

RECEIVED

OCT 31 2025

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCESDEPT. 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.

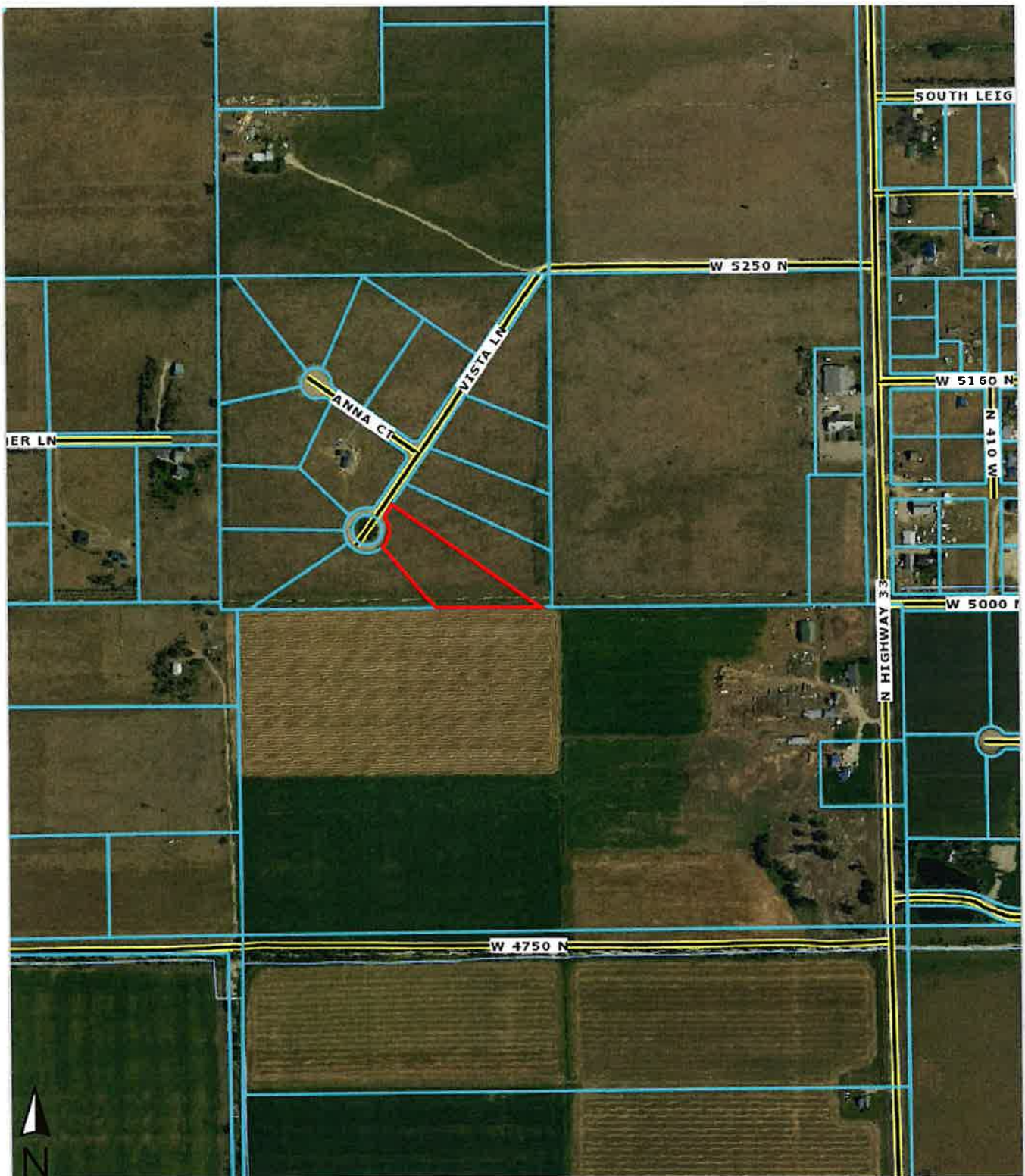
Water Right/Claim No.	Split?	Leased to Water Supply Bank?	Water Right/Claim No.	Split?	Leased to Water Supply Bank?
22-13816 OK	Yes ☒	Yes ☐		Yes ☐	Yes ☐
22-13814 OK	Yes ☒	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: BMCS Development, LLC
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Malachi Michael Nelson
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or
- 714 S Saturn Ave Unit B IDAHO FALLS ID 83402
Mailing address City State Zip
6037241634 malachinlsn11@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: 09/26/2025 MN 09/19/2023
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: Malachi Nelson 10/31/2025
Signature of new owner/claimant Title, if applicable Date
Malachi Nelson
Print name

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

For IDWR Office Use Only:
Received by CEB Date 10/31/25 Receipt No. E051253 Receipt Amt. \$200.00
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 mlw Date 11/13/2025



This map/plat is being furnished as an aid in locating the herein described land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

RECORDING REQUESTED BY
First American Title Company

AND WHEN RECORDED MAIL TO:
First American Title Company
81 North Main Street/P.O. Box 42
Driggs, ID 83422

