

JAN 25 2024

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCESDepartment 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?
22-256 A <i>OK</i>	Yes ☒	Yes ☐		Yes ☐	Yes ☐
22-2053B <i>OK</i>	Yes ☒	Y	22-2256A (Split into 22-256A and 22-14582)	☐	Yes ☐
22-14138 <i>OK</i>	Yes ☒	Y	22-2053B (Split into 22-2053B and 22-14583)	☐	Yes ☐
22-14139 <i>OK</i>	Yes ☒	Y	22-14138 (Split into 22-14138 and 22-14584)	☐	Yes ☐
	Yes ☐	Yes ☐	22-14139 (Split into 22-14139 and 22-14585)	☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Sunrain Varieties
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): 862 Teton LLC
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or
- 8350 North Central Expressway, Suite M 1020 Dallas TX 75206
Mailing address City State Zip
214-244-2700 gwallen@oakridgeinvestments.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: July 5, 2022
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. *74 = \$100.00*
o \$100 per split water right.
o No fee is required for pending adjudication claims.
- N/A* ☐ If water right(s) are leased to the Water Supply Bank AND there are multiple owners, a Lessor Designation form is required.
N/A ☐ 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 # 22-256H

8. Signature: George Allen 1/22/2024
Signature of new owner/claimant Title, if applicable Date
George Allen
Print name
- Signature: _____
Signature of new owner/claimant Title, if applicable Date
Print name

For IDWR Office Use Only: E049793 \$300.-
Received by JB Date 1/25/2024 Receipt No. E049756 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 JB Processed by JB Date 2/9/2024

2/8/2024 After our conversation about the transfer being approved in 2017. John Peterson agreed a split is required.

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

Space Above This Line for Recorder's Use Only

WARRANTY DEEDFile No.: **1038334-T (JP)**Date: **June 21, 2022**

For Value Received, **Alex S Murray and Whitney A Murray, husband and wife**, hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto **862 Teton, LLC, a Texas limited liability company**, hereinafter called the Grantee, whose current address is **8350 N. Central Expressway, Suite M-1020, Dallas, TX 75206**, the following described premises situated in **Teton County, Idaho**, to-wit: **Legal Description attached hereto as Exhibit A, and by this referenced incorporated herein.**

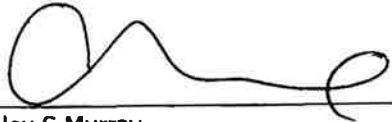
SUBJECT TO all easements, right of ways, covenants, restrictions, reservations, applicable building and zoning ordinances and use regulations and restrictions of record, and payment of accruing present year taxes and assessments as agreed to by parties above.

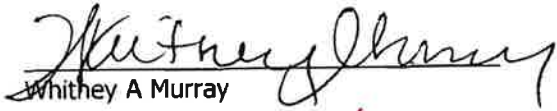
TO HAVE AND TO HOLD the said premises, with its appurtenances, unto the said Grantee, and to the Grantee's heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that the Grantor is the owner in fee simple of said premises; that said premises are free from 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: 06/21/2022

Warranty Deed
- continued

File No.: 1038334-T (JP)


 Alex S Murray


 Whitney A Murray

STATE OF HAWAII)
) ss.
 COUNTY OF MAUI)

On this 22 day of June, 2022, before me, a Notary Public in and for said State, personally appeared **Alex S Murray and Whitney A Murray**, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same.




 Notary Public for the State of HAWAII
 Residing at: 1211 AWA, HI
 My Commission Expires: 02/16/2026



Doc. Date: 6/21/22 Pages: 5
 Notary Name: Matthew Arnold Second Circuit
 Doc. Description: WARRANTY DEED


 Notary Signature Date 6/22/22
 My Commission Expires: 02/16/2026

Date: 06/21/2022

Warranty Deed
- continued

File No.: 1038334-T (JP)

EXHIBIT A**PARCEL 2**

GOVERNMENT LOTS 1, 2 AND THE NORTH HALF NORTH HALF GOVERNMENT LOT 3 SECTION 19, TOWNSHIP 4 NORTH, RANGE 45 EAST, BOISE MERIDIAN, TETON COUNTY, IDAHO, BEING FURTHER DESCRIBED AS:

**COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 19, THENCE S 89°58'27"E, 1324.41 FEET TO A POINT;
THENCE S 00°08'34"W, 2649.04 FEET TO A POINT;
THENCE S 00°16'32"W, 331.85 FEET TO A POINT;
THENCE N 89°53'19"W, 1330.26 FEET TO A POINT;
THENCE N 00°30'21"E, 332.03 FEET TO A POINT;
THENCE N 00°14'26"E, 2646.90 FEET TO THE POINT OF BEGINNING**

PARCEL 2A:

TOGETHER with and Subject to a 60 foot wide Road and Utility Easement as shown on record of Survey recorded November 8, 2021 as Instrument No. 272164.

PARCEL 3

THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER (NW¼ NE¼) AND THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (NE¼ NW¼) OF SECTION SEVEN (7), TOWNSHIP FOUR (4) NORTH, RANGE FORTY FIVE (45) EAST, BOISE MERIDIAN, TETON COUNTY, IDAHO.

PARCEL 4

THE SOUTH ONE-HALF (S½) OF GOVERNMENT LOT 1 AND ALL OF GOVERNMENT LOT 2 OF SECTION 7, TOWNSHIP 4 NORTH, RANGE 45 EAST, BOISE MERIDIAN, TETON COUNTY, IDAHO.

EXCEPTING THERE FROM A PARCEL OF LAND LOCATED IN GOV'T LOT 2 OF SECTION 7, TOWNSHIP 4 NORTH, RANGE 45 EAST, BOISE MERIDIAN, TETON COUNTY, IDAHO, BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING AT THE QUARTER SECTION CORNER COMMON TO SECTION 7, TOWNSHIP 4 NORTH, RANGE 45 EAST, AND SECTION 12, TOWNSHIP 4 NORTH, RANGE 44 EAST, BOISE MERIDIAN, TETON COUNTY, IDAHO, BEING MARKED BY A 5/8" INCH DIAMETER REBAR;
THENCE, N.00°29'41" W., 748.17 FEET, ALONG THE WEST LINE OF SAID GOV'T LOT 2 TO THE POINT OF BEGINNING, WITNESSED BY A 5/8" DIAMETER REBAR 24" IN LENGTH WITH A 2" DIAMETER ALUMINUM CAP INSCRIBED WITH "PLS 14391" BEARING N.89°30'19" E., 30.00 FEET FROM SAID POINT;
CONTINUING, N.00°29'41" W., 365.44 FEET, ALONG SAID WEST LINE TO A POINT, BEING WITNESSED BY A 5/8" DIAMETER REBAR 24" IN LENGTH WITH A 2" DIAMETER ALUMINUM CAP INSCRIBED WITH "PLS 14391" BEARING N.89°30'19" E., 30.00 FEET FROM SAID POINT;
THENCE, N.89°30'19" E., 298.00 FEET, TO A POINT, BEING MARKED BY A 5/8" DIAMETER REBAR 24" IN LENGTH WITH A 2" DIAMETER ALUMINUM CAP INSCRIBED WITH "PLS 14391";
THENCE, S.00°29'41" E., 365.44 FEET, TO A POINT, BEING MARKED BY A 5/8" DIAMETER**

Date: 06/21/2022

Warranty Deed
- continued

File No.: 1038334-T (JP)

**REBAR 24" IN LENGTH WITH A 2" DIAMETER ALUMINUM CAP INSCRIBED WITH "PLS 14391";
THENCE, S.00°30'19" W., 298.00 FEET, TO THE POINT OF BEGINNING.**

PARCEL 5

THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER AND THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER AND THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 4 NORTH, RANGE 45 EAST, BOISE MERIDIAN, TETON COUNTY, IDAHO.

