

RECEIVED

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?
22-14292	Yes ☒	Yes ☐	22-14145	Yes ☐	Yes ☐
22-7479	Yes ☒	Yes ☐	22-14146	Yes ☐	Yes ☐
22-387A	Yes ☒	Yes ☐	22-14147	Yes ☐	Yes ☐
22-7029	Yes ☒	Yes ☐	22-14148	Yes ☐	Yes ☐
22-14144	Yes ☒	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Alex and Whitney Murray
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: October 2, 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. $\times 5 = \$500.00$
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 # 22-387A

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: E049849 \$400.-
Received by JB Date 1/25/2024 Receipt No. E049757 Receipt Amt. \$500.-
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 3/8/2024

22-387A (Split into 22-387A and 22-14587)
22-7029 (Split into 22-7029 and 22-14588)
22-7479 (Split into 22-7479 and 22-14589)
22-14144 (Split into 22-14144 and 22-14590)
22-14145 (Split into 22-14145 and 22-14591)
22-14146 (Split into 22-14146 and 22-14592)
22-14147 (Split into 22-14147 and 22-14593)
22-14148 (Split into 22-14148 and 22-14594)
22-14292 (Split into 22-14292 and 22-14595)

RECORDING REQUESTED BY
Flying S Title and Escrow of Idaho, Inc.

AND WHEN RECORDED MAIL TO:
Flying S Title and Escrow of Idaho, Inc.
81 North Main Street/P.O. Box 42
Driggs, ID 83422

Instrument # 282606
TETON COUNTY, IDAHO
10-11-2023 14:20:00 No. of Pages: 3
Recorded for: FLYING S TITLE AND ESCROW - 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.: **1038334-T (JW)**

Date: **September 18, 2023**

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.**

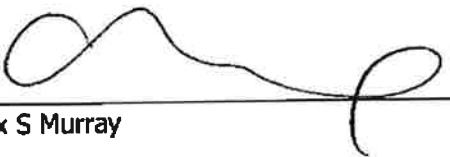
SUBJECT TO all easements, right of ways, covenants, restrictions, reservations, applicable building and zoning ordinances and use regulations and restrictions of record, and payment of accruing present year taxes and assessments as agreed to by parties above.

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: 09/18/2023

Warranty Deed
- continued

File No.: 1038334-T (JP)


Alex S Murray


Whitney A Murray

STATE OF Hawaii)
COUNTY OF Maui)
ss.

On this 24th day of September, 2023, 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 153 E Kamehameha Ave Ste 104 Kahului HI 96732
My Commission Expires: 03/12/2027

Date: 09/18/2023 # Pages: 3
Name: Romar De Castro 2nd Circuit
Doc. Description: Warranty Deed


My Commission Expires: 03/12/2027

Date: 09/18/2023

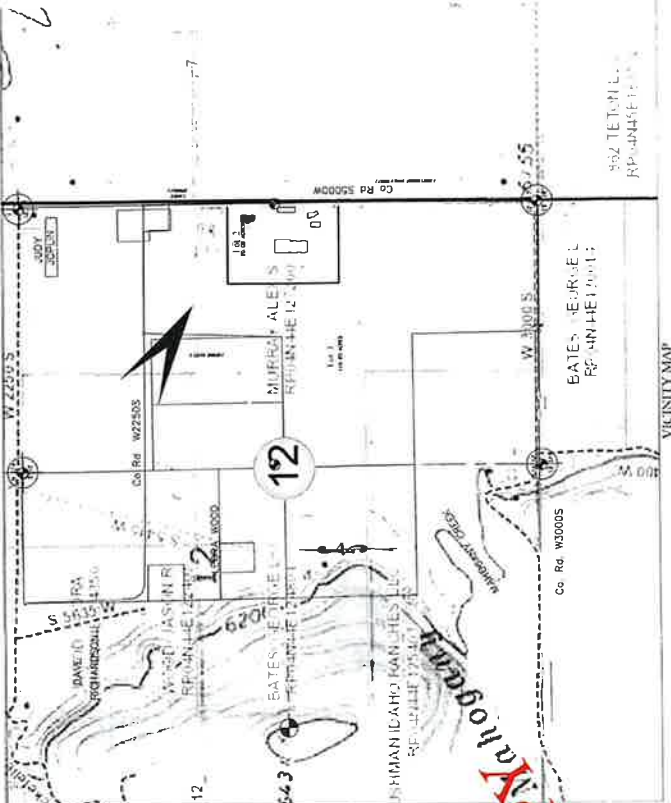
Warranty Deed
- continued

File No.: 1038334-T (JP)

EXHIBIT A

**LOT 1 SUNRAIN RANCH SUBDIVISION, TETON COUNTY IDAHO, AS THE SAME APPEARS ON
THE FINAL PLAT RECORDED AUGUST 31, 2023 AS INSTRUMENT NO. 282091.**

