

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED

NOV 25 2025

DEPARTMENT OF
WATER RESOURCES

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?
✓ 78-7348	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Richard STUBBS
Name of current water right holder/claimant

3. New Owner(s)/Claimant(s): Seven Devils Ranch, LLC
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or

278 N. ELK LAKE RD New Meadows ID 83654
Mailing address City State Zip
208-724-7854 Terrisond01@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: 26 AUG 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):
- \$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: [Signature] Manager, Seven Devils Ranch, LLC 20 Nov 2025
Signature of new owner/claimant Title, if applicable Date
Damian Joel Terrison
Print name

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

Print name

For IDWR Office Use Only:

Received by KW Date 11-25-2025 Receipt No. 6124195 Receipt Amt. \$25.00

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 _____ Processed by DM Date 11-28-25

~~Danine J. Jernigan TTE~~ ~~Christy TTE~~

(Space Above For Recorder's Use)

WARRANTY DEED

For value received, RICHARD L. STUBBS, a single man, ("Grantor"), does hereby grant, bargain, sell and convey to SEVEN DEVILS RANCH, LLC, an Idaho limited liability company,, ("Grantee"), whose mailing address is: 278 N Elk Lake Rd, New Meadows, ID 83654, and Grantee's heirs, successors and assigns forever, the following described real property situate in Idaho County, State of Idaho, (hereafter the "subject premises"):

Township 22 North, Range 1 East, Boise Meridian, Idaho County, Idaho
Sections 23 & 26: A parcel of land located in the SE $\frac{1}{4}$ SW $\frac{1}{4}$ and the SW $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 23 AND the NE $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 26, more particularly described from a Record of Survey, recorded March 13, 1989, as Instrument No. 346494, more particularly described as follows:

Commencing at the 1/4 corner common to Sections 23 and 26, said Township and Range;

thence S 89°44'04" E, 1319.235 feet to the East 1/16 corner;

thence N 00°00'46" W, 1319.900 feet to the brass cap monument at the Southeast 1/16 corner, which point is the Initial Point of Beginning;

thence S 00°00'46" E, 399.213 feet along the East line of SW $\frac{1}{4}$ SE $\frac{1}{4}$ to a point in the center of Little Elk Creek;

thence S 88°05'41" W, 1359.893 feet meandering along the centerline of Little Elk Creek to a point;

thence S 59°03'39" W, 483.270 feet meandering along the centerline of Little Elk Creek to a point which is 15 feet westerly of an old road;

thence S 32°37'23" W, 136.377 feet leaving Little Elk Creek and following the westerly line of a 30 foot wide right of way;

thence S 27°47'54" W, 322.558 feet along said right of way line to a point which is 30 feet westerly of a found property pin;

thence S 38°29'46" W, 245.407 feet along said right of way line to a point which is 30 feet westerly of a found property pin;

thence S 45°59'26" W, 239.231 feet along said right of way line to a point of intersection with the easterly right of way line of the county road;

thence N 18°50'19" E, 47.883 feet along the easterly right of way line of the county road;

thence N 05°09'26" E, 222.117 feet along said county right of way line to a point on the southerly bank of Elk Creek;

thence N 34°38'52" E, 465.360 feet meandering along the centerline of Elk Creek;

thence N 03°39'47" E, 674.733 feet meandering along the centerline of Elk Creek;

thence N 44°08'59" E, 194.082 feet meandering along the centerline of Elk Creek to a found property pin situated on the North line of the SE¼SW¼;
thence S 89°43'22" E, 522.255 feet along said North line to the C-S 1/16 corner;
thence S 89°38'58" E, 1321.812 feet along the North line of the SW¼SE¼ back to the Initial Point of Beginning.
Sometimes known as Assessor's Tax No. 39.

AND

Township 22 North, Range 1 East, Boise Meridian, Idaho County, Idaho
Sections 23 & 26: A parcel of land located in the SE¼SW¼ of said Section 23 and the NE¼NW¼ of said Section 26, more particularly described as follows:
Commencing at the 1/4 corner common to Sections 23 and 26, said Township and Range;
thence N 89°52'46" W, 600.457 feet along the section line to a property line;
thence N 15°13'40" W, 208.068 feet to a found property corner, which point is the Initial Point of Beginning;
thence N 38°29'46" E, 2.811 feet to a found property corner;
thence N 27°47'54" E, 324.101 feet to a found property corner;
thence N 32°37'23" E, 195.448 feet to a point in the center of Little Elk Creek;
thence S 59°03'39" W, 67.381 feet along the center of Little Elk Creek;
thence S 32°37'23" W, 136.377 feet to a found property corner;
thence S 27°47'54" W, 322.558 feet to a found property corner;
thence S 38°29'46" W, 245.407 feet to a found property corner;
thence S 45°59'26" W, 239.232 feet to a point on the easterly right of way line of the county road;
thence S 18°50'18" W, 65.176 feet along said right of way line;
thence N 45°59'26" E, 301.138 feet to a found property corner;
thence N 38°29'46" E, 245.407 feet back to the Initial Point of Beginning.
Sometimes known as Assessor's Tax No. 100.