ALSO: BEGINNING AT THE NE CORNER OF LOT 3, SECTION 7, TOWNSHIP 4 NORTH, RANGE 45 EAST, BOISE MERIDIAN, TETON COUNTY, IDAHO, AND RUNNING SOUTH 2 RODS, WEST 80 RODS, NORTH 2 RODS, EAST 80 RODS TO THE POINT OF BEGINNING.

PARCEL 6

SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (SE $\frac{1}{4}$ SW $\frac{1}{4}$) OF SECTION 7, TOWNSHIP 4 NORTH, RANGE 45 EAST, BOISE MERIDIAN, TETON COUNTY, IDAHO.

LESS THE FOLLOWING: BEGINNING AT THE SOUTHWEST CORNER OF THE SE $\frac{1}{4}$ SW $\frac{1}{4}$ SECTION, TOWNSHIP, AND RANGE, AFORESAID AND RUNNING THENCE NORTH 209 FEET, THENCE EAST 209 FEET; THENCE SOUTH 209 FEET; AND THENCE WEST 209 FEET TO THE POINT OF BEGINNING.

PARCEL 7

TOWNSHIP 4 NORTH, RANGE 45 EAST, BOISE MERIDIAN, TETON COUNTY, IDAHO. SECTION 7: SOUTHWEST QUARTER SOUTHEAST QUARTER

PARCEL 8

TOWNSHIP 4 NORTH, RANGE 45 EAST, BOISE MERIDIAN, TETON COUNTY, IDAHO. SECTION 18: NORTHWEST QUARTER NORTHWEST QUARTER.

LESS: COMMENCING AT A POINT 1 ROD SOUTH AND 2 RODS EAST OF THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 18; THENCE EAST 16 RODS; THENCE SOUTH 16 RODS; THENCE WEST 16 RODS; THENCE NORTH 16 RODS TO THE POINT OF BEGINNING.

ALSO LESS: A PART OF THE SOUTHWEST QUARTER NORTHWEST QUARTER NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 4 NORTH, RANGE 45 EAST, BOISE MERIDIAN, TETON COUNTY, IDAHO, BEING FURTHER DESCRIBED AS: COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER NORTHWEST QUARTER OF SAID SECTION 18 AND RUNNING SOUTH 89°48'33" EAST, 260.00 FEET ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER NORTHWEST QUARTER TO A POINT; THENCE NORTH 00°15'06" WEST, 360.00 FEET TO A POINT; THENCE NORTH 89°48'33" WEST, 260.00 FEET TO A POINT ON THE SECTION LINE; THENCE SOUTH 00°15'06" WEST, 360.00 FEET ALONG THE WEST SECTION LINE TO THE POINT OF BEGINNING.

PARCEL 9

TOWNSHIP 4 NORTH, RANGE 45 EAST, BOISE MERIDIAN, TETON COUNTY, IDAHO, SECTION 18: EAST HALF NORTHWEST QUARTER.

Date: 06/21/2022

Warranty Deed
- continued

File No.: 1038334-T (JP)

PARCEL 10**TOWNSHIP 4 NORTH, RANGE 45 EAST, BOISE MERIDIAN, TETON COUNTY, IDAHO,
SECTION 18: NORTHEAST QUARTER;**

**LESS: A PART OF THE NORTHEAST QUARTER NORTHEAST QUARTER OF SECTION 18,
TOWNSHIP 4 NORTH, RANGE 45 EAST, BOISE MERIDIAN, TETON COUNTY, IDAHO, BEING
FURTHER DESCRIBED AS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 18,
THE TRUE POINT OF BEGINNING; THENCE SOUTH 00°25'08" WEST, 330.00 FEET ALONG THE
SECTION LINE TO A POINT; THENCE NORTH 89°50'25" WEST, 330.00 FEET TO A POINT;
THENCE NORTH 00°25'08" EAST, 330.00 FEET TO A POINT ON THE NORTH SECTION LINE OF
SAID SECTION 18; THENCE SOUTH 89°50'25" EAST, 330.00 FEET ALONG THE SECTION LINE
TO THE TRUE POINT OF BEGINNING.**

NOT A LEGAL COPY

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 # 273319

TETON COUNTY, IDAHO

12-27-2021 12:30:00 No. of Pages: 6

Recorded for: FIRST AMERICAN TITLE - DRIGGS

KIM KEELEY

Fee: \$15.00

Ex-Officio Recorder Deputy, Kim Keeley

Index to: DEED, WARRANTY

Space Above This Line for Recorder's Use Only

WARRANTY DEED

File No.: **1013454-T (JP)**

Date: **November 22, 2021**

For Value Received, **Sunrain Varieties, LLC, a Delaware limited liability company**, hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto **Alex S Murray and Whitney A Murray, husband and wife**, hereinafter called the Grantee, whose current address is **12003 N Atlas Drive, Highland, UT 94003**, the following described premises, situated in **Teton County, Idaho**, to-wit: **Legal Description attached hereto as Exhibit A, and by this referenced incorporated herein.**

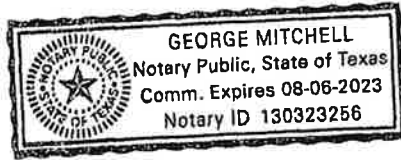
SUBJECT TO all easements, right of ways, covenants, restrictions, reservations, applicable building and zoning ordinances and use regulations and restrictions of record, and payment of accruing present year taxes and assessments as agreed to by parties above.