NOT A LEGAL COPY



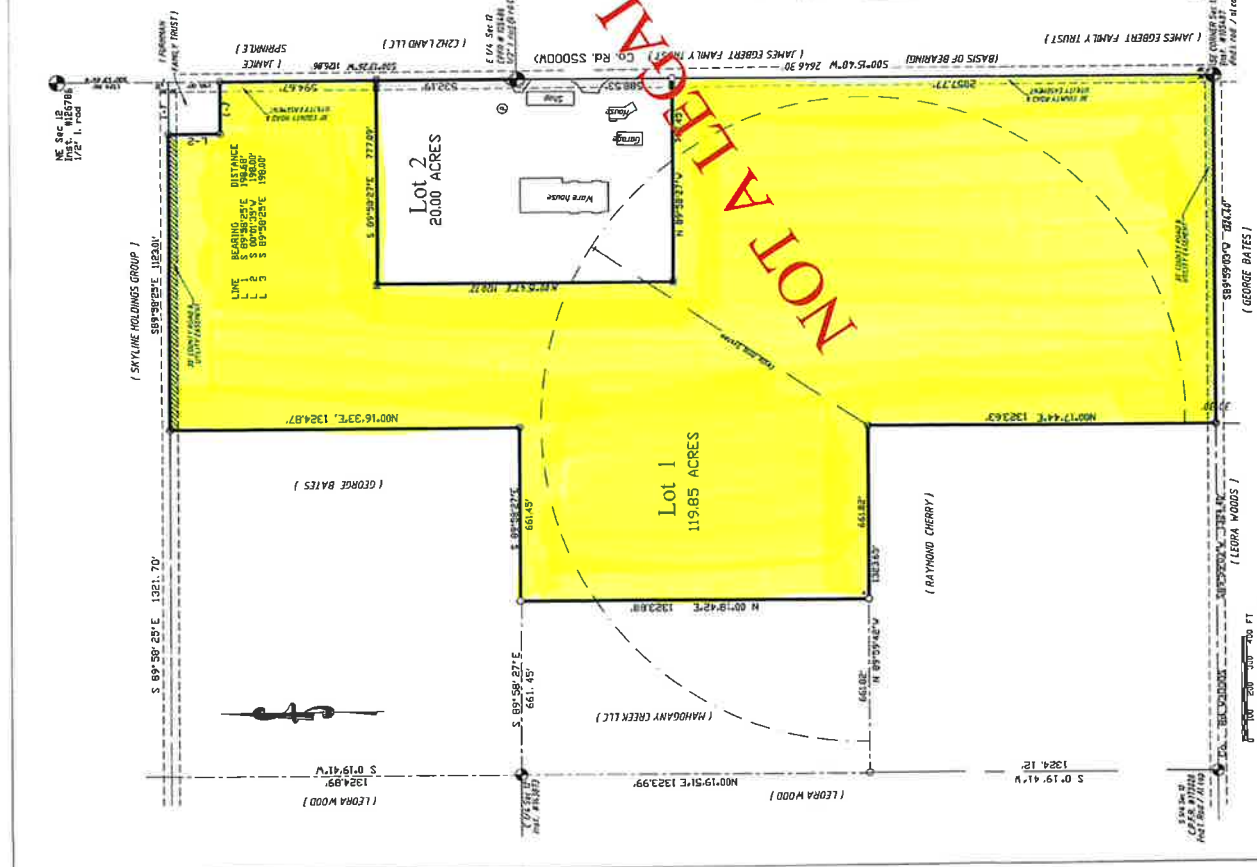
THE SE 1/4 SEC 12, THE S 1/2 SEC 12, AND PART OF THE SE 1/4 NE 1/4 IN SECTION 12, T12P, 4N, 8E, 14E, 84N, TERN COUNTY, IDAHO

- PLAT NOTES**
1. Lot 1 full acre from N. 3000 S or W. 2500 S according to County Engineers letter
 2. All Spoke systems will be maintained according to ERIP standards
 3. All further division of these lots will be allowed by Teton County, Idaho Code
 4. Property has 125 acres of irrigation water in Mahogany Creek Irrig Co.

LEGEND	
	SECTION CORNER FOUND OR SET AS NOTED
	PROPERTY CORNER - FOUND 5/8" IRON PIN 1/4" CHP INSCRIBED BY ENG 2060
	PROPERTY CORNER - SET 5/8" x 84" REBAR / BY ENG 2060
	SECTIONAL BREAKDOWN LINE
	PROPERTY BOUNDARY
	OUTSIDE LINE OF IRRIG CIRCLE
	EASEMENT - TYPE AND WIDTH AS NOTED
	EXISTING STRUCTURE



