Form 42-248/42-1409(6) Rev. 7/21

RECEIVED
DEC 08 2025
DEPT. OF WATER RESOURCES

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.

DEV

Water Right/Claim No.	Split?	Leased to Water Supply Bank?	Water Right/Claim No.	Split?	Leased to Water Supply Bank?
37-23656	Yes ☐	Yes ☐		Yes ☐	Yes ☐
~~37-23657~~	Yes ☐	Yes ☐		Yes ☐	Yes ☐
37-23658	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Warm Spring Ranch Properties LLC
   Name of current water right holder/claimant

3. New Owner(s)/Claimant(s): Scott L. Martin Revocable Trust
   New owner(s) as listed on the conveyance document Name connector ☐ **and** ☐ **or**

   PO Box 2640 — Mailing address
   Sun Valley — City
   ID — State
   83353 — Zip
   917-887-6868 — Telephone
   Martin056@mc.com — 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: 5/1/25.

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.

   SUPPORT DATA IN FILE # 37-23656

   - ☐ 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] — Signature of new owner/claimant; Title, if applicable; Date 12/3/2
   Scott L. Martin Revocable Trust — Print name

   Signature: _____ — Signature of new owner/claimant; Title, if applicable; Date
   Print name

For IDWR Office Use Only:

Receipted by _____ Date 11.21.2025 Receipt No. C124155 Receipt Amt. $50.00

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 12-29-25

Instrument # 679677
HAILEY, BLAINE, IDAHO
02-26-2021 10:34:27 AM No. of Pages: 2
Recorded for: TITLEONE - TWIN FALLS
JOLYNN DRAGE Fee: $15.00
Ex-Officio Recorder Deputy: GWB
Electronically Recorded by Simplifile

RECEIVED
Oct 20, 2025
DEPARTMENT OF
WATER RESOURCES

Sun Valley Title
A TitleOne Company

Order Number: 21401967

Warranty Deed

For value received,

Sun Valley Long Term Holding, LLC, an Idaho limited liability company

the grantor, does hereby grant, bargain, sell, and convey unto

Warm Springs Ranch Properties, LLC, an Idaho limited liability company as to a 50% interest and Scott L. Martin and Andrea G. Martin, Trustees of the Scott L. Martin Revocable Trust Dated February 1, 2008, and any amendments thereto, as to a 50% interest

whose current address is 535 OCEAN AVE 11D Santa Monica, CA 90402

the grantee, the following described premises, in Blaine County, Idaho, to wit:

Lot 14 of BOARDS UPPER RANCH, BLAINE COUNTY, IDAHO, according to the official plat thereof, recorded as Instrument No. 650003, records of Blaine County, Idaho.

To have and to hold the said premises, with their appurtenances unto the said Grantee, its heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that Grantor is the owner in fee simple of said premises; that they are free from all encumbrances except those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee; and subject to all existing patent reservations, easements, right(s) of way, protective covenants, zoning ordinances, and applicable building codes, laws and regulations, general taxes and assessments, including irrigation and utility assessments (if any) for the current year, which are not due and payable, and that Grantor will warrant and defend the same from all lawful claims whatsoever. Whenever the context so requires, the singular number includes the plural.

Dated: February 23, 2021

Sun Valley Long Term Holding, LLC, an Idaho limited liability company

By: John Campbell, Manager

State of Idaho, County of Blaine, ss.