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: 11/22/2021

Warranty Deed
- continued

File No.: 1013454-T (JP)

Sunrain Varieties, LLC, a Delaware limited liability
companyBy: *Melvin Davenport*
Name: Melvin Davenport
Title: ManagerSTATE OF Texas)
COUNTY OF Tarrant)
SS.On this 22nd day of November, 2021, before me, a Notary Public in and for said State, personally appeared **Melvin Davenport**, 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 **Sunrain Varieties, LLC**, 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.
George Mitchell
 Notary Public of Texas
 Residing at: Tarrant County
 Commission Expires: 08/06/2023

Date: 11/22/2021

Warranty Deed
- continued

File No.: 1013454-T (JP)

EXHIBIT A**PARCEL 1**

A TRACT OF LAND BEING THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE $\frac{1}{4}$ SE $\frac{1}{4}$), THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (NE $\frac{1}{4}$ SE $\frac{1}{4}$), THE EAST ONE-HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER (E $\frac{1}{2}$ NW $\frac{1}{4}$ SE $\frac{1}{4}$) AND PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (SE $\frac{1}{4}$ NE $\frac{1}{4}$) OF SECTION 12, TOWNSHIP 4 NORTH, RANGE 44 EAST, BOISE MERIDIAN, TETON COUNTY, IDAHO;

EXCEPTING THEREFROM THAT PARCEL CONVEYED BY THE WARRANTY DEED FILED IN THE OFFICE OF THE CLERK AND RECORDER OF TETON COUNTY, IDAHO AS INSTRUMENT NUMBER 109870.

SAID TRACT FURTHER DESCRIBED AS FOLLOWS;
BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 12, MARKED BY A REBAR WITH ALUMINUM CAP INSCRIBED "AW-ENG 2860", ALONG WITH OTHER MARKINGS;
THENCE S.89°15'40" W., 1324.31 FEET, ALONG THE SOUTH LINE OF SAID SECTION 12 TO THE EAST 1/16 OF SAID SECTION 12, MARKED BY A REBAR WITH ALUMINUM CAP INSCRIBED "LS 2860", ALONG WITH OTHER MARKINGS;
THENCE N.00°24'43" W., 1323.66 FEET, ALONG THE WEST LINE OF SAID SE $\frac{1}{4}$ SE $\frac{1}{4}$ TO THE SE 1/16 CORNER OF SAID SECTION 12, MARKED BY A REBAR WITH ALUMINUM CAP INSCRIBED "LS 2860", ALONG WITH OTHER MARKINGS;
THENCE S.89°17'52" W., 661.95 FEET, ALONG THE SOUTH LINE OF SAID E $\frac{1}{2}$ NW $\frac{1}{4}$ SE $\frac{1}{4}$ TO THE C-W-SE 1/64 CORNER OF SECTION 12, MARKED BY A 5/8 INCH DIAMETER REBAR WITH A 2 $\frac{1}{2}$ INCH DIAMETER ALUMINUM CAP INSCRIBED "PLS 19140";
THENCE N.00°24'23" W., 1323.73 FEET, ALONG THE WEST LINE OF SAID E $\frac{1}{2}$ NW $\frac{1}{4}$ SE $\frac{1}{4}$ TO THE C-W-E 1/16TH CORNER OF SAID SECTION 12, MARKED BY 5/8 INCH DIAMETER REBAR WITH A 2 $\frac{1}{2}$ INCH DIAMETER ALUMINUM CAP INSCRIBED "PLS 19140";
THENCE N.89°18'31" E., 661.45 FEET, ALONG THE NORTH LINE OF SAID E $\frac{1}{2}$ NW $\frac{1}{4}$ SE $\frac{1}{4}$ TO THE CE 1/16TH CORNER OF SAID SECTION 12, MARKED BY A REBAR WITH PLASTIC CAP INSCRIBED "PLS 14750";
THENCE N.00°26'40" W., 1324.91 FEET, ALONG THE WEST LINE OF SAID SE $\frac{1}{4}$ NE $\frac{1}{4}$ TO THE NE 1/16TH CORNER OF SAID SECTION 12, MARKED BY A REBAR WITH PLASTIC CAP INSCRIBED "PLS 14750";
THENCE N.89°18'57" E., 1122.96 FEET, ALONG THE NORTH LINE OF SAID SE $\frac{1}{4}$ NE $\frac{1}{4}$ TO THE NORTHWEST CORNER OF THAT PARCEL OF LAND CONVEYED BY THAT WARRANTY DEED FILED IN THE OFFICE OF THE CLERK AND RECORDER OF TETON COUNTY, IDAHO AS INSTRUMENT NUMBER 109870, SAID CORNER MARKED BY A REBAR WITH PLASTIC CAP INSCRIBED "PLS 14750";
THENCE S.00°42'58" E., 198.00 FEET, MORE OR LESS, ALONG THE WEST LINE OF SAID PARCEL TO A POINT;
THENCE N.89°15'38" E., 198.00 FEET, MORE OR LESS, ALONG THE SOUTH LINE OF SAID PARCEL TO A POINT OF INTERSECTION WITH THE EAST LINE OF SAID SE $\frac{1}{4}$ NE $\frac{1}{4}$, MARKED BY A REBAR;
THENCE S.00°29'37" E., 1126.95 FEET, ALONG SAID EAST LINE TO THE EAST QUARTER CORNER OF SAID SECTION 12, MARKED BY A REBAR;
THENCE S.00°27'04" E., 2646.14 FEET, ALONG THE EAST LINE OF SAID NE $\frac{1}{4}$ SE $\frac{1}{4}$, TO THE

Date: 11/22/2021

Warranty Deed
- continued

File No.: 1013454-T (JP)

POINT OF BEGINNING.**PARCEL 2**

GOVERNMENT LOTS 1, 2 AND THE NORTH HALF NORTH HALF GOVERNMENT LOT 3 SECTION 19, TOWNSHIP 4 NORTH, RANGE 45 EAST, BOISE MERIDIAN, TETON COUNTY, IDAHO, BEING FURTHER DESCRIBED AS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 19, THENCE S 89°58'27"E, 1324.41 FEET TO A POINT;

THENCE S 00°08'34"W, 2649.04 FEET TO A POINT;

THENCE S 00°16'32"W, 331.85 FEET TO A POINT;

THENCE N 89°53'19"W, 1330.26 FEET TO A POINT;

THENCE N 00°30'21"E, 332.03 FEET TO A POINT;

THENCE N 00°14'26"E, 2646.90 FEET TO THE POINT OF BEGINNING.

PARCEL 2A:

TOGETHER WITH AND SUBJECT TO A 60 FOOT WIDE ROAD AND UTILITY EASEMENT AS SHOWN ON RECORD OF SURVEY RECORDED NOVEMBER 8, 2021 AS INSTRUMENT NO. 272164.

PARCEL 3

THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER (NW¼ NE¼) AND THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (NE¼ NW¼) OF SECTION SEVEN (7), TOWNSHIP FOUR (4) NORTH, RANGE FORTY FIVE (45) EAST, BOISE MERIDIAN, TETON COUNTY, IDAHO.

PARCEL 4

THE SOUTH ONE-HALF (S½) OF GOVERNMENT LOT 1 AND ALL OF GOVERNMENT LOT 2 OF SECTION 7, TOWNSHIP 4 NORTH, RANGE 45 EAST, BOISE MERIDIAN, TETON COUNTY, IDAHO.

