

STATE OF IDAHO
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?
22-11812 <i>OK</i>	Yes ☐	Yes ☐		Yes ☐	Yes ☐
22-11813 <i>OK</i>	Yes ☐	Yes ☐		Yes ☐	Yes ☐
22-11411 <i>OK</i>	Yes ☐	Yes ☐		Yes ☐	Yes ☐
22-11412 <i>OK</i>	Yes ☐	Yes ☐		Yes ☐	Yes ☐
22-7585 <i>OK</i>	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Cushman Idaho Ranches, LLC
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Cushman Idaho Ranches LLC
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or
55 Madison St., Suite 600 Denver CO 80206-5422
Mailing address City State Zip

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: 10/24/2022
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.
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 # 22-7585

8. Signature:  Signature of new owner/claimant
Peter Cushman Title, if applicable
Print name

Signature: _____ Title, if applicable _____ Date _____

Signature of new owner/claimant _____

Print name _____

#125-105-#100000

For IDWR Office Use Only: \$125. - for this app.
 Received by M. Pettis Date 12-22-25 Receipt No. E051353 Receipt Amt. \$900.00

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 mp Date 12/23/2025

Special Warranty Deed

1 Date

October ____, 2022.

2 Parties

Grantor: Cushman Idaho Ranches, LLC, an Idaho Limited Liability Company.

Current address: 55 Madison St, Suite 600, Denver, CO 80206.

Grantee: Cushman Idaho Ranches, LLC, an Idaho Limited Liability Company.

Current address: 55 Madison St, Suite 600, Denver, CO 80206.

3 Background

Pursuant to the conditions set forth by the Board of County Commissioners for Teton County, Idaho in its July 8, 2013 vacation of the road labeled "Twin Creek Lane" and more particularly described in the survey of that road recorded on the real property records of Teton County, Idaho as Instrument No. 278261, a condition of which was the dedication of the road labeled "W2000S Road Easement" and more particularly described in the survey of that road recorded on the real property records of Teton County, Idaho as Instrument No. 278260 as public right-of-way for access to the United States Forest Service land described in Exhibit B attached hereto;

Therefore, this deed is recorded to update the deeds of the parcels affected by the aforementioned vacation and dedication, and to clarify that: 1) the aforementioned "Twin Creek Lane" is no longer a public right-of-way; and 2) the aforementioned "W2000S Road Easement" is dedicated as a public right-of-way.

4 Property

Idaho County: Teton

Transferred interest: Grantor's entire interest in fee simple.

Description: See attached Exhibit A.

Together with: All improvements and appurtenances.

Subject to:

Rights-of-way for roads and ditches now existing on the property plus all easements and rights-of-way of record, if any, covenants, restrictions, reservations, applicable building and zoning ordinances, use regulations and restrictions, and accruing taxes.

Taxes and assessments for the current year and all subsequent years.

All facts, rights, claims and interest ascertainable by inspection of the property or by inquiry of persons in possession.

Unpatented mining claims, reservations and exceptions and patents or in acts authorizing their issuance.

5 Consideration

Ten Dollars and other good and valuable consideration, receipt of which is acknowledged.

6 Grant

Grantor, for the consideration listed above hereby grants, bargains, sells, conveys and confirms to Grantee, its heirs, successors and assigns, the transferred interest in the property described in this deed.

7 Warranties

Grantor, for itself, its heirs, successors and assigns, covenant with Grantee, its heirs, successors and assigns as follows:

Grantor is currently the owner of the property as described in this deed.

Grantor has good right to convey the property described in this deed to Grantee.

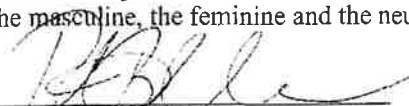
The property described in this deed is free from all encumbrances, except as otherwise shown in this deed or of record.

Grantor and its heirs and successors will forever warrant and defend the quiet and peaceful possession of the property granted by this deed to Grantee, its heirs, successors and assigns against the lawful claims of all persons.

The warranty in this deed is limited to the coverage the Grantor has under any policy of title insurance or damages of \$10.00 (whichever is greater).

8 Construction

In construing this deed, and where the context so requires, the singular includes the plural and the masculine, the feminine and the neuter.


Peter B. Cushman, Manager

State of Colorado

ss.

