

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED

NOV 03 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.

Water Right/Claim No.	Split?	Leased to Water Supply Bank?	Water Right/Claim No.	Split?	Leased to Water Supply Bank?
17-7062 OK	Yes ☒	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
17-7062 17-7202	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: TRC Ranch

Name of current water right holder/claimant

3. New Owner(s)/Claimant(s): James Greenwood

New owner(s) as listed on the conveyance document

Name connector ☐ and ☐ orMailing address 35 E 270 SCity KaysvilleState UT Zip 84037Telephone 801-882-3024Email jamesgreenwood95@gmail.com

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: 8/26/25

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 # 17-7062

8. Signature: James Greenwood

Signature of new owner/claimant

Title, if applicable

Date 10/30/25Print name James Greenwood

Signature: _____

Signature of new owner/claimant

Title, if applicable

Date

Print name

Received by M. FeltusDate 11-3-25

For IDWR Office Use Only:

Receipt No. E051260Receipt Amt. 100.00Active 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 JBDate 11/18/2025



135 N. Arthur Ave.
Pocatello, ID 83204

Date: August 26, 2025

James Greenwood
35 East 270 South
Kaysville, UT 84037

File No. 880090
Property Address: 22132 W. 10500 S., Stone, ID 83252

The closing of your purchase of the above-referenced property has now been completed. Enclosed for your records is the original recorded deed. Your final title policy is being mailed under separate cover.

We appreciate having had the opportunity to be of service to you. If you have any questions, please contact the Escrow Officer named below.

Sincerely,

Stacy Kono, Escrow Officer
Ph: (208)233-9595
Email: skono@pioneertitleco.com

Enclosures



135 N. Arthur Ave.
Pocatello, ID 83204

ELECTRONICALLY RECORDED-DO NOT
REMOVE THE COUNTY STAMPED FIRST
PAGE AS IT IS NOW INCORPORATED AS
PART OF THE ORIGINAL DOCUMENT

File No. 880090 SK
NTO-203817

167805

Microfilm No. 167805
26 Day Aug 20 25
At 11 50 O'clock AM
Unrecorded
Oneida Co. Recorder
Fee \$ 15.00 Deputy
Recorded at Request of
Pioneer Title Pocatello

WARRANTY DEED

For Value Received

TRC Ranch, LLC and Russell D. Powell and Gary T. Woolsey, married to each other
hereinafter referred to as Grantor, does hereby grant, bargain, sell, warrant and convey unto

James Greenwood, an unmarried man
hereinafter referred to as Grantee, whose current address is

35 East 270 South, Kaysville, UT 84037

The following described premises, to-wit: JTC

LEGAL DESCRIPTION EXHIBIT "A" ATTACHED

To HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee(s), and Grantees(s) heirs and assigns forever. And the said Grantor(s) does (do) hereby covenant to and with the said Grantee(s), that the Grantor(s) is/are the owner(s) 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(s); and subject to U.S. Patent reservations, restrictions, dedications, easements, rights of way and agreements, (if any) of record, and current years taxes, levies, and assessments, includes irrigation and utility assessments, (if any) which are not yet due and payable, and that Grantor(s) will warrant and defend the same from all lawful claims whatsoever.

Dated: August 13, 2025

TRC Ranch, LLC

By: Russell D. Powell member
Russell D. Powell, Member

By: Gary T. Woolsey Member
Gary T. Woolsey, Member

Russell D. Powell
Russell D. Powell

Gary T. Woolsey
Gary T. Woolsey



135 N. Arthur Ave.
Pocatello, ID 83204

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Dated: August 13, 2025

TRC Ranch, LLC

By: *Russell D. Powell member*
Russell D. Powell, Member

By: *Gary T. Woolsey Member*
Gary T. Woolsey, Member

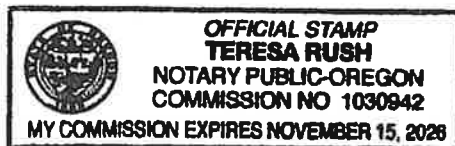
Russell Powell
Russell D. Powell

Gary T. Woolsey
Gary T. Woolsey

State of OREGON, County of Douglas

This record was acknowledged before me on August 13, 2025 by Russell D. Powell, as Member of TRC Ranch, LLC.

Teresa Rush
Signature of notary public
Commission Expires: 11/15/2026



State of OREGON, County of Douglas

This record was acknowledged before me on August 13, 2025 by Gary T. Wollsey, as Member of TRC Ranch, LLC.

Teresa Rush
Signature of notary public
Commission Expires: 11/15/2026



State of OREGON, County of Douglas

This record was acknowledged before me on August 13, 2025 by Russell D. Powell.

Teresa Rush
Signature of notary public
Commission Expires: 11/15/2026



State of OREGON, County of Douglas

This record was acknowledged before me on August 13, 2025 by Gary T. Woolsey.