TOGETHER WITH any and all estate, right, title, interest, appurtenances, tenements, hereditaments, reversions, remainders, easements, rights-of-way and water rights in anywise appertaining to the subject premises.

SUBJECT TO taxes and assessments for the current year, and all subsequent years, together with any and all existing easements, rights-of-way, reservations, covenants, restrictions and encumbrances of record, and the following matters:

1. Any right, title, or interest of the Public, County, or Highway District to roads or highways on the subject premises whether or not showing by the public records.
2. Easement, including the terms and provisions thereof, by and between JOHN BRATLAND and ELGIE B. BRATLAND, husband and wife, and THEODORE O. STILLMAN and MARY STILLMAN, husband and wife, recorded September 4, 1953, under Instrument No. 177760, Book 86 page 507, records of Idaho County, Idaho.

3. Easement as set forth in Warranty Deed, including the terms and provisions thereof, by and between MURIEL R. GIVENS, a married woman, and BERNARD L. McFADDAN, an unmarried man, recorded July 11, 1966, under Instrument No. 223887, Book 105 page 169, records of Idaho County, Idaho.
4. Matters as shown on Survey No. S-158, recorded April 2, 1981, under Instrument No. 290260; Survey No. S-582, recorded March 13, 1989, under Instrument No. 346494; Survey No. S-868, recorded December 10, 1993, under Instrument No. 371912; Survey No. S-1410, recorded November 17, 1997, under Instrument No. 396773; Survey No. S-1634, recorded April 20, 1999, under Instrument No. 405615; Survey No. S-2258, recorded February 9, 2005, under Instrument No. 440009; Survey No. S-3000, November 15, 2010, under Instrument No. 475791; and Survey No. S-3579, recorded October 12, 2018, under Instrument No. 516019, all records of Idaho County, Idaho.
5. Reservations as set forth in Quitclaim Deed, including the terms and provisions thereof, by and between ALBERT D. GIVENS, as trustee of the ALIMUR TRUST, and RICHARD FISHER and BLANCHE FISHER, husband and wife, recorded August 25, 1994, under Instrument No. 376112, records of Idaho County, Idaho.
6. Elk Creek Road as the same now exists.
7. Rights and easements in favor of the public for recreational uses of the Elk Creek and the Little Elk Creek.
8. Any adverse claims based on the assertion that the location of the Elk Creek and Little Elk Creek have moved subsequent to their adoption as a title boundary.

Grantor covenants to the Grantee that Grantor is the owner of the subject premises in fee simple; that the subject premises is free from all encumbrances excepting those set forth herein and those of record, and that subject to said exceptions Grantor will warrant and defend the same from all other lawful claims.

Except as otherwise expressly provided in this instrument, Grantor hereby declares pursuant to Title 5, Chapter 2 of the Idaho Code, that in the event Grantor shall have permitted or suffered at any time prior to the making of this instrument, any person or entity to possess, use or occupy the subject premises, or any portion thereof, for any purpose, with or without the knowledge of Grantor, it was not the intent of Grantor, by permitting or suffering such possession, use or occupation, to thereby define property boundaries or ownership thereof.

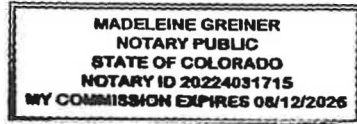
DATED this 15 day of August, 2025.



RICHARD L. STUBBS

State of Colorado)
 : ss.
County of Denver)

This record was acknowledged before me on August 15th, 2025, by RICHARD L. STUBBS.



Madeleine Greiner
Signature of notary public
My commission expires: Aug. 12th, 2026



Cassie Montgomery,
Idaho County Title Company, Inc.
319 W Main St, Grangeville, ID 83530
Phone: (208)983-2662 Fax: (208)938-2096

Date: August 26, 2025
Escrow No.: 36307
Property: 278 N Elk Lake Rd., New Meadows, ID
83654

I have read the Title Commitment dated August 7, 2025 covering the property described in your above numbered escrow. I know of no other matters pertaining to the condition of title other than stated in this report. Further we, approve the legal description as being the property which is the subject of this escrow.