County of Denver

On this 24 day of October, 2022, before me, a Colorado notary public, personally appeared Peter B. Cushman, acting in his capacity as Manager of Cushman Idaho Ranches, LLC, *an Idaho limited liability company*, and known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same in his authorized capacity.


Notary Public for Colorado

Residing at: 55 Madison St. #1000 Denver, CO. 80200

My Commission Expires: 12/10/23

(Seal)

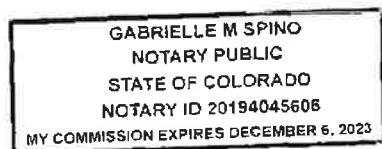


Exhibit A

Tract One (RP04N44E112401)

NW ¼, Section 11, Township 4 North, Range 44 East, Boise Meridian, Teton County, Idaho.

Tract Two (RP04N44E110749)

The NW¼NE¼ of Section 11, Township 4 North, Range 44 East of the Boise Meridian, Teton County, Idaho.

Tract Three (RP04N44E111800)

The NE¼NE¼, the S½NE¼ and N½SE¼ of Section 11, Township 4 North, Range 44 East of the Boise Meridian, Teton County, Idaho.

Less Tract Four described below.

Tract Four (RP04N44E111650)

A parcel of land in the S1/2NE1/4 of Section 11, Township 4 North, Range 44 East, B.M., Teton County, Idaho, being more particularly described as follows: Commencing at the Northwest corner of said NE1/4; THENCE South 00°02'05" West, along the West line of said NE1/4, a distance of 1521.79 feet to the point of intersection with the Northwesterly extension of a fence and the TRUE POINT OF BEGINNING;

THENCE continuing South 00°02'05" West, along the West line of said NE1/4, a distance of 860.83 feet to the point of intersection with an East-West fence.

THENCE along said fence line the following courses:

North 89°19'32" East, 515.92 feet;
 South 77°48'33" East, 388.22 feet;
 North 79°24'34" East, 38.83 feet;
 North 61°55'01" East, 22.50 feet;
 North 56°23'33" East, 47.27 feet;
 North 67°46'11" East, 62.45 feet;
 North 69°34'52" East, 61.29 feet;
 North 79°37'48" East, 41.13 feet;
 North 85°13'04" East, 60.63 feet;
 North 81°15'33" East, 41.59 feet;
 North 71°51'31" East, 60.70 feet;
 North 70°22'16" East, 181.65 feet;
 North 74°06'39" East, 41.37 feet;
 North 69°07'35" East, 102.61 feet;

North 63°56'15" East, 40.74 feet;
North 47°13'17" East, 21.33 feet;
North 28°17'19" East, 48.30 feet;
North 22°10'12" West, 725.53 feet;
North 36°22'05" West, 199.08 feet to the North line of said S1/2NE1/4;
THENCE leaving said fence line, South 89°40'43" West, along the North line of said S1/2NE1/4, a distance of 221.59 feet to the point of intersection with a fence running Northeast-Southwest;
THENCE along said fence line the following courses:
South 63°43'38" West, 185.31 feet;
North 22°40'57" West, 6.53 feet;
South 80°02'27" West, 40.34 feet;
South 83°28'10" West, 26.80 feet;
North 89°31'56" West, 290.69 feet;
North 72°50'48" West, 104.92 feet;
North 87°36'08" West, 54.07 feet;
South 54°43'22" West, 316.90 feet;
THENCE North 78°06'02" West, along said fence and the Northwesterly extension thereof, 139.91 feet to the TRUE POINT OF BEGINNING.

Exhibit B

The following real property located in Teton County, Idaho:

Section 10, Township 4 North, Range 44 East, Boise Meridian, Teton County, Idaho.

State of Idaho
Department of Water Resources

Water Right

22-11411

STOCKWATER

The map depicts the place of use for the water use listed above and point(s) of diversion of this right as currently derived from interpretations of the paper records and is used solely for illustrative purposes. Discrepancies between the computer representation and the permanent document file will be resolved in favor of the actual water right documents in the water right file.