On this 25th day of February 20 21, before me, the undersigned, a Notary Public in and for said State, personally appeared John Campbell, known or identified to me to be a manager of the limited liability company that executed the within instrument and acknowledged to me that he executed the same for and on behalf of said limited liability company and that such limited liability company executed it.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Notary Public for Idaho
Residing In: Hailey
My Commission Expires: 09/25/2026

MARY BETH LANDES
COMMISSION #30752
NOTARY PUBLIC
STATE OF IDAHO
MY COMMISSION EXPIRES 09/25/2026

Instrument # 712185
Blaine County, Hailey, Idaho
05/09/2025 12:52:51 PM No. of Pages: 4
Recorded for: TITLEONE - TWIN FALLS
Stephen McDougall Graham Fee: $15.00
Deputy gbrower
Electronically Recorded

RECEIVED
Oct 20, 2025
DEPARTMENT OF
WATER RESOURCES

Sun Valley Title
A TitleOne Company

Order Number: 25549114

Warranty Deed

For value received,

Warm Springs Ranch Properties, LLC, an Idaho limited liability company as to their 50% interest

the grantor, does hereby grant, bargain, sell, and convey unto

Scott L. Martin and Andrea G. Martin, Trustees of the Scott L. Martin Revocable Trust Dated February 1, 2008, and any amendments thereto

whose current address is PO Box 2640 Sun Valley, ID 83353

the grantee, the following described premises, in Blaine County, Idaho, to wit:

Lot 14 of BOARDS UPPER RANCH, BLAINE COUNTY, IDAHO, according to the official plat thereof, recorded as Instrument No. 650003, records of Blaine County, Idaho.

To have and to hold the said premises, with their appurtenances unto the said Grantee, its heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that Grantor is the owner in fee simple of said premises; that they are free from all encumbrances except those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee; and subject to all existing patent reservations, easements, right(s) of way, protective covenants, zoning ordinances, and applicable building codes, laws and regulations, general taxes and assessments, including irrigation and utility assessments (if any) for the current year, which are not due and payable, and that Grantor will warrant and defend the same from all lawful claims whatsoever. Whenever the context so requires, the singular number includes the plural.

Remainder of page intentionally left blank.

Dated: April 29, 2025

Warm Springs Ranch Properties, LLC, an Idaho limited liability company

By: Richard Baskin, Manager

State of _____, County of _____, ss.

On this _____ day of May, 2025, before me, the undersigned, a Notary Public in and for said State, personally appeared Richard Baskin known or identified to me to be a Manager of the limited liability company that executed the within instrument and acknowledged to me that he executed the same for and on behalf of said limited liability company and that such limited liability company executed it.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Notary Public
Residing In: _____
My Commission Expires: _____

SEE ATTACHED NOTARIZED CERTIFICATE INITIALS EB

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Los Angeles)

On May 7th, 2025 before me, ELENA MARITZA BONETT, NOTARY PUBLIC,
Date *Here Insert Name and Title of the Officer*

personally appeared Richard Baskin
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence 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 in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

ELENA MARITZA BONETT
Notary Public - California
Los Angeles County
Commission # 2488337
My Comm. Expires Apr 27, 2028

Signature _____
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: _____
Document Date: _____ Number of Pages: _____
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
☐ Corporate Officer — Title(s): _____	☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General	☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer Is Representing: _____	Signer Is Representing: _____

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EXHIBIT A

LEGAL DESCRIPTION OF THE PREMISES

Lot 14 of BOARDS UPPER RANCH, BLAINE COUNTY, IDAHO, according to the official plat thereof, recorded as Instrument No. 650003, records of Blaine County, Idaho.

RECEIVED
NOV 2 1 2025
DEPARTMENT OF
WATER RESOURCES

Instrument # 712185
Blaine County, Hailey, Idaho
05/09/2025 12:52:51 PM No. of Pages: 4
Recorded for: TITLEONE - TWIN FALLS
Stephen McDougall Graham Fee: $15.00
Deputy gbrower
Electronically Recorded

Sun Valley Title
A TitleOne Company

Order Number: 25549114

Warranty Deed

For value received,

Warm Springs Ranch Properties, LLC, an Idaho limited liability company as to their 50% interest

the grantor, does hereby grant, bargain, sell, and convey unto

Scott L. Martin and Andrea G. Martin, Trustees of the Scott L. Martin Revocable Trust Dated February 1, 2008, and any amendments thereto

whose current address is PO Box 2640 Sun Valley, ID 83353

the grantee, the following described premises, in Blaine County, Idaho, to wit:

Lot 14 of BOARDS UPPER RANCH, BLAINE COUNTY, IDAHO, according to the official plat thereof, recorded as Instrument No. 650003, records of Blaine County, Idaho.