Instrument # 238185
TETON COUNTY, IDAHO
09-23-2016 10:14:00 No. of Pages: 2
Recorded for: FIRST AMERICAN TITLE - DRIGGS
MARY LOU HANSEN Fee: \$13.00
Ex-Officio Recorder Deputy, Mary Lou Hansen
Index to: DEED, WARRANTY

Space Above This Line for Recorder's Use Only

WARRANTY DEED

File No.: **560555-T (1b)**

Date: **September 17, 2015**

For Value Received, **BMCS Development, LLC, a Colorado limited liability company**, hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto **John D. Rielly, a single man**, hereinafter called the Grantee, whose current address is **3960 West Point Loma Blvd H-349, San Diego, CA 92110**, the following described premises, situated in **Teton County, Idaho**, to-wit:

LOT 5, FINAL PLAT, THE VISTAS SUBDIVISION, TETON COUNTY, IDAHO AS THE SAME APPEARS ON THE OFFICIAL PLAT THEREOF, RECORDED SEPTEMBER 26, 2007, AS INSTRUMENT NO. 191918.

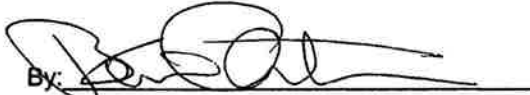
SUBJECT TO all easements, right of ways, covenants, restrictions, reservations, applicable building and zoning ordinances and use regulations and restrictions of record, and payment of accruing present year taxes and assessments as agreed to by parties above.

TO HAVE AND TO HOLD the said premises, with its appurtenances, unto the said Grantee, and to the Grantee's heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that the Grantor is the owner in fee simple of said premises; that said premises are free from all encumbrances except current years taxes, levies, and assessments, and except U.S. Patent reservations, restrictions, easements of record and easements visible upon the premises, and that Grantor will warrant and defend the same from all claims whatsoever.

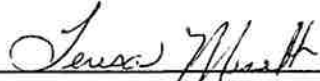
Date: 09/17/2015

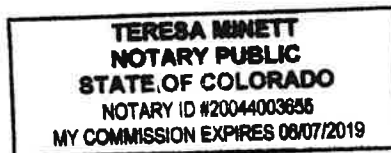
Warranty Deed
- continued

File No.: 560555-T (1b)

BMCS Development, LLC, a Colorado limited
liability companyBy: Name: Beric Christiansen
Title: Managing MemberSTATE OF Colorado)
COUNTY OF Eagle)
ss.

On this 18 day of September, 2015, before me, a Notary Public in and for said State, personally appeared **Beric Christiansen**, known or identified to me to be the person whose name is subscribed to the within Instrument as one of the Managers/Members of the **BMCS Development, LLC, a Colorado limited liability company**, which is known or identified to me to be the entity whose name is subscribed to the within instrument and acknowledged to me that he executed the same in said Limited Liability Company's name.


Notary Public of Colorado
Residing at: 205 E. Chambers Ave, Eagle Co
Commission Expires: June 7, 2019





WARRANTY DEED

Alliance Title & Escrow, LLC Order No.:641485

FOR VALUE RECEIVED

John D Rielly, a single man

the grantor(s), do(es) hereby grant, bargain, sell and convey unto

Malachi Nelson, a single person

whose current address is

2445 Oak Trail Dr
Idaho Falls, ID 83404

the grantee(s), the following described premises, in Teton County, Idaho, TO WIT:

Lot 5 Final Plat The Vistas Subdivision, Teton County, Idaho, as per the recorded plat on September 26, 2007, as Instrument No. 191918.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee(s), that (s)he is/are the owner(s) in fee simple of said premises; that they are free from all encumbrances Except: Current Year Taxes, conditions, covenants, restrictions, reservations, easements, rights and rights of way, apparent or of record.

And that (s)he will warrant and defend the same from all lawful claims whatsoever.

Dated: September 19, 2023

John D Rielly
John D Rielly

State of Virginia } ss
County of Loudoun }

On this 21st day of September, 2023, before me, the undersigned, a Notary Public in and for said state, personally appeared John D. Rielly, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument.
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Gloria Asare
Notary Public for the State of Virginia
Residing at: Loudoun, VA
Commission Expires: 12/31/2024
Registration No: 7901547
Electronic Notary Public



Notarized online using audio-video communication



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

November 13, 2025

MALACHI NELSON
714 S SATURN AVE UNIT B
IDAHO FALLS ID 83402-2791

Re: Change in Water Right Ownership: 22-13814 (Split into 22-13814 and 22-14733), 22-13816 (Split into 22-13816 and 22-14734),

Dear Water Right Holder(s):

The Department of Water Resources (Department) acknowledges the receipt of correspondence changing ownership of a portion of the above referenced water right(s) to you. The Department has modified its records based on the information received and has enclosed a computer-generated report for you.

Your portion of each water right(s) has a specified point of diversion, nature of use and place of use. If you plan to change the authorized point of diversion, nature of use, or place of use, including adding a new point of diversion, you must file an Application for Transfer of Water Right. If you do not plan to change any elements of your water right, then no further action is required at this time.

The portion of the water right retained by the original right holder retains the original water right number. The Department is sending the original right holder a copy of this letter and a computer-generated report showing the changes to the original water right.

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 208-497-3790.

Sincerely,

McKenna Webster

Enclosure(s)

c: BMCS DEVELOPMENT LLC