Date created: 10/30/2025



Legend

- Quarter Quarters
- PLS Sections
- Townships
- Place of Use Boundary
- Point of Diversion

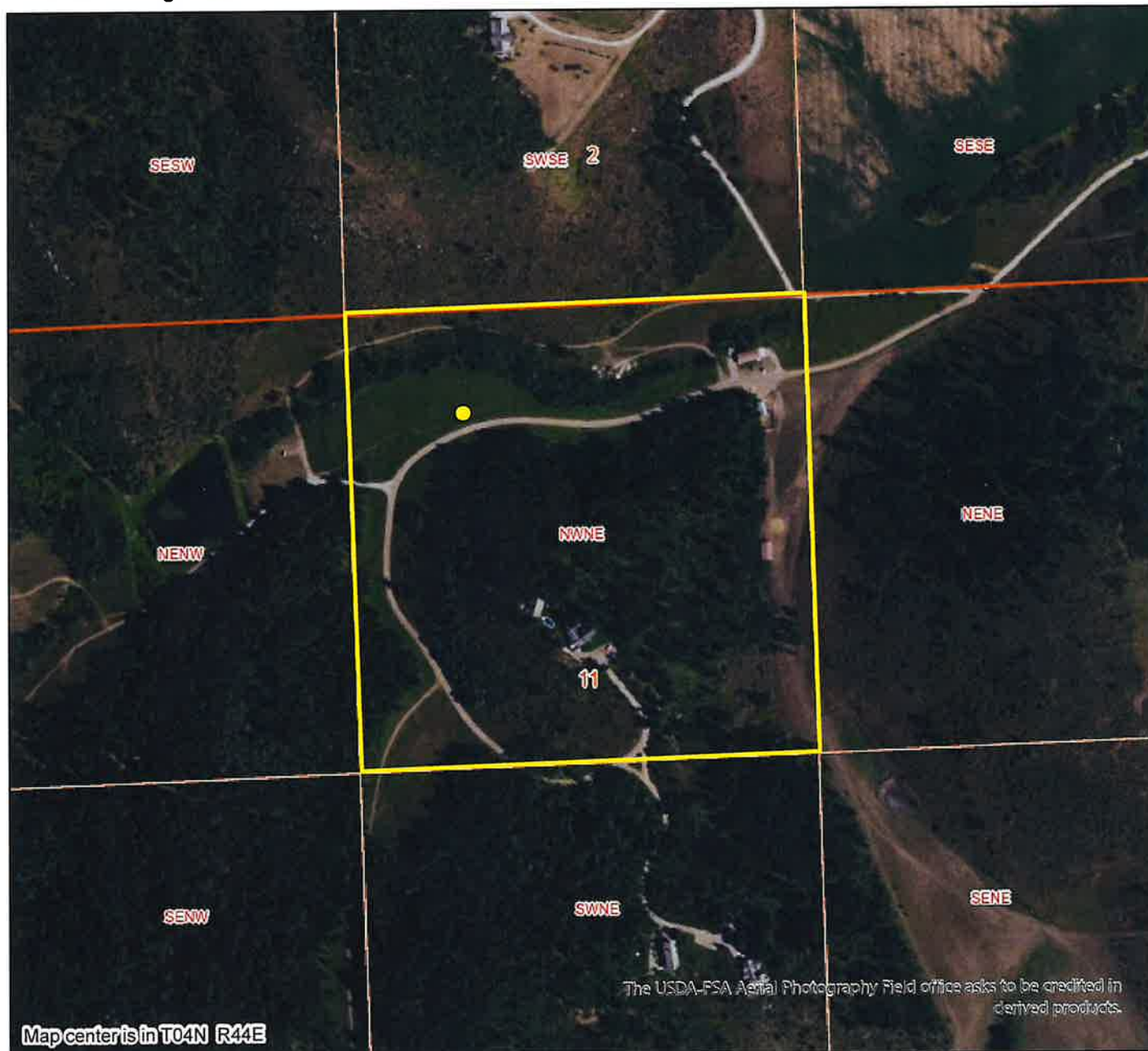


State of Idaho
Department of Water Resources
Water Right

22-11411

DOMESTIC

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Date created: 10/30/2025



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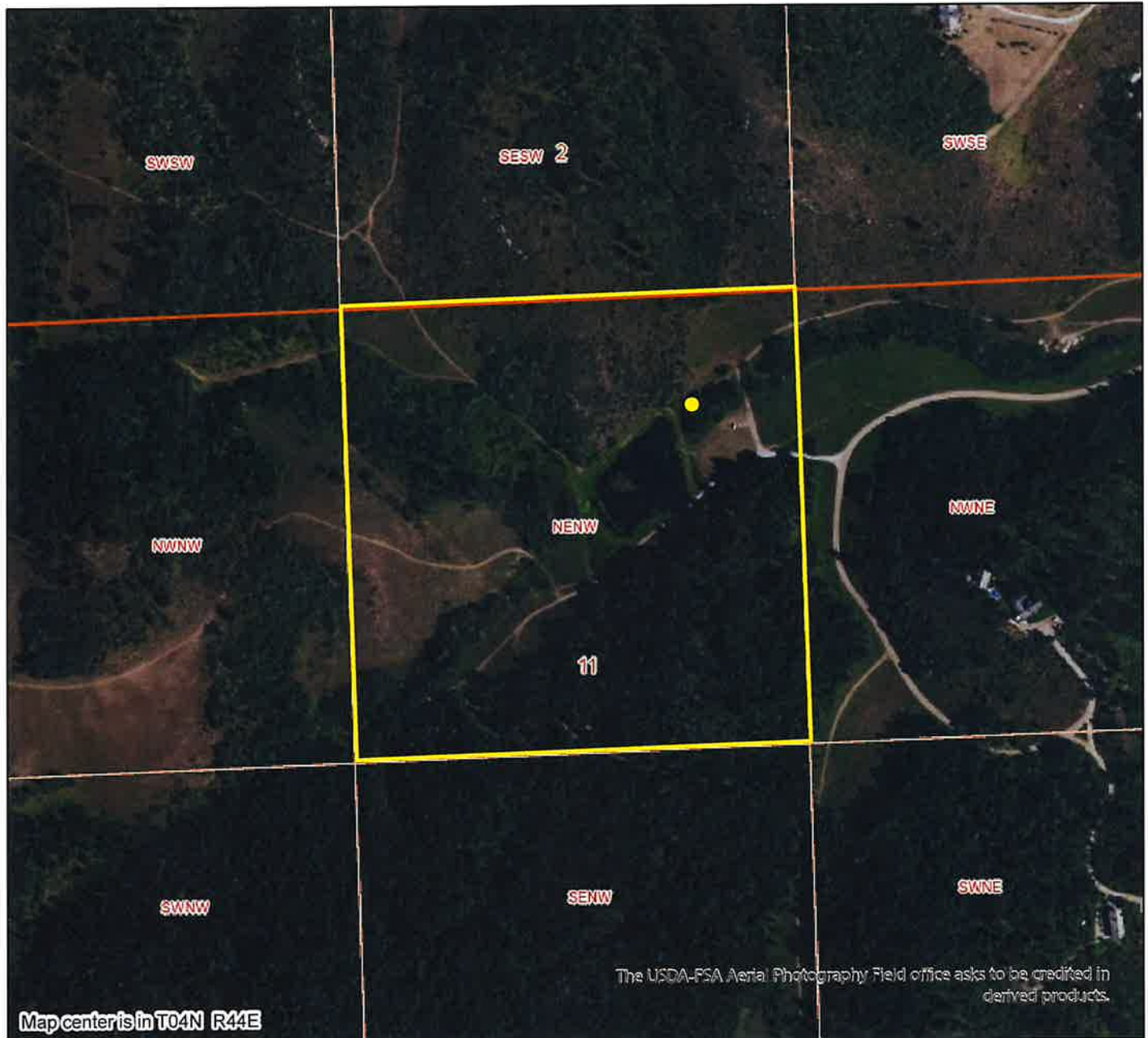


State of Idaho
Department of Water Resources
Water Right

22-11412

DOMESTIC

The map depicts the place of use for the water use listed above and point(s) of diversion of this right as currently derived from interpretations of the paper records and is used solely for illustrative purposes. Discrepancies between the computer representation and the permanent document file will be resolved in favor of the actual water right documents in the water right file.