EXCEPTING THERE FROM A PARCEL OF LAND LOCATED IN GOV'T LOT 2 OF SECTION 7, TOWNSHIP 4 NORTH, RANGE 45 EAST, BOISE MERIDIAN, TETON COUNTY, IDAHO, BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE QUARTER SECTION CORNER COMMON TO SECTION 7, TOWNSHIP 4 NORTH, RANGE 45 EAST, AND SECTION 12, TOWNSHIP 4 NORTH, RANGE 44 EAST, BOISE MERIDIAN, TETON COUNTY, IDAHO, BEING MARKED BY A 5/8" INCH DIAMETER REBAR; THENCE, N.00°29'41" W., 748.17 FEET, ALONG THE WEST LINE OF SAID GOV'T LOT 2 TO THE POINT OF BEGINNING, WITNESSED BY A 5/8" DIAMETER REBAR 24" IN LENGTH WITH A 2" DIAMETER ALUMINUM CAP INSCRIBED WITH "PLS 14391" BEARING N.89°30'19" E., 30.00 FEET FROM SAID POINT;

CONTINUING, N.00°29'41" W., 365.44 FEET, ALONG SAID WEST LINE TO A POINT, BEING WITNESSED BY A 5/8" DIAMETER REBAR 24" IN LENGTH WITH A 2" DIAMETER ALUMINUM CAP INSCRIBED WITH "PLS 14391" BEARING N.89°30'19" E., 30.00 FEET FROM SAID POINT;

THENCE, N.89°30'19" E., 298.00 FEET, TO A POINT, BEING MARKED BY A 5/8" DIAMETER REBAR 24" IN LENGTH WITH A 2" DIAMETER ALUMINUM CAP INSCRIBED WITH "PLS 14391";

THENCE, S.00°29'41" E., 365.44 FEET, TO A POINT, BEING MARKED BY A 5/8" DIAMETER REBAR 24" IN LENGTH WITH A 2" DIAMETER ALUMINUM CAP INSCRIBED WITH "PLS

Date: 11/22/2021

Warranty Deed
- continued

File No.: 1013454-T (JP)

14391";
THENCE, S.00°30'19" W., 298.00 FEET, TO THE POINT OF BEGINNING.

PARCEL 5
THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER AND THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER AND THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 4 NORTH, RANGE 45 EAST, BOISE MERIDIAN, TETON COUNTY, IDAHO.

ALSO: BEGINNING AT THE NE CORNER OF LOT 3, SECTION 7, TOWNSHIP 4 NORTH, RANGE 45 EAST, BOISE MERIDIAN, TETON COUNTY, IDAHO, AND RUNNING SOUTH 2 RODS, WEST 80 RODS, NORTH 2 RODS, EAST 80 RODS TO THE POINT OF BEGINNING.

PARCEL 6
SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (SE¼ SW¼) OF SECTION 7, TOWNSHIP 4 NORTH, RANGE 45 EAST, BOISE MERIDIAN, TETON COUNTY, IDAHO.

LESS THE FOLLOWING: BEGINNING AT THE SOUTHWEST CORNER OF THE SE¼ SW¼ SECTION, TOWNSHIP, AND RANGE, AFORESAID AND RUNNING THENCE NORTH 209 FEET, THENCE EAST 209 FEET; THENCE SOUTH 209 FEET; AND THENCE WEST 209 FEET TO THE POINT OF BEGINNING.

PARCEL 7
TOWNSHIP 4 NORTH, RANGE 45 EAST, BOISE MERIDIAN, TETON COUNTY, IDAHO.
SECTION 7: SOUTHWEST QUARTER SOUTHEAST QUARTER

PARCEL 8
TOWNSHIP 4 NORTH, RANGE 45 EAST, BOISE MERIDIAN, TETON COUNTY, IDAHO. SECTION 18: NORTHWEST QUARTER NORTHWEST QUARTER.

LESS: COMMENCING AT A POINT 1 ROD SOUTH AND 2 RODS EAST OF THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 18; THENCE EAST 16 RODS; THENCE SOUTH 16 RODS; THENCE WEST 16 RODS; THENCE NORTH 16 RODS TO THE POINT OF BEGINNING.

ALSO LESS: A PART OF THE SOUTHWEST QUARTER NORTHWEST QUARTER NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 4 NORTH, RANGE 45 EAST, BOISE MERIDIAN, TETON COUNTY, IDAHO, BEING FURTHER DESCRIBED AS: COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER NORTHWEST QUARTER OF SAID SECTION 18 AND RUNNING SOUTH 89°48'33" EAST, 260.00 FEET ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER NORTHWEST QUARTER TO A POINT; THENCE NORTH 00°15'06" WEST, 360.00 FEET TO A POINT; THENCE NORTH 89°48'33" WEST, 260.00 FEET TO A POINT ON THE SECTION LINE; THENCE SOUTH 00°15'06" WEST, 360.00 FEET ALONG THE WEST SECTION LINE TO THE POINT OF BEGINNING.

PARCEL 9
TOWNSHIP 4 NORTH, RANGE 45 EAST, BOISE MERIDIAN, TETON COUNTY, IDAHO, SECTION 18: EAST HALF NORTHWEST QUARTER.

PARCEL 10

Date: 11/22/2021

Warranty Deed
- continued

File No.: 1013454-T (JP)

**TOWNSHIP 4 NORTH, RANGE 45 EAST, BOISE MERIDIAN, TETON COUNTY, IDAHO,
SECTION 18: NORTHEAST QUARTER;**

**LESS: A PART OF THE NORTHEAST QUARTER NORTHEAST QUARTER OF SECTION 18,
TOWNSHIP 4 NORTH, RANGE 45 EAST, BOISE MERIDIAN, TETON COUNTY, IDAHO, BEING
FURTHER DESCRIBED AS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 18,
THE TRUE POINT OF BEGINNING; THENCE SOUTH 00°25'08" WEST, 330.00 FEET ALONG THE
SECTION LINE TO A POINT; THENCE NORTH 89°50'25" WEST, 330.00 FEET TO A POINT;
THENCE NORTH 00°25'08" EAST, 330.00 FEET TO A POINT ON THE NORTH SECTION LINE OF
SAID SECTION 18; THENCE SOUTH 89°50'25" EAST, 330.00 FEET ALONG THE SECTION LINE
TO THE TRUE POINT OF BEGINNING.**

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 # 273276

TETON COUNTY, IDAHO
12-23-2021 09:46:00 No. of Pages: 3
Recorded for: FIRST AMERICAN TITLE - DRIGGS
KIM KEELEY Fee: \$16.00
Ex-Officio Recorder Deputy, Kim Keeley
Index to: DEED, WARRANTY

Space Above This Line for Recorder's Use Only

WARRANTY DEED

File No.: **989549-T (JP)**

Date: **November 22, 2021**

For Value Received, **Sunrain Varieties, LLC, a Delaware limited liability company**, hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto **David Cahoon, a single man**, hereinafter called the Grantee, whose current address is **11529 Gulf Beach Hwy, Pensacola, FL 32507**, the following described premises, situated in **Teton County, Idaho**, to-wit:

TRACT 1:

Parcel 1:
The North one-half of the Northeast Quarter of the Northeast Quarter (N1/2 NE1/4 NE1/4) of Section 24, Township 4 North, Range 44 East, Boise Meridian, Teton County, Idaho;

Parcel 2:
TOGETHER with and Subject to a 60 foot wide Road and Utility Easement as shown on record of Survey recorded November 8, 2021 as Instrument No. 272164.