I hereby acknowledge receipt of a copy of said Title Commitment.

IT IS UNDERSTOOD BY THE PARTIES SIGNING THESE INSTRUCTIONS OR THOSE ESCROW INSTRUCTIONS WHICH ARE ATTACHED HERETO THAT SUCH INSTRUCTIONS CONSTITUTE THE WHOLE AGREEMENT BETWEEN US AS AN ESCROW AGENT YOU AS A PRINCIPAL TO THE ESCROW TRANSACTION. THESE INSTRUCTIONS MAY NOT INCLUDE ALL OF THE TERMS OF THE AGREEMENT WHICH IS THE SUBJECT OF ESCROW. READ THESE INSTRUCTIONS CAREFULLY, AND DO NOT SIGN THEM UNLESS THEY ARE ACCEPTABLE TO YOU.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

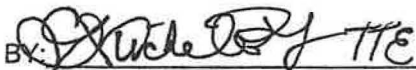
SELLER(S):

RICHARD L. STUBBS

Date

BUYER(S):

SEVEN DEVILS RANCH, LLC, an Idaho limited liability company

BY: 

MICHELE BRAZIL-TENNISON
Trustee of the MB 2021 Trust, Member

8/25/2025
Date

BY: 

DAMIAN JOEL TENNISON, Manager

08/25/2025
Date

BY: 

MICHELE BRAZIL-TENNISON, Member

8/25/2025
Date

BY: 

DANNIE J TENNISON, Trustee of the
Dannie J Tennison and Carolyn A Tennison
Revocable Living Trust, Member

8/25/2025
Date

By: Cassie Montgomery
Cassie Montgomery,

8/21/2025
Date



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

December 01, 2025

SEVEN DEVILS RANCH LLC
278 N ELK LAKE RD
NEW MEADOWS ID 83654-5094

Re: Change in Ownership for Water Right No(s): 78-7348

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 208-287-4921.

Sincerely,

Debra Mansfield

Debra Mansfield
Technical Records Specialist 1

Enclosure(s)

IDAHO DEPARTMENT OF WATER RESOURCES
Proof Report

11/28/2025

Water Right 78-7348

Owner Type **Name and Address**
Current Owner SEVEN DEVILS RANCH LLC
 278 N ELK LAKE RD
 NEW MEADOWS, ID 83654-5094

Original Owner BLANCHE L FISHER
 HC 75 BOX 3567
 NEW MEADOWS, ID 83654
 (208) 628-3850

Original Owner RICHARD D FISHER
 HC 75 BOX 3567
 NEW MEADOWS, ID 83654
 (208) 628-3850

Previous Owner RICHARD STUBBS
 1322 E BRAEMERE RD
 BOISE, ID 83702

Previous Owner TYRA STUBBS
 1322 E BRAEMERE RD
 BOISE, ID 83702

Priority Date: 8/6/1993

Basis: License

Status: Active

Source
LITTLE ELK CREEK

Tributary
ELK CREEK

<u>Beneficial Use</u>	<u>From</u>	<u>To</u>	<u>Diversion Rate</u>	<u>Volume</u>
IRRIGATION	5/01	10/31	0.030 CFS	3.0 AF
DOMESTIC	1/01	12/31	0.040 CFS	0.6 AF
	<u>Total Diversion</u>		0.070 CFS	3.6 AF

Source and Point(s) of Diversion:

LITTLE ELK CREEK SESW Sec. 23, Twp 22N, Rge 01E, IDAHO County

Place Of Use:

IDAHO DEPARTMENT OF WATER RESOURCES
Proof Report

11/28/2025

IRRIGATION within IDAHO 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	
22N	01E	23												1.0					1.0

POU Total Acres: 1.0

DOMESTIC Same as IRRIGATION

Conditions of Approval:

1. R66 This right when combined with all other rights shall provide no more than 0.03 cfs per acre nor more than 3.0 afa per acre at the field headgate for irrigation of the lands above.
2. 029 The right holder shall comply with all fish screening requirements of the Idaho Department of Fish and Game.
3. Domestic use is for 1 home and does not include lawn, garden, landscape, or other types of irrigation.

Dates and Other Information:

Licensed Date: 10/29/1999
Owner Name Connector: AND
Water District Number: NWD
Mitigation Plan: False

Combined Use Limits:

N/A

SubCase:

N/A

Water Supply Bank:

N/A