Date created: 10/30/2025



Legend

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- Point of Diversion



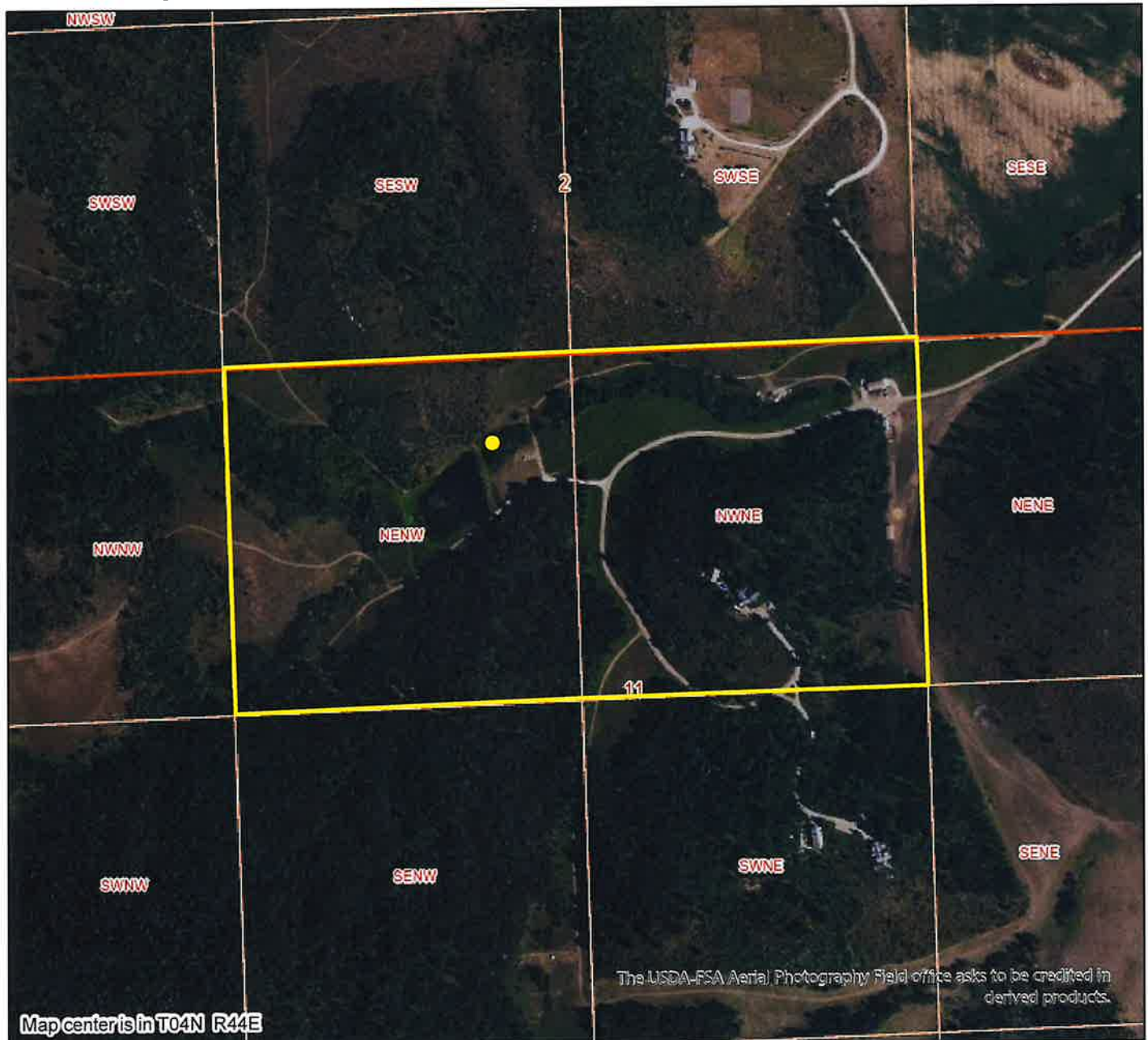
State of Idaho
Department of Water Resources