TRACT 2:

Parcel 1:
The south one-half of the Northeast Quarter of the Northeast Quarter (S1/2 NE1/4 NE1/4) of Section 24, Township 4 North, Range 44 East, Boise Meridian, Teton County, Idaho;

Parcel 2:
TOGETHER with and Subject to a 60 foot wide Road and Utility Easement as shown on record of Survey recorded November 8, 2021 as Instrument No. 272164.

RESERVING UNTO THE GRANTOR, ITS SUCCESSORS, HEIRS AND OR ASSIGNS THE FOLLOWING DESCRIBED EASEMENT: a 60 foot wide Road and Utility Easement as shown on record of Survey recorded November 8, 2021 as Instrument No. 272164, 30 FEET OF SAID EASEMENT IS OVER AND ACROSS THE EAST BOUNDARY OF THE HEREIN DESCRIBED PROPERTY FOR THE BENEFIT OF GRANTORS ADJACENT PROPERTY TO THE EAST WHEREIN THE CURRENT PARCEL IS IDENTIFIED AS RP04N45E193600 AND ALSO KNOWN AS TAX NO. 5959.

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.

Date: **11/22/2021**Warranty Deed
- continuedFile No.: **989549-T (JP)**

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: 11/22/2021

Warranty Deed
- continued

File No.: 989549-T (JP)

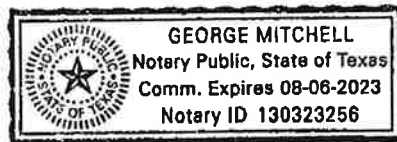
Sunrain Varieties, LLC, a Delaware limited liability
companyBy: 

