicable

Date

Collin Hunter

Print name

Signature: \_\_\_\_\_ Title, if applicable \_\_\_\_\_ Date \_\_\_\_\_

Signature of new owner/claimant

Title, if applicable

Date

Print name

For IDWR Office Use Only:

Received by Cxd Date 11/12/25 Receipt No. E651268 Receipt Amt. \$75.00

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 JB Processed by MP Date 11/12/2025

**Instrument # 1800745**

**Bonneville County, Idaho Falls, Idaho**

**11/06/2025 03:54:10 PM No. of Pages: 8**

**Recorded for: PIONEER TITLE CO OF BONNEVILLE CO LLC**

**Chris Poulter Fee: \$15.00**

**Ex-Officio Recorder Deputy Ahogge**

**Index to: DEED, WARRANTY**

*RECORDING REQUESTED BY AND  
WHEN RECORDED RETURN TO:*

Kristin Moore

Rocky Mountain Environmental Associates, Inc.

482 Constitution Way, Suite 303

Idaho Falls, ID 83402

PTC: 869:26

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(Space Above for Recorder's Use)

### **SPECIAL WARRANTY DEED FOR WATER RIGHTS**

**FOSTER LAND AND CATTLE**, an Idaho general partnership, whose address is PO Box 40, Ririe, Idaho 83443 (hereinafter collectively "**Grantor**") does hereby grant, bargain, sell, assign, and convey unto **ROCKY HILLS ENTERPRISES, LLC**, an Idaho Limited Liability company, whose address is 375 N Holmes Ave., Idaho Falls, ID 83401 (hereinafter "**Grantee**") and to Grantee's heirs and assigns forever, all of Grantor's right, title, and interest in water right described on Exhibit A attached hereto (hereinafter the "**Water Right**").

Grantor hereby covenants and warrants to Grantee as follows:

- (A) Grantor is the owner of the Water Right;
- (B) Grantor has not conveyed any of the Water Right to anyone other than Grantee;
- (C) The Water Right is free from all liens, claims, or encumbrances; and
- (D) Grantor has the authority to convey the Water Right to Grantee.

Grantor makes no other covenants or warranties as to the Water Right.

IN WITNESS WHEREOF, the undersigned authorized officer of Grantor, acting on behalf of Grantor, has caused his name to be hereunto subscribed.

DATED this 6th day of Nov., 2025.

**E-RECORDED**

simplifile®

RECORDING REQUESTED BY AND  
WHEN RECORDED RETURN TO:

Kristin Moore

Rocky Mountain Environmental Associates, Inc.

482 Constitution Way, Suite 303

Idaho Falls, ID 83402

PTC: 869226

ID: 1800745

County: Bannock

Date: 11-6-25 Time: 3:54 PM

(Space Above for Recorder's Use)

### SPECIAL WARRANTY DEED FOR WATER RIGHTS

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DATED this 6th day of Nov., 2025.

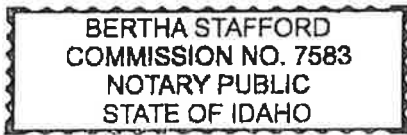
**"GRANTOR"**

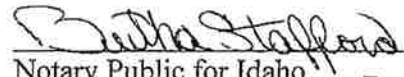
**FOSTER LAND AND CATTLE**

  
By: Bradley Foster  
Its: Partner

STATE OF IDAHO           )  
                                          )ss.  
County of Bonneville    )

This record was acknowledged before me on the 6th day of Nov, 2025  
by **Bradley Foster**, General Partner.



  
Notary Public for Idaho  
My Commission Expires: Residing at Idaho Falls  
Expires 1/27/2029

## EXHIBIT A WATER RIGHT DESCRIPTION

Page 3 of 10

### WATER RIGHT NO. 25-14588

**As Modified by Transfer No. 89651**

In accordance with the approval of Transfer No. 89651, Water Right No. 25-14588 is now described as follows:

**Right Holder:** FOSTER LAND AND CATTLE  
PO BOX 40  
RIRIE, ID 83443-0040

**Priority Date:** 2/24/1953

**Source:** GROUND WATER

| <u>BENEFICIAL USE</u> | <u>From</u> | <u>To</u> | <u>Diversion Rate</u> | <u>Diversion Volume</u> |
|-----------------------|-------------|-----------|-----------------------|-------------------------|
| DOMESTIC              | 01/01       | to 12/31  | 0.060 cfs             | 9.0 af                  |
|                       |             |           | 0.060 cfs             | 9.0 af                  |