To have and to hold the said premises, with their appurtenances unto the said Grantee, its heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that Grantor is the owner in fee simple of said premises; that they are free from all encumbrances except those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee; and subject to all existing patent reservations, easements, right(s) of way, protective covenants, zoning ordinances, and applicable building codes, laws and regulations, general taxes and assessments, including irrigation and utility assessments (if any) for the current year, which are not due and payable, and that Grantor will warrant and defend the same from all lawful claims whatsoever. Whenever the context so requires, the singular number includes the plural.

Remainder of page intentionally left blank.

Dated: April 29, 2025

Warm Springs Ranch Properties, LLC, an Idaho limited liability company

By: Richard Baskin, Manager

State of _____, County of _____, ss.

On this _____ day of May, 2025, before me, the undersigned, a Notary Public in and for said State, personally appeared Richard Baskin known or identified to me to be a Manager of the limited liability company that executed the within instrument and acknowledged to me that he executed the same for and on behalf of said limited liability company and that such limited liability company executed it.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Notary Public
Residing In: _____
My Commission Expires: _____

SEE ATTACHED NOTARIZED CERTIFICATE INITIALS EB

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Los Angeles)

On May 7th, 2025 before me, ELENA MARITZA BONETT, NOTARY PUBLIC,
Date *Here Insert Name and Title of the Officer*

personally appeared Richard Baskin
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence 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 in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

ELENA MARITZA BONETT
Notary Public - California
Los Angeles County
Commission # 2488337
My Comm. Expires Apr 27, 2028

Signature _____
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: _____
Document Date: _____ Number of Pages: _____
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
☐ Corporate Officer — Title(s): _____	☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General	☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer Is Representing: _____	Signer Is Representing: _____

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EXHIBIT A

LEGAL DESCRIPTION OF THE PREMISES

Lot 14 of BOARDS UPPER RANCH, BLAINE COUNTY, IDAHO, according to the official plat thereof, recorded as Instrument No. 650003, records of Blaine County, Idaho.

Docusign Envelope ID: F6626D4B-A7F9-4602-B5A1-924DB83C1CB1

RECEIVED
NOV 21 2025
DEPARTMENT OF WATER RESOURCES

Sun Valley Title
271 1st Ave. N.
PO Box 2365
Ketchum, ID 83340
(208)726-9341

File Number: 25549114
Sales Price: **$300,000.00**
Close Date: **5/7/2025**
Disbursement Date: **5/7/2025**

BUYER(S) CLOSING STATEMENT

Type: **Purchase**
Property: **TBD NONE AT THIS TIME**
KETCHUM, ID 83340 (BLAINE)
(RP000660000140)

Buyer(s): **SCOTT L. MARTIN AND ANDREA G. MARTIN, TRUSTEES OF THE SCOTT L. MARTIN REVOCABLE TRUST DATED FEBRUARY 1, 2008, AND ANY AMENDMENTS THERETO**
PO Box 2640
Sun Valley, ID 83353

Description	P.O.C.	Debit	Credit
Deposits, Credits, Debits			
Sale Price of Property		$300,000.00	
Prorations			
County Taxes 1/1/2025 to 5/7/2025 @ $862.07/Year			$297.59
Title Charges			
Title - Owner's Title Insurance to Sun Valley Title		$663.00	
Title - Settlement or closing fee to Sun Valley Title $700.00		$350.00	
Title - Miscellaneous Title Charges - 3rd Party Service Fee to Sun Valley Title		$15.00	
Title - Miscellaneous Title Charges - E-Recording Fee to Sun Valley Title		$2.37	
Title - Miscellaneous Title Charges - Courier Fees - Seller to Sun Valley Title		$15.00	
Government Recording and Transfer Charges			
Recording fees: Deed $15.00		$7.50	
Additional Settlement Charges			
2nd Half of 2024 Taxes to Blaine County Treasurer		$431.03	
Totals		$301,483.90	$297.59