Teresa Rush
Signature of notary public
Commission Expires: 11/15/2026



EXHIBIT A

A PARCEL OF LAND, LOCATED IN THE NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 16 SOUTH, RANGE 32 EAST, BOISE MERIDIAN, ONEIDA COUNTY, IDAHO, DESCRIBED AS FOLLOWS;
BEGINNING AT THE NORTHEAST CORNER OF SECTION 23, MONUMENTED BY A BRASS CAP AS SHOWN ON CORNER PERPETUATION AND FILING INSTR. NOS. 144456 & 142495;
THENCE SOUTH 00°17'09" WEST, (BASIS OF BEARINGS PER THE CENTRAL MERIDIAN OF THE EAST ZONE OF THE IDAHO STATE PLANE COORDINATE SYSTEM) A DISTANCE OF 1127.68 FEET TO A POINT MONUMENTED BY A 5/8 BY 24 INCH REBAR WITH PLASTIC CAP STAMPED "LS 13023";
THENCE SOUTH 89°50'34" WEST, A DISTANCE OF 1316.61 FEET TO A POINT ON THE EAST 1/16 LINE OF SECTION 23, MONUMENTED BY A 5/8 BY 24 INCH REBAR WITH PLASTIC CAP STAMPED "LS 13023";
THENCE NORTH 00°24'02" EAST, ALONG THE EAST 1/16 LINE OF SECTION 23, A DISTANCE OF 42.49 FEET TO A POINT MONUMENTED BY A 5/8 BY 24 INCH REBAR WITH PLASTIC CAP STAMPED "LS 13023", BEING THE SOUTHWEST CORNER OF A PARCEL OF LAND DESCRIBED IN INSTRUMENT NUMBER 135401; THENCE SOUTH 89°35'58" EAST, ALONG THE SOUTH LINE OF SAID PARCEL, A DISTANCE OF 400.00 FEET TO A POINT MONUMENTED BY A 5/8 BY 24 INCH REBAR WITH PLASTIC CAP STAMPED "LS 13023", BEING THE SOUTHEAST CORNER OF SAID PARCEL; THENCE NORTH 00°24'02" EAST, ALONG THE EAST LINE OF SAID PARCEL, A DISTANCE OF 108.00 FEET TO A POINT MONUMENTED BY A 5/8 BY 24 INCH REBAR WITH PLASTIC CAP STAMPED "LS 13023", BEING THE NORTHEAST CORNER OF SAID PARCEL; THENCE NORTH 89°35'58" WEST, ALONG THE NORTH LINE OF SAID PARCEL, A DISTANCE OF 45.43 FEET TO A POINT MONUMENTED BY A 5/8 REBAR WITH NO CAP BEING A POINT OF CURVATURE ON A 1962.00 FEET-FOOT-RADIUS NON-TANGENT CURVE WHOSE CENTER BEARS SOUTH 58°53'53" EAST, ALSO BEING THE SOUTHEASTERLY CORNER OF A PARCEL OF LAND DESCRIBED IN INSTRUMENT NUMBER 159648; THENCE FOLLOWING ALONG SAID CURVE AND EASTERLY BOUNDARY OF SAID PARCEL CLOCKWISE FOR AN ARC LENGTH OF 313.30 FEET THROUGH A CENTRAL ANGLE OF 09°08'58", (THE CHORD OF SAID CURVE BEARS NORTH 35°40'36" EAST A DISTANCE OF 312.97 FEET); THENCE NORTH 49°44'55" WEST, ALONG THE NORTHERLY BOUNDARY OF SAID PARCEL, A DISTANCE OF 213.52 FEET TO A POINT MONUMENTED BY A REBAR WITH ALUMINUM CAP STAMPED "LS 13173", BEING THE SOUTHEAST CORNER OF A PARCEL OF LAND DESCRIBED IN INSTRUMENT NUMBER 157271; THENCE NORTH 00°24'02" EAST, ALONG THE EAST BOUNDARY OF SAID PARCEL, A DISTANCE OF 589.09 FEET TO A POINT ON THE NORTH LINE OF SECTION 23, MONUMENTED BY A 5/8 BY 24 INCH REBAR WITH PLASTIC CAP STAMPED "LS 13023";
THENCE NORTH 89°52'47" EAST, ALONG THE NORTH LINE OF SECTION 23, A DISTANCE OF 24.56 FEET TO A POINT MONUMENTED BY A 5/8 BY 24 INCH REBAR WITH PLASTIC CAP STAMPED "LS 13023";
THENCE SOUTH 00°07'17" EAST, A DISTANCE OF 55.00 FEET TO A POINT MONUMENTED BY A REBAR WITH ALUMINUM CAP STAMPED "LS 13173";
THENCE NORTH 89°52'43" EAST, A DISTANCE OF 50.00 FEET TO A POINT MONUMENTED BY A REBAR WITH ALUMINUM CAP STAMPED "LS 13173";
THENCE NORTH 00°07'17" WEST, A DISTANCE OF 55.00 FEET TO A POINT ON THE NORTH LINE OF SECTION 23, MONUMENTED BY A 5/8 BY 24 INCH REBAR WITH PLASTIC CAP STAMPED "LS 13023";
THENCE NORTH 89°52'43" EAST, ALONG THE NORTH LINE OF SECTION 23, A DISTANCE OF 868.38 FEET TO THE POINT OF BEGINNING.