#### LOCATION OF POINT(S) OF DIVERSION

|              |      |                        |                   |
|--------------|------|------------------------|-------------------|
| GROUND WATER | NENE | Sec 21 Twp 03N Rge 38E | BONNEVILLE County |
| GROUND WATER | NWNE | Sec 21 Twp 03N Rge 38E | BONNEVILLE County |
| GROUND WATER | SESE | Sec 16 Twp 03N Rge 38E | BONNEVILLE County |
| GROUND WATER | NENE | Sec 21 Twp 03N Rge 38E | BONNEVILLE County |

#### PLACE OF USE: DOMESTIC

| Twp | Rng | Sec | NE |    |    |    | NW |    |    |    | SW |    |    |    | SE |    |    |    | Totals |
|-----|-----|-----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|--------|
|     |     |     | NE | NW | SW | SE | NE | NW | SW | SE | NE | NW | SW | SE | NE | NW | SW | SE |        |
| 03N | 38E | 21  | X  | X  |    |    |    |    |    |    |    |    |    |    |    |    |    |    | 0.0    |

#### CONDITIONS OF APPROVAL

1. Rights 25-14588, 25-14589, 25-14590, and 25-14600 when combined shall not exceed a total diversion rate of 0.34 cfs, a total annual maximum diversion volume of 22.8 af, and domestic use for 54 homes.
2. Domestic use is for 54 homes and does not include lawn, garden, landscape, or other types of irrigation.
3. Water from Progressive Irrigation District will be used for irrigation of lawn, garden, and landscaping associated with the 54 homes.
4. Use of water under this right may be regulated by a watermaster with responsibility for the distribution of water among appropriators within a water district. At the time of this approval, this water right is within State Water District No. 120.
5. The right holder shall maintain a measuring device and lockable controlling works of a type approved by the Department in a manner that will provide the watermaster suitable control of the diversion(s).

Transfer No. 89651

Page 4 of 10

**WATER RIGHT NO. 25-14588**  
**As Modified by Transfer No. 89651**

**CONDITIONS OF APPROVAL**

6. This right does not grant any right-of-way or easement across the land of another.
7. The right holder shall accomplish the change authorized by this transfer within one year of the date of this approval.
8. Failure of the right holder to comply with the conditions of this transfer is cause for the Director to rescind approval of the transfer.
9. Pursuant to Idaho Code § 42-1412(6), this water right is subject to such general provisions necessary for the definition of the rights or for the efficient administration of water rights as determined by the Snake River Basin Adjudication court in the final unified decree entered 08/26/2014.

Transfer No. 89651

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**WATER RIGHT NO. 25-14589**  
**As Modified by Transfer No. 89651**

In accordance with the approval of Transfer No. 89651, Water Right No. 25-14589 is now described as follows:

**Right Holder:** FOSTER LAND AND CATTLE  
PO BOX 40  
RIRIE, ID 83443-0040

**Priority Date:** 6/7/1957

**Source:** GROUND WATER

| <u>BENEFICIAL USE</u> | <u>From</u> | <u>To</u> | <u>Diversion Rate</u> | <u>Diversion Volume</u> |
|-----------------------|-------------|-----------|-----------------------|-------------------------|
| DOMESTIC              | 01/01       | to 12/31  | 0.030 cfs             | 4.2 af                  |
|                       |             |           | 0.030 cfs             | 4.2 af                  |

**LOCATION OF POINT(S) OF DIVERSION**

|              |      |                        |                   |
|--------------|------|------------------------|-------------------|
| GROUND WATER | NENE | Sec 21 Twp 03N Rge 38E | BONNEVILLE County |
| GROUND WATER | NWNE | Sec 21 Twp 03N Rge 38E | BONNEVILLE County |
| GROUND WATER | SESE | Sec 16 Twp 03N Rge 38E | BONNEVILLE County |
| GROUND WATER | NENE | Sec 21 Twp 03N Rge 38E | BONNEVILLE County |

**PLACE OF USE: DOMESTIC**

| Twp | Rng | Sec | NE |    |    |    | NW |    |    |    | SW |    |    |    | SE |    |    |    | Totals |
|-----|-----|-----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|--------|
|     |     |     | NE | NW | SW | SE | NE | NW | SW | SE | NE | NW | SW | SE | NE | NW | SW | SE |        |
| 03N | 38E | 21  | X  | X  |    |    |    |    |    |    |    |    |    |    |    |    |    |    | 0.0    |

**CONDITIONS OF APPROVAL**

1. Rights 25-14588, 25-14589, 25-14590, and 25-14600 when combined shall not exceed a total diversion rate of 0.34 cfs, a total annual maximum diversion volume of 22.8 af, and domestic use for 54 homes.
2. Domestic use is for 54 homes and does not include lawn, garden, landscape, or other types of irrigation.
3. Water from Progressive Irrigation District will be used for irrigation of lawn, garden, and landscaping associated with the 54 homes.
4. Use of water under this right may be regulated by a watermaster with responsibility for the distribution of water among appropriators within a water district. At the time of this approval, this water right is within State Water District No. 120.
5. The right holder shall maintain a measuring device and lockable controlling works of a type approved by the Department in a manner that will provide the watermaster suitable control of the diversion(s).