Balance Due FROM Buyer: $301,186.31

APPROVED AND ACCEPTED

BUYER(S)

The Scott L. Martin Revocable Trust Dated February 1, 2008, and any amendments thereto

Signed by: Scott L. Martin
By: Scott L. Martin, Trustee

Signed by: Andrea G. Martin
By: Andrea G. Martin, Trustee

SETTLEMENT COORDINATOR

ALI WARNER

Docusign Envelope ID: F6626D4B-A7F9-4602-B5A1-924DB83C1CB1

RECEIVED
NOV 2 1 2025
DEPARTMENT OF WATER RESOURCES

Sun Valley Title
A TitleOne Company

271 1st Ave N
Ketchum, ID 83340
Ph. (208) 481-4824
Fx. (866) 344-1944
www.sunvalleytitle.com

Escrow Closing Instructions

(Purchase)

Escrow No. 25549114

Date: 04/29/2025

To: Sun Valley Title

Before close of escrow **Warm Springs Ranch Properties, LLC, an Idaho limited liability company** deposited, or will deposit with you, under these instructions, the following:

(x) Fully-executed Warranty Deed in favor of Buyer herein
(x) Closing Disclosure and/or HUD-1 Closing Statement and/or Escrow Closing Statement
(x) 1099 Form
(x) Tax Agreement
(x) Loan documents required by Lender
(x) Affidavit and Indemnity as to Debts, Liens and Possession

which you are hereby authorized and instructed to deliver, release and/or record when you have for the account of Seller **$300,000.00** subject to any charges and/or credit authorized herein.

Scott L. Martin and Andrea G. Martin, Trustees of the Scott L. Martin Revocable Trust Dated February 1, 2008, and any amendments thereto deposited, or will deposit with you, a cashier's check or other certified funds as required to comply with these instructions, and the following:

(x) Closing Disclosure and/or HUD-1 Closing Statement and/or Escrow Closing statement
(x) Tax Agreement
(x) Loan documents required by lender

Earnest money in the amount of has been deposited with by the buyer.

1. You are hereby authorized and directed to use the funds and documents described above, when you are able to close in accordance with the instructions below:

   a. When you are in a position to issue, or have issued, an ALTA policy (or policies) of title insurance insuring the buyer (or as otherwise hereinafter provided) in the form as follows:

      ALTA Owners Policy (6/17/06): Standard Coverage

      in the amount of **$300,000.00** on the real property described in Title Commitment No. **25549114**, which the undersigned have read and approved, which will show record title vested in: **Scott L. Martin and Andrea G. Martin, Trustees of the Scott L. Martin Revocable Trust Dated February 1, 2008, and any amendments thereto**, free and clear of all encumbrances except for the insuring clauses, exceptions, exclusions, provisions and stipulations customarily contained in the printed provisions of such form and **Exceptions 1-19**, as set forth in above referenced Title Commitment dated **April 28, 2025.**

   b. Then you are instructed to disburse deposited funds pursuant to the escrow closing statement(s) examined and approved by the parties hereto and by this reference made a part hereof. Proceeds of this escrow may be disbursed by your check payable to the respective parties, and your checks and documents may be mailed to the addresses set

forth herein. Escrow Holder has been instructed to prepare certain documents in connection with this transaction which documents have been read and approved by the parties as to form, content, and terms and have been approved for use in this escrow:

Documents Prepared By Escrow: **Warranty Deed**

2. The undersigned buyer herein acknowledges receipt of the title commitment, any applicable CCR's, and plat map to the real property referenced above. The undersigned further acknowledge they have read and approved said title commitment, CCR's, and plat map and hold Sun Valley Title harmless and without liability for the same.