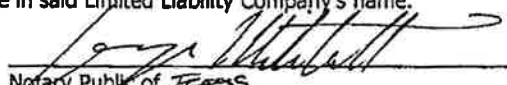
Name: Melvin Davenport

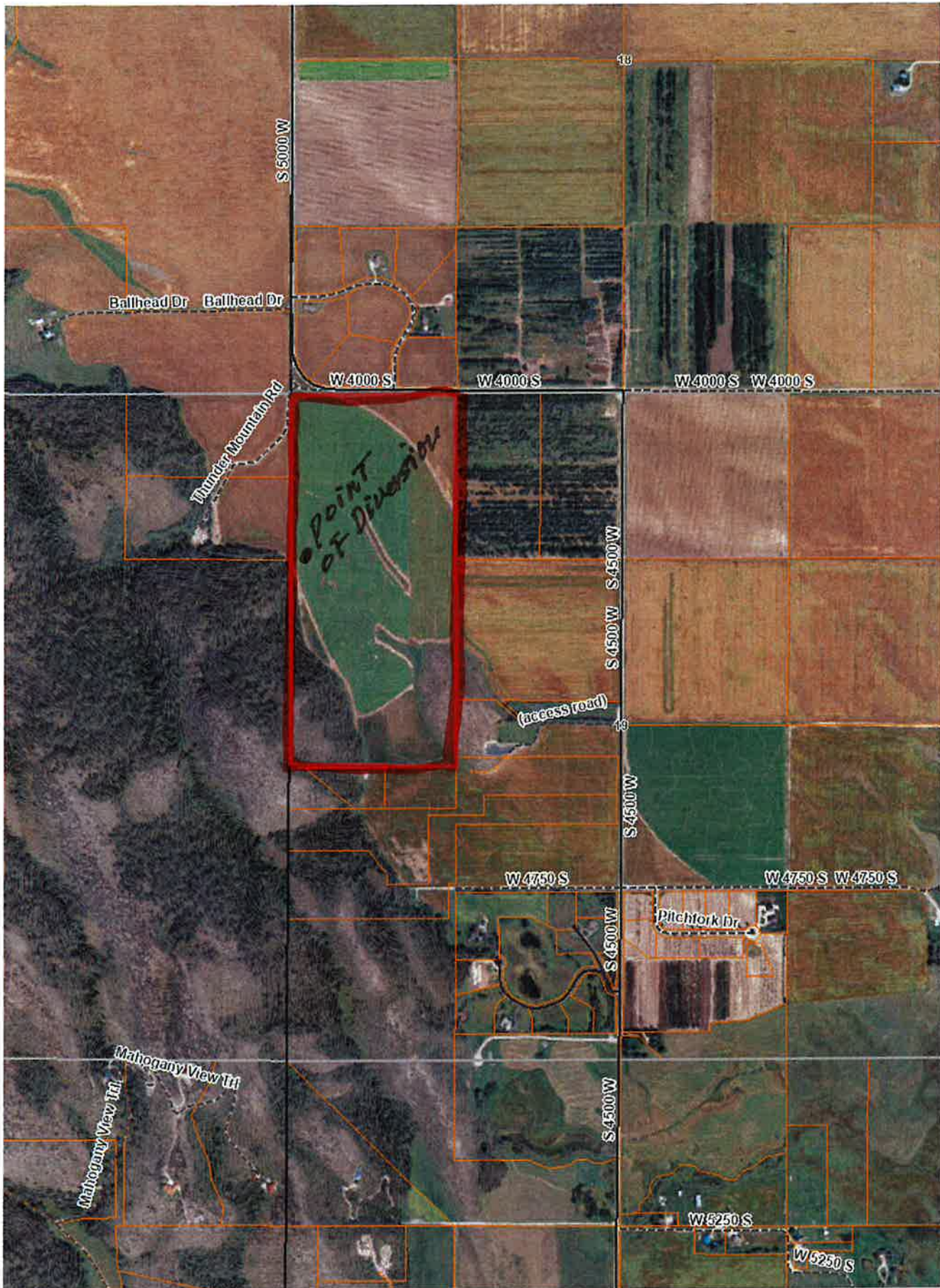
Title: Manager

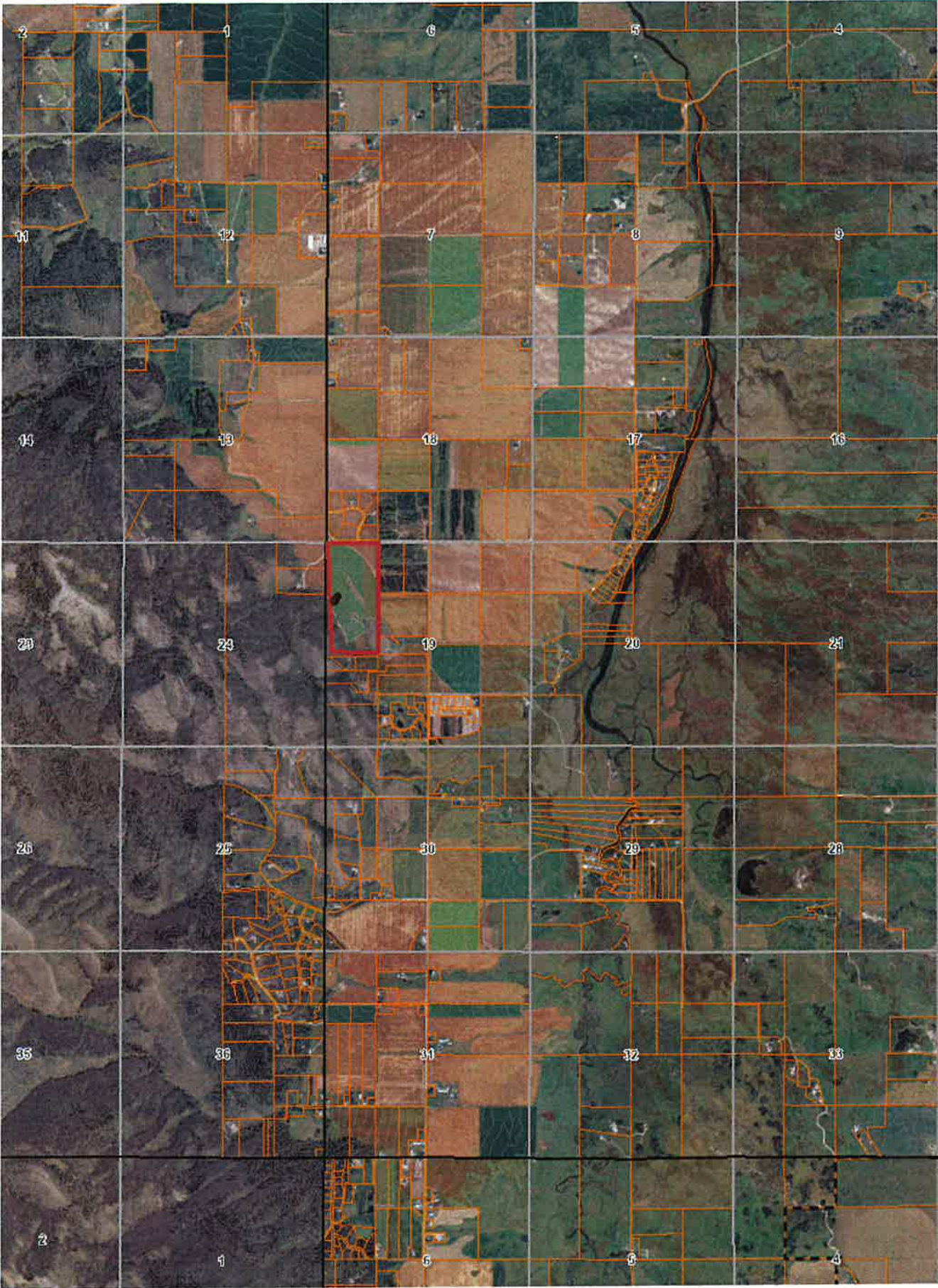
STATE OF Texas)
COUNTY OF Tarrant) ss.

On this 22nd day of November, 2021, before me, a Notary Public in and for said State, personally appeared **Melvin Davenport**, 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 **Sunrain Varieties, LLC**, 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 Texas
Residing at: Tarrant County
Commission Expires: 08/06/2023







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

February 09, 2024

862 TETON LLC
8350 N CENTRAL EXPY STE M1020
DALLAS TX 75206-1641

Re: Change in Water Right Ownership: 22-2256A (Split into 22-256A and 22-14582), 22-2053B (Split into 22-2053B and 22-14583), 22-14138 (Split into 22-14138 and 22-14584), 22-14139 (Split into 22-14139 and 22-14585)

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 Baily
Technical Records Specialist 1

Enclosure(s)

cc: SUNRAIN VARIETIES LLC
WILD ROSE REALTY
WATER DISTRICT 01



RECEIVED

FEB 09 2024

DEPT. OF WATER RESOURCES
EASTERN REGION

February 5, 2024

Jonie Baily
Idaho Department of Water Resources
900 Skyline Drive
Idaho Falls, Idaho 83402-1718

RE: Change in Ownership Water Right No. 22-258A, 22-2053B, 22-14138, and 22-14139

Dear Ms. Baily:

We are in receipt of your letter dated January 29, 2024 mailed to 862 Teton LLC, and Wild Rose Realty. Thank you for your response. We requested a change in ownership from Sunrain Varieties LLC to 862 Teton LLC. of the above referenced water rights. You indicate that this change in ownership needs to be a split.

When the 90.75 Acres was purchased by Alex and Whitney Murray from Sunrain Varieties on December 27, 2001, there was no water right on this property. As part of the condition of sale to between Sunrain and Murray, Sunrain agreed to transfer a water right that they called the "Furniss Water Right", from another property they owned at the time to the 90.75 Acres. This transfer was subsequently done. We do not believe that any part of that right was intended to be transferred to the two 20 Acre parcels adjacent to this parcel and now owned by David Cahoon. In fact, as illustrated by the two deeds accompanying this letter, it is plain to see that Sunrain sold 40 Acres to Cahoon on 12-23-2021 (Deed #273276) and the 90.75 Acres to Alex Murray on 12-27-2021. (Deed # 273319). It was our understanding that the Cahoon property was sold without water rights due to the fact that the property would be largely recreational and non-agricultural. Alex Murray purchased the 90.75 Acres as farm ground and the property has, in fact, been in cultivation ever since that purchase. The only way any part of the Cahoon property could be irrigated is if we irrigated it with our pivot.

If the water right was transferred from "The Furniss Property" by Sunrain Varieties to the 90.75 Acres after the Alex Murray closing, then it is our contention that the entire water right should be appurtenant to the 90.75 Acres which, at the time, was owned by Alex and Whitney Murray. As you know, the Murray's have subsequently sold that property to 862 Teton LLC which is now requesting the Change in Water Right Ownership.

We do not believe that the Cahoon property was ever promised water rights by Sunrain Varieties. We are, however, convinced that the entire Sunrain water right listed above, as transferred, was to be appurtenant to the 90.75 Acres and that the circle pivot located on that property is to be the point of diversion.

Please check your records to see if you can determine when Sunrain actually transferred the water right to the 90.75 Acres. Also, please verify who made the determination that approximately 20 acres of the Cahoon property was entitled to part of that water right. We do not even believe that Mr. Cahoon feels he has any water rights.

If, after you have reviewed this letter, and any other facts that can be brought to light regarding this matter, if you still believe the above water right should be split, I have enclosed the additional \$300.00 to accommodate the split.