Transfer No. 89651

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**WATER RIGHT NO. 25-14589**  
**As Modified by Transfer No. 89651**

**CONDITIONS OF APPROVAL**

6. This right does not grant any right-of-way or easement across the land of another.
7. The right holder shall accomplish the change authorized by this transfer within one year of the date of this approval.
8. Failure of the right holder to comply with the conditions of this transfer is cause for the Director to rescind approval of the transfer.
9. Pursuant to Idaho Code § 42-1412(6), this water right is subject to such general provisions necessary for the definition of the rights or for the efficient administration of water rights as determined by the Snake River Basin Adjudication court in the final unified decree entered 08/26/2014.

Transfer No. 89651

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**WATER RIGHT NO. 25-14590**  
**As Modified by Transfer No. 89651**

In accordance with the approval of Transfer No. 89651, Water Right No. 25-14590 is now described as follows:

**Right Holder:** FOSTER LAND AND CATTLE  
PO BOX 40  
RIRIE, ID 83443-0040

**Priority Date:** 8/4/1979

**Source:** GROUND WATER

| <u>BENEFICIAL USE</u> | <u>From</u> | <u>To</u> | <u>Diversion Rate</u>  | <u>Diversion Volume</u> |
|-----------------------|-------------|-----------|------------------------|-------------------------|
| DOMESTIC              | 01/01       | to 12/31  | 0.070 cfs<br>0.070 cfs | 22.8 af<br>22.8 af      |

**LOCATION OF POINT(S) OF DIVERSION**

|              |      |                        |                   |
|--------------|------|------------------------|-------------------|
| GROUND WATER | NENE | Sec 21 Twp 03N Rge 38E | BONNEVILLE County |
| GROUND WATER | NWNE | Sec 21 Twp 03N Rge 38E | BONNEVILLE County |
| GROUND WATER | SESE | Sec 16 Twp 03N Rge 38E | BONNEVILLE County |
| GROUND WATER | NENE | Sec 21 Twp 03N Rge 38E | BONNEVILLE County |

**PLACE OF USE: DOMESTIC**

| Twp | Rng | Sec | NE |    |    |    | NW |    |    |    | SW |    |    |    | SE |    |    |    | Totals |
|-----|-----|-----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|--------|
|     |     |     | NE | NW | SW | SE | NE | NW | SW | SE | NE | NW | SW | SE | NE | NW | SW | SE |        |
| 03N | 38E | 21  | X  | X  |    |    |    |    |    |    |    |    |    |    |    |    |    |    | 0.0    |

**CONDITIONS OF APPROVAL**

1. Rights 25-14588, 25-14589, 25-14590, and 25-14600 when combined shall not exceed a total diversion rate of 0.34 cfs, a total annual maximum diversion volume of 22.8 af, and domestic use for 54 homes.
2. Domestic use is for 54 homes and does not include lawn, garden, landscape, or other types of irrigation.
3. Water from Progressive Irrigation District will be used for irrigation of lawn, garden, and landscaping associated with the 54 homes.
4. Use of water under this right may be regulated by a watermaster with responsibility for the distribution of water among appropriators within a water district. At the time of this approval, this water right is within State Water District No. 120.
5. The right holder shall maintain a measuring device and lockable controlling works of a type approved by the Department in a manner that will provide the watermaster suitable control of the diversion(s).

Transfer No. 89651

Page 10 of 10

**WATER RIGHT NO. 25-14590**  
**As Modified by Transfer No. 89651**

**CONDITIONS OF APPROVAL**

6. This right does not grant any right-of-way or easement across the land of another.
7. The right holder shall accomplish the change authorized by this transfer within one year of the date of this approval.
8. Failure of the right holder to comply with the conditions of this transfer is cause for the Director to rescind approval of the transfer.
9. Pursuant to Idaho Code § 42-1412(6), this water right is subject to such general provisions necessary for the definition of the rights or for the efficient administration of water rights as determined by the Snake River Basin Adjudication court in the final unified decree entered 08/26/2014.

Transfer No. 89651



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](mailto:easterninfo@idwr.idaho.gov) • Web: [idwr.idaho.gov](http://idwr.idaho.gov)

Governor Brad Little

Director Mathew Weaver

November 12, 2025

ROCKY HILLS ENTERPRISES LLC  
375 N HOLMES AVE  
IDAHO FALLS ID 83401-2614

Re: Change in Ownership for Water Right No(s): 25-14590, 25-14589, 25-14588

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 208-525-7161.

Sincerely,

Misty Pettis  
Office Specialist 2

Enclosure(s)  
Cc: WATER DISTRICT 120  
BONNEVILLE-JEFFERSON GWD