Water Right

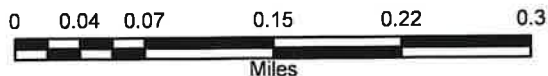
22-11812

STOCKWATER

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Date created: 10/30/2025



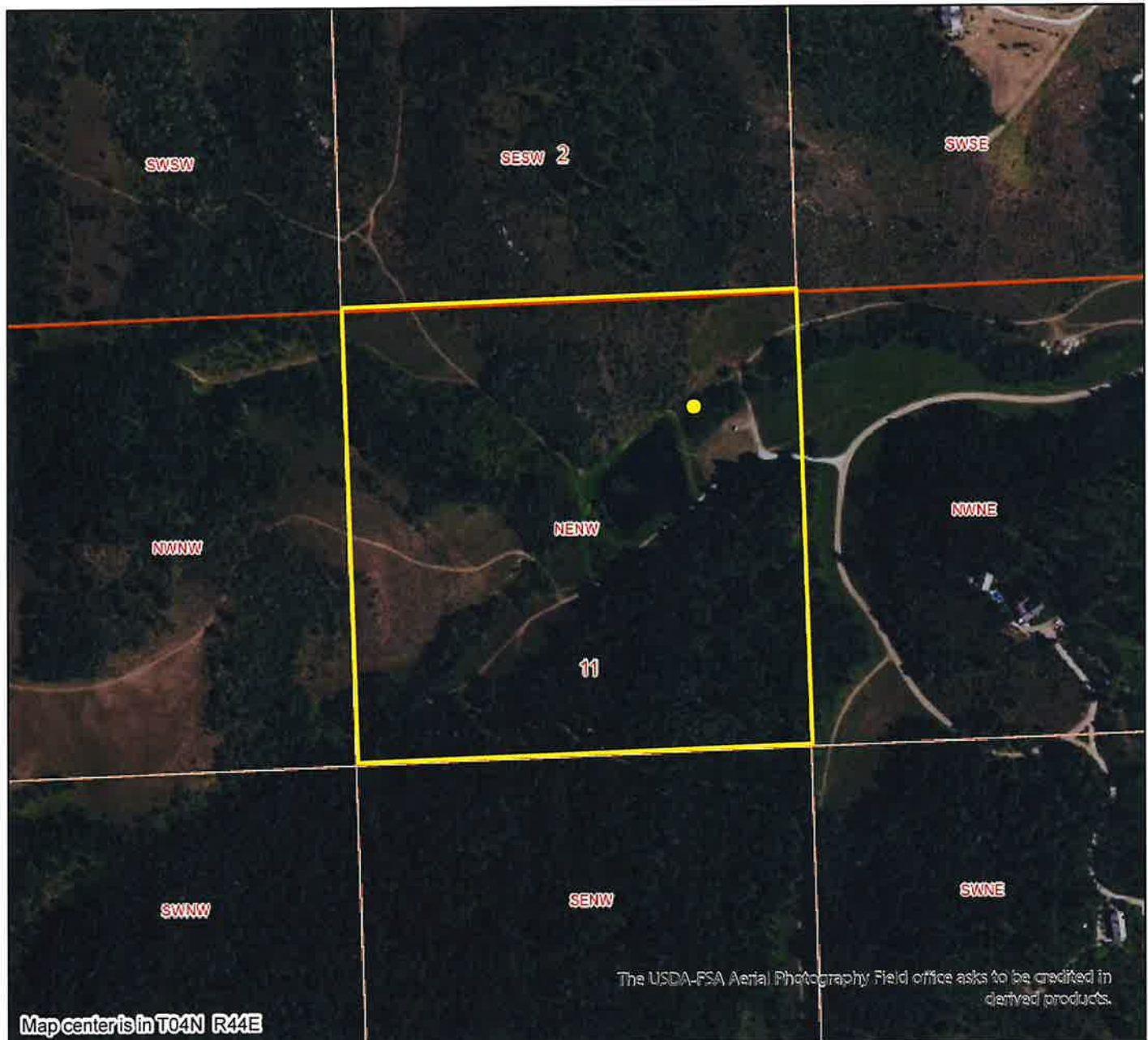
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- Point of Diversion