Best Regards,



John Pehrson, Principal Broker, Wild Rose Realty



RECEIVED

FEB 08 2024

DEPT. OF WATER RESOURCES
EASTERN REGION

February 5, 2024

Jonie Bailly
Idaho Department of Water Resources
900 Skyline Drive
Idaho Falls, Idaho 83402-1718

RE: Change in Ownership Water Right No. 22-258A, 22-2053B, 22-14138, and 22-14139

Dear Ms. Bailly:

We are in receipt of your letter dated January 29, 2024 mailed to 862 Teton LLC, and Wild Rose Realty. Thank you for your response. We requested a change in ownership from Sunrain Varieties LLC to 862 Teton LLC. of the above referenced water rights. You indicate that this change in ownership needs to be a split.

When the 90.75 Acres was purchased by Alex and Whitney Murray from Sunrain Varieties on December 27, 2001, there was no water right on this property. As part of the condition of sale to between Sunrain and Murray, Sunrain agreed to transfer a water right that they called the "Furniss Water Right", from another property they owned at the time to the 90.75 Acres. This transfer was subsequently done. We do not believe that any part of that right was intended to be transferred to the two 20 Acre parcels adjacent to this parcel and now owned by David Cahoon. In fact, as illustrated by the two deeds accompanying this letter, it is plain to see that Sunrain sold 40 Acres to Cahoon on 12-23-2021 (Deed #273276) and the 90.75 Acres to Alex Murray on 12-27-2021. (Deed # 273319). It was our understanding that the Cahoon property was sold without water rights due to the fact that the property would be largely recreational and non-agricultural. Alex Murray purchased the 90.75 Acres as farm ground and the property has, in fact, been in cultivation ever since that purchase. The only way any part of the Cahoon property could be irrigated is if we irrigated it with our pivot.

If the water right was transferred from "The Furniss Property" by Sunrain Varieties to the 90.75 Acres after the Alex Murray closing, then it is our contention that the entire water right should be appurtenant to the 90.75 Acres which, at the time, was owned by Alex and Whitney Murray. As you know, the Murray's have subsequently sold that property to 862 Teton LLC which is now requesting the Change in Water Right Ownership.

We do not believe that the Cahoon property was ever promised water rights by Sunrain Varieties. We are, however, convinced that the entire Sunrain water right listed above, as transferred, was to be appurtenant to the 90.75 Acres and that the circle pivot located on that property is to be the point of diversion.

Please check your records to see if you can determine when Sunrain actually transferred the water right to the 90.75 Acres. Also, please verify who made the determination that approximately 20 acres of the Cahoon property was entitled to part of that water right. We do not even believe that Mr. Cahoon feels he has any water rights.

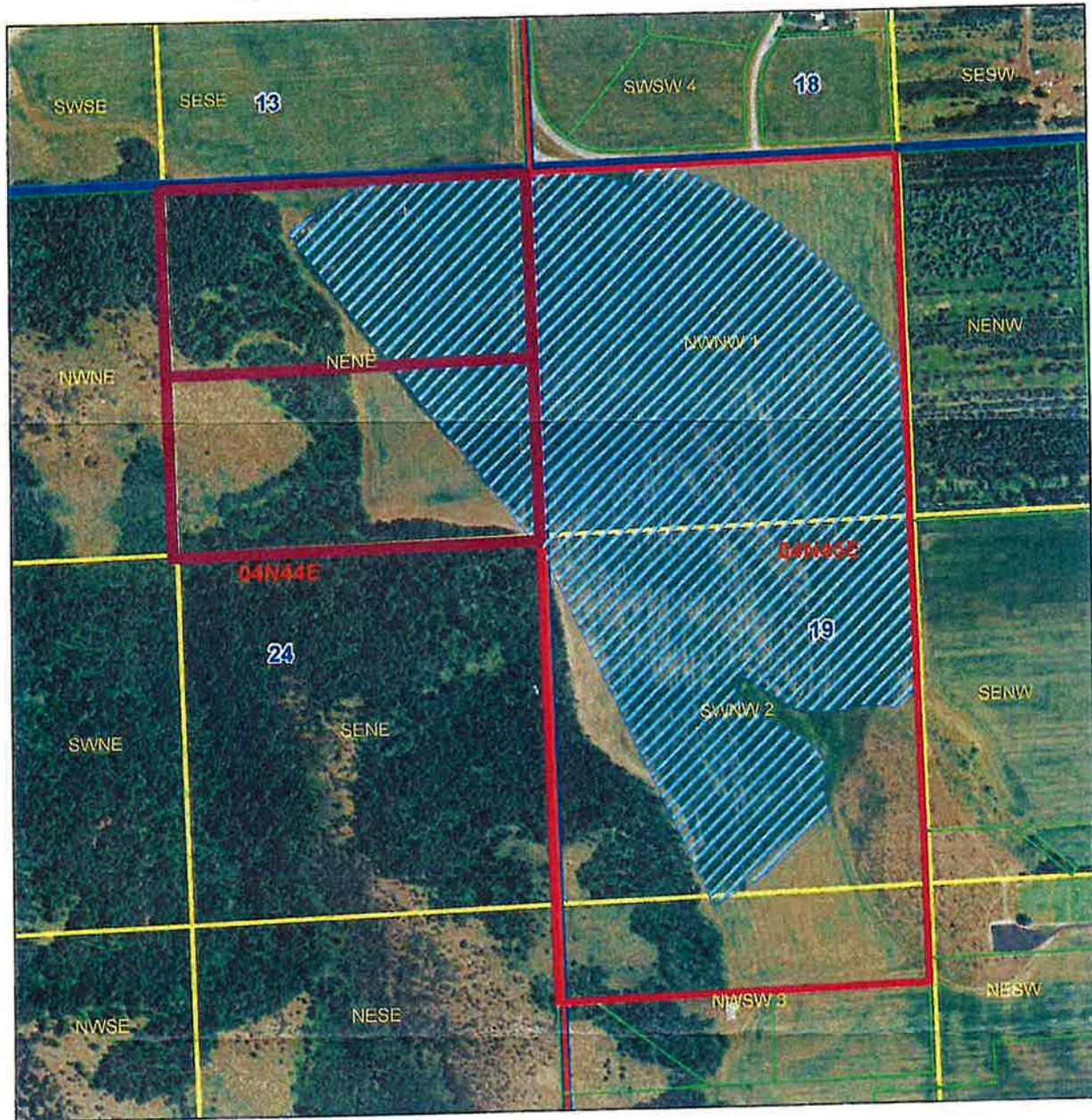
If, after you have reviewed this letter, and any other facts that can be brought to light regarding this matter, if you still believe the above water right should be split, I have enclosed the additional \$300.00 to accommodate the split.

Best Regards,



John Pehrson, Principal Broker, Wild Rose Realty

Idaho Department of Water Resources



Legend

-  David Cahoon Property
-  862 Teton LLC
-  POU 22-256A, 22-2053B, 22-14138, 22-13139
-  Parcels
-  Township/Range
-  Sections
-  QQ



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

January 29, 2024

862 TETON LLC
8350 N CENTRAL EXPRESSWAY SUTE M 1020
DALLAS TX 75206

RE: Change in Ownership Water Right No. 22-258A, 22-2053B, 22-14138, 22-14139

Dear Sir/Madam:

The Department of Water Resources acknowledges receipt of your Notice of Change in Water Right Ownership.