Buyer's Initials: Initial SM Initial AGM

3. You are instructed to prorate as of **May 7, 2025** the following: **Taxes**, and it is understood that the prorated charges shown upon the escrow closing statement are prorated as of that date. Assume a per diem basis (based on 365 days per year) in the proration herein provided, and unless parties otherwise instruct you, you are to use the information contained in the last available tax statement, rental statement, or beneficiary's statement delivered into escrow for the prorations provided above.

4. All water and utility charges will be handled by the principals outside of escrow. Escrow Holder is not to be concerned with or responsible for transfer of keys and/or physical possession of the property.

5. Unless specifically provided elsewhere in these instructions, the cancellation, transfer or purchase of fire or other casualty insurance shall be handled by the parties outside of this escrow.

6. You are authorized to add additional interest to loan payoffs or other demands as necessary to account for potential delivery or posting delays by the lender. If an overpayment occurs, the beneficiary will refund any overpayment directly to the borrower. You are authorized to deduct from Seller's proceeds any additional monies due on loan payoffs or other demands as necessary to effectuate title as described above, and Seller agrees to reimburse you for any charges incurred by you in connection with obtaining said payoffs or demands. The parties understand that there may be adjustments on interest or unusual recording fees after the signing of these instructions. You are further authorized to deduct same from Seller's proceeds and/or deduct from Buyer's funds any payments made by you for said recording fees.

7. All money received by you in this escrow is to be deposited in your trust account pending closing. Seller and/or Buyer hereby acknowledge and consent to the deposit of the escrow money in financial institutions with which Escrow Holder has or may have other banking relationships and further consent to the retention by Escrow Holder and/or its affiliates, if any, and all benefits which may be received from such financial instructions by reason of their maintenance of said trust accounts. Unless otherwise specifically agreed, you may commingle funds received by you in escrow with escrow funds of others and may deposit such funds in a checking account with any federally insured bank. It is understood that you shall be under no obligation to invest funds deposited with you on behalf of any depositor, nor shall you be accountable to the depositor for any earnings or other incidental benefits attributable to the funds which may be received by you while you hold such funds.

8. These instructions are effective for **15 days** from the date hereof, and thereafter, without written instructions to continue, you are authorized and instructed to cancel this escrow. I/We, jointly and severally, agree to pay your cancellation fee and all charges in connection therewith. In the event of cancellation of this escrow, all funds, except loan funds, shall be held subject to written cancellation instructions executed by all principals involved.

9. These escrow closing instructions may be executed in counterpart with like effect as if all signatures appeared on a single copy.

10. You are bound solely by the provisions set forth in these escrow instructions and the parties hereto understand that you are not a party to any earnest money receipt and agreement or commission agreement (agreements), executed by the

parties herein, and that said agreements (and amendments thereto, if any) is (are) not a part of these escrow closing instructions.

11. You are to be concerned only in the performance of your duties in compliance with these escrow closing instructions. You are to assume no liability for the sufficiency or enforceability of any provisions in said agreements. The undersigned hereby affirm that all of the terms and conditions contained in the earnest money agreement have been met or waived to the complete satisfaction of the parties.

12. You are instructed to furnish to any broker or lender identified with this transaction, or anyone acting on behalf of such broker or lender, any information concerning this escrow upon request of said broker or lender.

13. Should any disputes arise between parties interested in property or funds covered by these instructions, you shall have the option to hold all matters pending in their then existing status or to join in or commence a court action, or to bring an action in interpleader, at your option. Upon your determination to hold this escrow open for determination of the rights of the parties, you will be relieved of all responsibility to proceed until the rights of the parties are settled to your satisfaction. Further, you as escrow holder shall be entitled to continue to so refrain to act until (a) the parties hereto have reached an agreement in their differences and shall have notified the escrow holder in writing of such agreement or (b) the rights of the parties have been duly adjudicated by a Court of competent jurisdiction. It is further agreed that in the event of any suit or claim made against you by either or both parties to this escrow or in the event any suit is instituted by you to resolve your responsibility regarding conflicting claims of both parties to this escrow, that said parties, jointly and severally, shall be required to pay you all expenses, costs and reasonable attorney's fees incurred by you in connection therewith, whether suit is instituted by you or any of the parties hereto, or not.