7/25/23



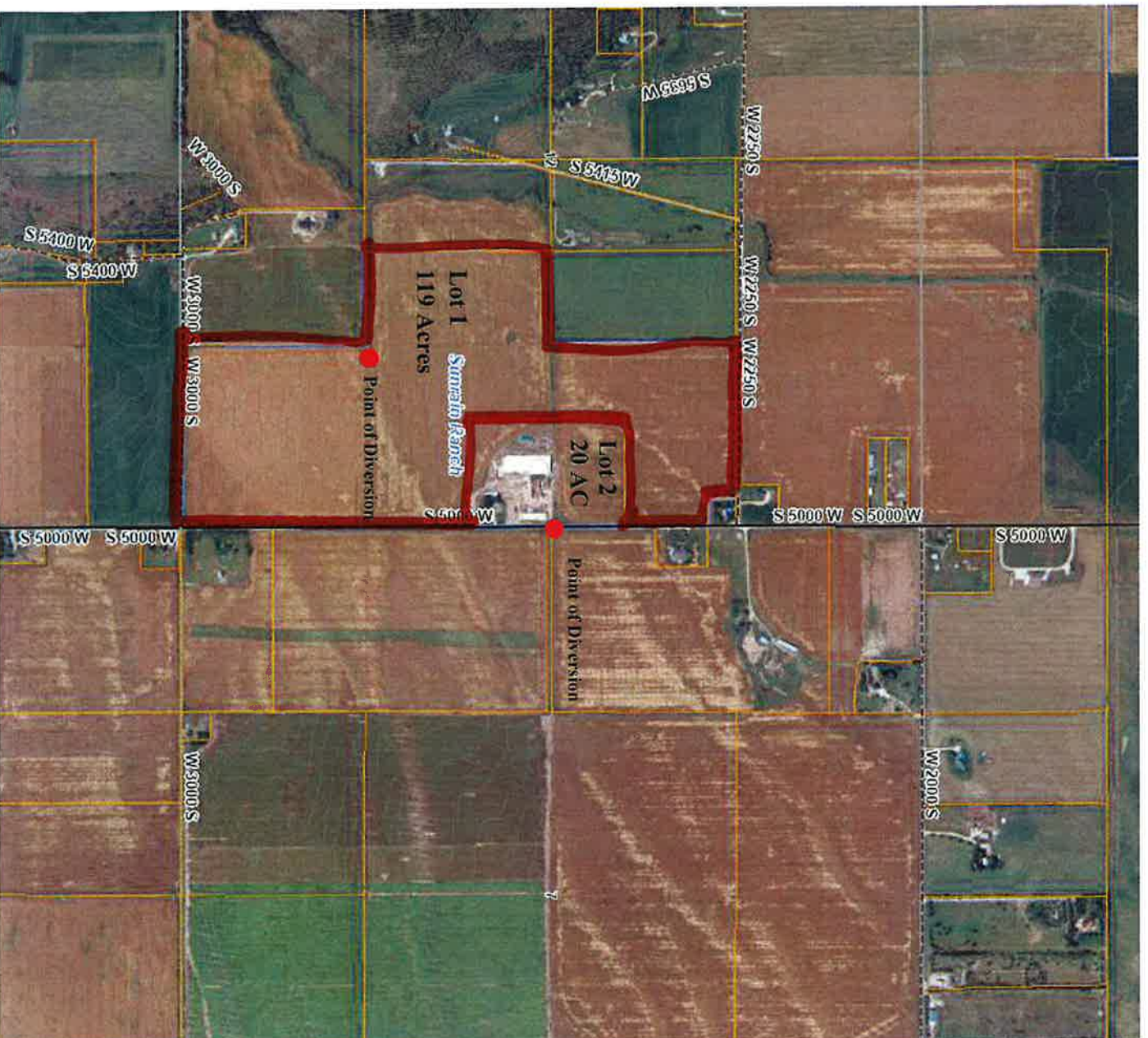
SCALE 1 INCH = 300 FEET

SUNRAIN RANCH SUBDIVISION
FINAL PLAT / MASTER PLAN
 255 SOUTH MAIN PL. BOX 68, VICTOR, IDAHO 83455
 (208) 784-2822 www.sunrainranch.com

AW ENGINEERING
 ALEX S. MURRAY
 1200 N. ATLAS DRIVE
 HIGHLAND, UTAH 84303

OWNERS:
 ALEX S. MURRAY
 WHITNEY A. MURRAY
 1200 N. ATLAS DRIVE
 HIGHLAND, UTAH 84303

RECORDING INFORMATION:
 Instrument # 202091
 Recorded on 7/25/23
 Recorded by: JAY EMMETT
 Ex-Officio Recorder Deputy
 1000 N. MAIN







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

March 08, 2024

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

Re: Change in Water Right Ownership: 22-387A (Split into 22-387A and 22-14587), 22-7029 (Split into 22-7029 and 22-14588), 22-7479 (Split into 22-7479 and 22-14589), 22-14144 (Split into 22-14144 and 22-14590), 22-14145 (Split into 22-14145 and 22-14591), 22-14146 (Split into 22-14146 and 22-14592), 22-14147 (Split into 22-14147 and 22-14593), 22-14148 (Split into 22-14148 and 22-14594), 22-14292 (Split into 22-14292 and 22-14595)

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: ALEX MURRAY
WHITNEY MURRAY
WATER DISTRICT 01
WILD ROSE REALTY



RECEIVED

MAR 04 2024

DEPT. OF WATER RESOURCES
EASTERN REGION

Janis,

See check here enclosed. \$400.00.
This should take care of Samrain/862 Teton
LLC.

Please send along Murray/862 Teton
LLC when you have it completed.

John



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