Our review of your notice indicates that additional information is required before we can process the change. The information required is indicated below:

**** **Filing Fee:** According to the information received with your application, you only purchased a portion of the place of use for the water rights listed above. Please review the map attached. If you did not purchase the entire place of use of water right, please supply the additional filing fee to split the water rights. The additional fee is \$300.00. If you believe a split is not required, please supply additional evidence of ownership.

Because the Department cannot process the ownership change without proper documentation/fees, we will hold any action on your notice pending receipt of the necessary information/fees. If we do not receive the necessary information/fees within 30 days we will return your notice and all attachments and your notice will not be processed.

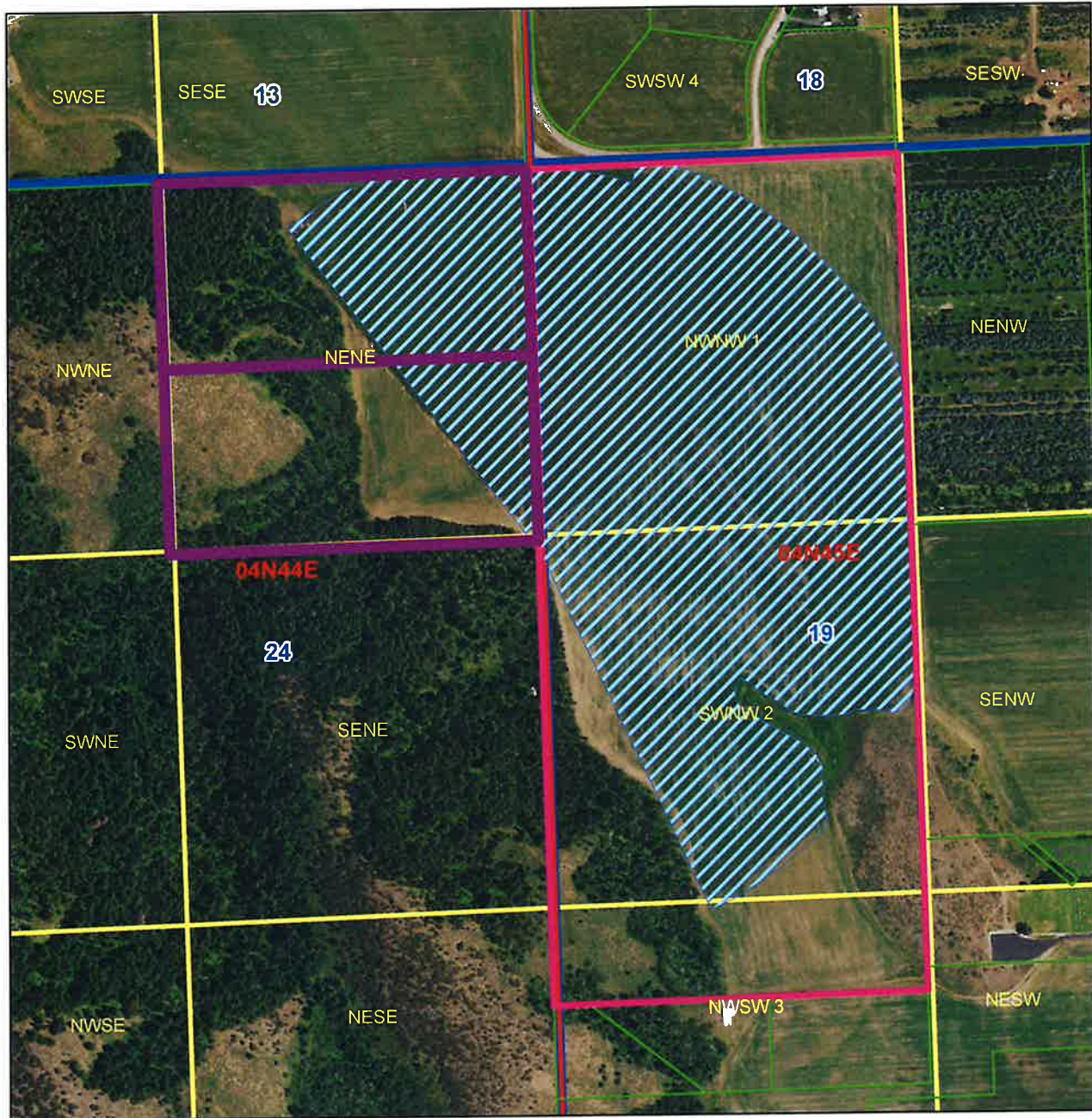
Please note that Section 42-248, Idaho Code, requires you or the owner of this water right to maintain current ownership and address records on file with the department. Forms to file a change of ownership of a water right and/or a change in the address of the water right owner are available from any department office, or at the department's website at: www.idwr.idaho.gov.

Please feel free to contact the Department if you have any questions.

Sincerely,

Jonie Baily
Technical Records Specialist

Idaho Department of Water Resources



Legend

-  David Cahoon Property
-  862 Teton LLC
-  POU 22-256A, 22-2053B, 22-14138, 22-13139
-  Parcels
-  Township/Range
-  Sections
-  QQ



RECEIVED

JAN 25 2024

Department of Water Resources
Eastern Region

January 22, 2024

To: Jonie Barg
IDWR Eastern Region
900 North Skyline Drive, Ste. A
Idaho Falls, Idaho 83402-1718

Dear Ms. Barg:

My name is John Pehrson. I am the Managing Broker of Wild Rose Realty in Driggs, Idaho. I have communicated with you before. I represent George Allen (862 Teton LLC) who purchased 862 Acres from Alex and Whitney Murray back in July of 2022. They had purchased 882 Acres from Sunrain Varieties on December 27, 2021. The initial part of the transaction between George Allen (862 Teton LLC) and Alex and Whitney Murray took place in July of 2022, and the balance of the property was transferred on October 2, 2023. The paperwork in this packet represents the final housekeeping matter of transferring the remaining water rights from Alex Murray and Sunrain Varieties to George Allen. (862 Teton LLC.)

Packet 1 includes water right numbers 22-256A, 22-2053B, 22-14138, and 22-14139. These water rights are not being split. Please transfer these water rights from Sunrain to 862 Teton LLC. I have enclosed a check in the amount of \$100.00 as payment for this transfer.

Packet 2 includes water right numbers 22-14292, 22-7479, 22-387A, 22-7029, and 22-14144. These water rights are being split. Please transfer the appropriate proportion of these water rights from Alex Murray to 862 Teton LLC. I have enclosed a check in the amount of \$500.00 as payment for this transfer.

Please let me know if you have any questions.

Best regards,

John Pehrson, Managing Broker, Wild Rose Realty