14. In the event of any disagreement between the parties hereto, or demands or claims made upon you by the parties hereto or interested herein or by any other party, you, as escrow holder, shall have the right to employ legal counsel to advise and/or represent you in any Suit or action brought affecting this escrow or the papers held in connection herewith or to bring an action in interpleader, at your option. The parties hereto shall be jointly and severally liable to you for any and all attorney's fees, costs, and disbursements incurred by you in connection with the employment of counsel in such conflict and, upon demand, the parties shall forthwith pay the same to you, as escrow holder. If you are required to institute suit to collect such sums as are owed to you pursuant to this or any other provision of this instructions, you shall further be entitled to payment by the parties found liable for such unpaid charges of any costs and attorney's fees incurred in the prosecution of such action.

Additional Instructions

Declaration of Escrow Services

Both Buyer and Seller acknowledge the following by their signatures below:

1. We have been specifically informed that Sun Valley Title is not licensed to practice law and no legal or accounting advice has been offered by Sun Valley Title or any of its employees. We have been further informed that Sun Valley Title is acting only as escrow holder and that it is forbidden by law from offering any advice to any party respecting the merits of this escrow transaction or the nature and content of the documents executed herein, and that it has not done so.
2. We have been requested by Escrow Holder to seek legal counsel of our own choosing at our own expense, if we have any doubt concerning any aspect of this transaction.
3. We have been afforded adequate time and opportunity to read and understand these escrow instructions and all other documents referred to therein.
4. We agree, if requested by the Escrow Holder, to fully cooperate in adjusting for clerical errors on any or all Escrow Documents deemed necessary.
5. These escrow closing instructions constitute the entire agreement between the escrow holder and the undersigned parties. Any amendments and/or supplements to these instructions must be made in writing.
6. We further understand that Sun Valley Title assumes no liability as to any law, ordinance, or governmental regulations including, but not limited to, building, zoning and division of land ordinances and assumes no responsibility for determining that the parties to the escrow have complied with the requirements of the Truth in Lending, Consumer Protection Act (Public Law 90-321), or similar laws.

THE UNDERSIGNED HAVE READ AND FULLY UNDERSTAND THE FOREGOING ESCROW CLOSING INSTRUCTIONS AND ALSO THE DECLARATION SET FORTH ABOVE AND AGREE TO THE SAME.

The Scott L. Martin Revocable Trust Dated February 1, 2008, and any amendments thereto

Signed by:
Scott L. Martin
F264CE...

By: Scott L. Martin, Trustee

Signed by:
Andrea G. Martin
...973DA...

By: Andrea G. Martin, Trustee

Warm Springs Ranch Properties, LLC, an Idaho limited liability company

By: Richard Baskin, Manager

Acknowledged by: TitleOne Corporation dba Sun Valley Title

Ali Warner

Additional Instructions

Declaration of Escrow Services

Both Buyer and Seller acknowledge the following by their signatures below:

1. We have been specifically informed that Sun Valley Title is not licensed to practice law and no legal or accounting advice has been offered by Sun Valley Title or any of its employees. We have been further informed that Sun Valley Title is acting only as escrow holder and that it is forbidden by law from offering any advice to any party respecting the merits of this escrow transaction or the nature and content of the documents executed herein, and that it has not done so.

2. We have been requested by Escrow Holder to seek legal counsel of our own choosing at our own expense, if we have any doubt concerning any aspect of this transaction.

3. We have been afforded adequate time and opportunity to read and understand these escrow instructions and all other documents referred to therein.

4. We agree, if requested by the Escrow Holder, to fully cooperate in adjusting for clerical errors on any or all Escrow Documents deemed necessary.

5. These escrow closing instructions constitute the entire agreement between the escrow holder and the undersigned parties. Any amendments and/or supplements to these instructions must be made in writing.