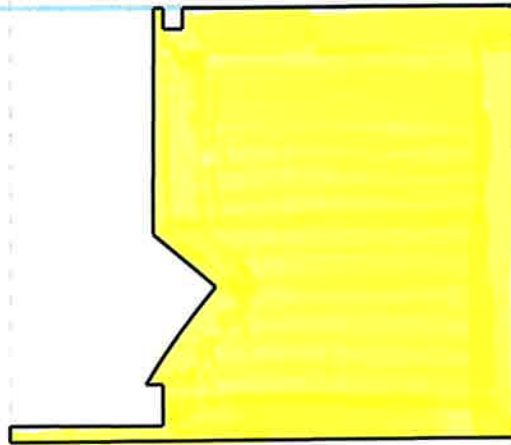
TOGETHER WITH:

A 30.00-FOOT-WIDE EASEMENT, LOCATED IN THE NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 16 SOUTH, RANGE 32 EAST, BOISE MERIDIAN, ONEIDA COUNTY, IDAHO, DESCRIBED AS FOLLOWS:
BEGINNING AT THE CENTER-EAST 1/16 CORNER OF SECTION 23, BEING MONUMENTED BY A 5/8 INCH REBAR WITH ALUMINUM CAP STAMPED "LS 7380";
THENCE NORTH 00°24'02" EAST, ALONG THE EAST 1/16 LINE OF SAID SECTION 23, A DISTANCE OF 1551.03 FEET TO THE SOUTHWEST CORNER OF A PARCEL OF LAND DESCRIBED IN DEED INST. NO. 135401; THENCE SOUTH 89°35'58" EAST, LEAVING THE EAST 1/16 LINE OF SECTION 23 AND FOLLOWING ALONG SOUTH BOUNDARY OF SAID PARCEL OF LAND, A DISTANCE OF 72.42 FEET; THENCE SOUTH 45°32'56" WEST, LEAVING THE SOUTH BOUNDARY OF SAID PARCEL OF LAND, A DISTANCE OF 59.84 FEET; THENCE SOUTH 00°24'02" WEST A DISTANCE OF 1508.52 FEET TO A POINT ON THE LATITUDINAL CENTERLINE OF SECTION 23; THENCE SOUTH 89°48'27" WEST, FOLLOWING ALONG SAID LATITUDINAL CENTERLINE OF SECTION 23, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AND SUBJECT TO: (Access and Public Utility Easement)

A 60.00-FOOT-WIDE INGRESS AND EGRESS EASEMENT, LOCATED IN NORTHEAST 1/4 OF SECTION 23, AND THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 16 SOUTH, RANGE 32 EAST, BOISE MERIDIAN, ONEIDA COUNTY, IDAHO, BEING 30.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE; BEGINNING AT THE NORTHEAST CORNER OF SECTION 23, MONUMENTED BY A BRASS CAP AS SHOWN IN CORNER PERPETUATION AND FILING INSTR. NOS. 144456 AND 142495;
THENCE SOUTH 00°17'09" WEST, (BASIS OF BEARINGS PER THE CENTRAL MERIDIAN OF THE EAST ZONE OF THE IDAHO STATE PLANE COORDINATE SYSTEM), A DISTANCE OF 2635.38 FEET TO THE EAST 1/4 CORNER OF SECTION 23, MONUMENTED BY AN ALUMINUM CAP AS SHOWN ON CORNER PERPETUATION AND FILING INSTR. NO. 144457; BEING THE POINT OF TERMINUS;

JTG



167805 TRC Ranch LLC & Russell D Powell & Gary T. Woodsey To James Greenwood.

11/13/2025

Scale: 1 inch= 500 feet

File:

Tract 1: 23.9997 Acres, Closure: s73.2941w 0.01 ft. (1/705775), Perimeter=5209 ft.

01 /ne,ne,23,16s,32e
02 s00.1709w 1127.68
03 s89.5034w 1316.61
04 n00.2402e 42.49
05 s89.3558e 400.00
06 n00.2402e 108.00
07 n89.3558w 45.43
08 Rt, r=1962.00, delta=009.0858, arc=313.30, chord=n35.4036e 312.97
09 n49.4455w 213.52
10 n00.2402e 589.09

11 n89.5247e 24.56
12 s00.0717e 55.00
13 n89.5243e 50.00
14 n00.0717w 55.00
15 n89.5243e 868.38



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

November 18, 2025

JAMES GREENWOOD
35 E 270 S
KAYSVILLE UT 84037-2576

Re: Change in Water Right Ownership: 17-7062 (Split into 17-7062 and 17-7202)

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 208-497-3787.

Sincerely,

Jonie Bailly
Technical Records Specialist 1

Enclosure(s)

cc: TRC RANCH LLC