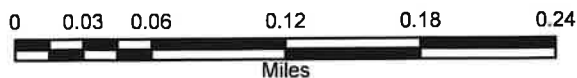


State of Idaho
Department of Water Resources
Water Right
22-11812
DOMESTIC

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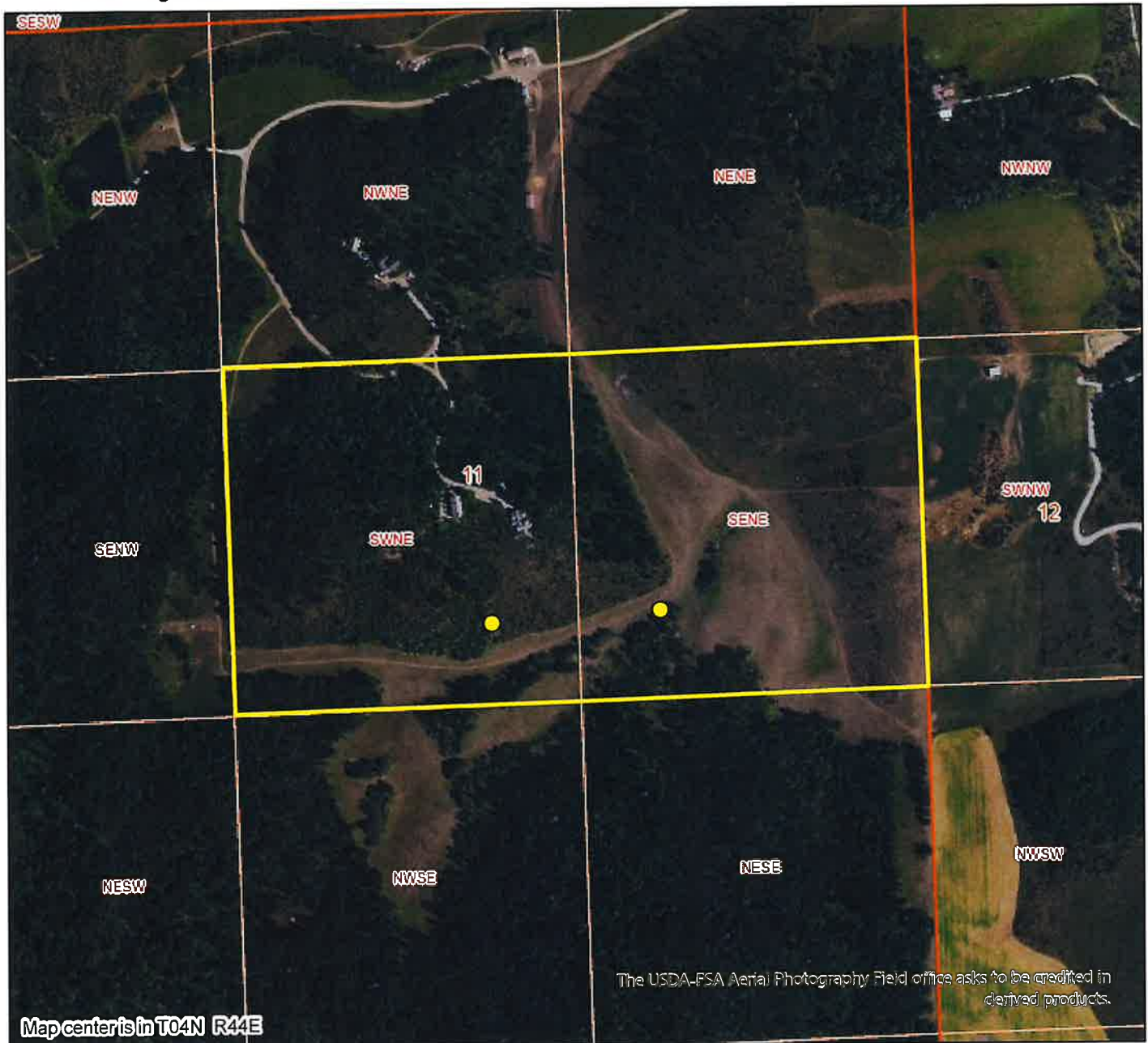
State of Idaho
Department of Water Resources