6. We further understand that Sun Valley Title assumes no liability as to any law, ordinance, or governmental regulations including, but not limited to, building, zoning and division of land ordinances and assumes no responsibility for determining that the parties to the escrow have complied with the requirements of the Truth in Lending, Consumer Protection Act (Public Law 90-321), or similar laws.

THE UNDERSIGNED HAVE READ AND FULLY UNDERSTAND THE FOREGOING ESCROW CLOSING INSTRUCTIONS AND ALSO THE DECLARATION SET FORTH ABOVE AND AGREE TO THE SAME.

The Scott L. Martin Revocable Trust Dated February 1, 2008, and any amendments thereto

By: Scott L. Martin, Trustee

By: Andrea G. Martin, Trustee

Warm Springs Ranch Properties, LLC, an Idaho limited liability company

DocuSigned by:
Richard Baskin

By: Richard Baskin, Manager

Acknowledged by: TitleOne Corporation dba Sun Valley Title

Ali Warner

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 30, 2025

SCOTT L MARTIN REVOCABLE TRUST
PO BOX 2640
SUN VALLEY ID 83353-2640

Re: Change in Ownership for Water Right No(s): 37-23656, 37-23658

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)

Proof Report

Water Right 37-23656

Owner Type	Name and Address
Current Owner	SCOTT L MARTIN REVOCABLE TRUST PO BOX 2640 SUN VALLEY, ID 83353-2640 (917) 887-6868
Original Owner	BOARDS MILL & SUNSET RANCHES INC C/O LEO BURKETT PO BOX 4393 KETCHUM, ID 83340 (208) 726-4684
Previous Owner	SUN VALLEY LONG TERM HOLDING LLC JOHN CAMPBELL PO BOX 986 HAILEY, ID 83333 (208) 578-7700
Previous Owner	WARM SPRINGS RANCH PROPERTIES LLC PO BOX 1485 KETCHUM, ID 83340-1471 (310) 850-9292

Priority Date: 7/24/1906
Basis: Decreed
Status: Active

Source	Tributary
WARM SPRINGS CREEK	BIG WOOD RIVER

Beneficial Use	From	To	Diversion Rate	Volume
IRRIGATION	05/01	10/31	0.092 CFS	
	Total Diversion		0.090 CFS	

Source and Point(s) of Diversion:

WARM SPRINGS CREEK	SESESE	Sec. 30, Twp 04N, Rge 17E, BLAINE County
WARM SPRINGS CREEK	NENWNE	Sec. 31, Twp 04N, Rge 17E, BLAINE County

Place Of Use:
IRRIGATION within BLAINE County

			NE				NW				SW				SE				
Twp	Rng	Sec	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	Totals
04N	17E	29						0.6	4.0										4.6

Right Acre Limit: 4.29
POU Total Acres: 4.6

Conditions of Approval:

1.	C18	This partial decree is subject to such general provisions necessary for the definition of the rights or for the efficient administration of the water rights as may be ultimately determined by the Court at a point in time no later than the entry of a final unified decree. Section 42-1412(6), Idaho Code.
2.	E56	The rights listed below are limited to the irrigation of a combined total of 50.6 acres in a single irrigation season. Combined Right Nos.: 37-2055, 37-11445, 37-23655, 37-23656, 37-23657 and 37-23658
3.		This right is limited to the irrigation of 49.1 acres within the place of use described above.
4.	R05	Use of water under this right will be regulated by a watermaster with responsibility for the distribution of water among appropriators within a water district. At the time of this approval, this water right is within State Water District No. 37.
5.	R43	The right holder shall maintain a measuring device and lockable controlling works of a type approved by the Department in a manner that will provide the watermaster suitable control of the diversion(s).
6.	004	This right does not grant any right-of-way or easement across the land of another.
7.	U42	Place of use does not include federal public lands.
8.	T07	The right holder shall accomplish the change authorized by this transfer within one year of the date of this approval.
9.	T08	Failure of the right holder to comply with the conditions of this transfer is cause for the Director to rescind approval of the transfer.
10.		This right is the result of split from 37-2055. The actual Diversion Rate after the split is 0.092 CFS with a Right Acre Limit of 4.29.