Water Right

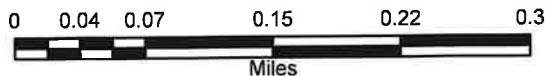
22-11813

STOCKWATER

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Legend

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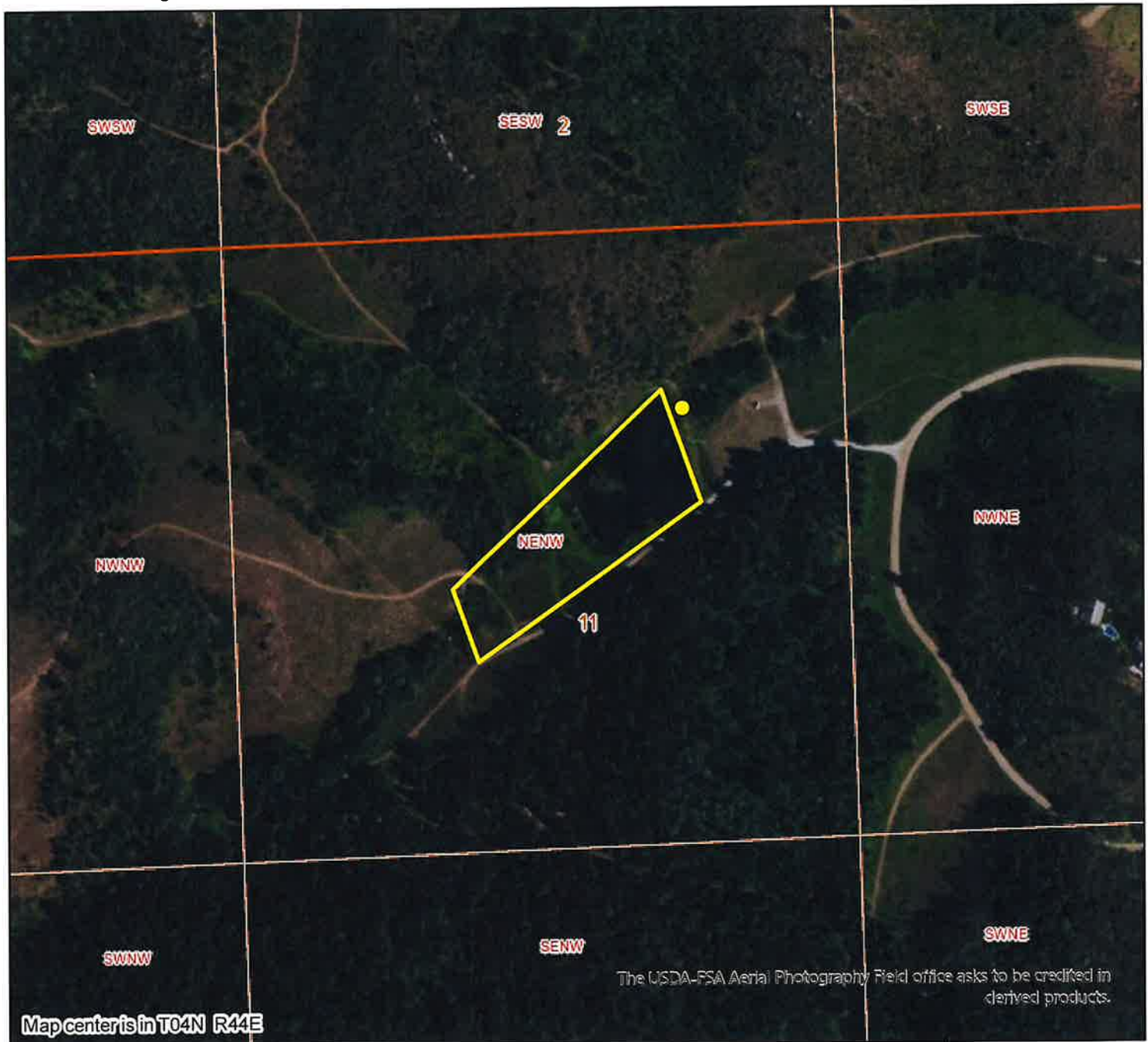
State of Idaho
Department of Water Resources

Water Right

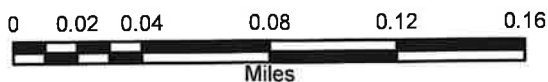
22-7585

RECREATION STORAGE

The map depicts the place of use for the water use listed above and point(s) of diversion of this right as currently derived from interpretations of the paper records and is used solely for illustrative purposes. Discrepancies between the computer representation and the permanent document file will be resolved in favor of the actual water right documents in the water right file.



Date created: 10/30/2025



Legend

- Quarter Quarters
- PLS Sections
- Townships
- Place of Use Boundary
- Point of Diversion





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

December 23, 2025

CUSHMAN IDAHO RANCHES LLC
55 MADISON ST STE 600
DENVER CO 80206-5422

Re: Change in Ownership for Water Right No(s): 22-7585, 22-11412, 22-11411, 22-11813, 22-11812

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 208-525-7161.

Sincerely,

Misty Pettis
Office Specialist 2

Enclosure(s)
CC: WATER DISTRICT 122