Dates and Other Information:
Decreed Date: 8/30/2011
Civil Case Number: 39576
Judicial District: FIFTH
State or Federal: S
Water District Number: 37
Mitigation Plan: False

Combined Use Limits:
N/A

SubCase:
N/A

Water Supply Bank:
N/A

Proof Report

Water Right 37-23658

Owner Type	Name and Address
Current Owner	SCOTT L MARTIN REVOCABLE TRUST PO BOX 2640 SUN VALLEY, ID 83353-2640 (917) 887-6868
Original Owner	BOARDS MILL & SUNSET RANCHES INC C/O LEO BURKETT PO BOX 4393 KETCHUM, ID 83340 (208) 726-4684
Previous Owner	SUN VALLEY LONG TERM HOLDING LLC JOHN CAMPBELL PO BOX 986 HAILEY, ID 83333 (208) 578-7700
Previous Owner	WARM SPRINGS RANCH PROPERTIES LLC PO BOX 1485 KETCHUM, ID 83340-1471 (310) 850-9292

Priority Date: 4/1/1930
Basis: Decreed
Status: Active

Source	Tributary
WARM SPRINGS CREEK	BIG WOOD RIVER

Beneficial Use	From	To	Diversion Rate	Volume
IRRIGATION	05/01	10/31	0.003 CFS	
	Total Diversion		0.000 CFS	

Source and Point(s) of Diversion:

WARM SPRINGS CREEK	SESESE	Sec. 30, Twp 04N, Rge 17E, BLAINE County
WARM SPRINGS CREEK	NENWNE	Sec. 31, Twp 04N, Rge 17E, BLAINE County

Place Of Use:
IRRIGATION within BLAINE County

			NE				NW				SW				SE				
Twp	Rng	Sec	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	Totals
04N	17E	29						0.6	4.0										4.6

Right Acre Limit: 0.12
POU Total Acres: 4.6

Conditions of Approval:

1.	C18	This partial decree is subject to such general provisions necessary for the definition of the rights or for the efficient administration of the water rights as may be ultimately determined by the Court at a point in time no later than the entry of a final unified decree. Section 42-1412(6), Idaho Code.
2.	E56	The rights listed below are limited to the irrigation of a combined total of 50.6 acres in a single irrigation season. Combined Right Nos.: 37-2055, 37-11445, 37-23655, 37-23656, 37-23657 and 37-23658
3.		This right is limited to the irrigation of 1.5 acres within the place of use described above.
4.	R05	Use of water under this right will be regulated by a watermaster with responsibility for the distribution of water among appropriators within a water district. At the time of this approval, this water right is within State Water District No. 37.
5.	R43	The right holder shall maintain a measuring device and lockable controlling works of a type approved by the Department in a manner that will provide the watermaster suitable control of the diversion(s).
6.	004	This right does not grant any right-of-way or easement across the land of another.
7.	U42	Place of use does not include federal public lands.
8.	T07	The right holder shall accomplish the change authorized by this transfer within one year of the date of this approval.
9.	T08	Failure of the right holder to comply with the conditions of this transfer is cause for the Director to rescind approval of the transfer.
10.		This right is the result of split from 37-11445. The actual Diversion Rate after the split is .003 CFS with a Right Acre Limit of 0.12.

Dates and Other Information:
Decreed Date: 8/30/2011
Civil Case Number: 39576
Judicial District: FIFTH
State or Federal: S
Water District Number: 37
Mitigation Plan: False

Combined Use Limits:
N/A

SubCase:
N/A

Water Supply Bank:
N/A

RECEIVED
NOV 21 2025
DEPARTMENT OF
WATER RESOURCES

Greetings Scott,

Please see the attached confirmation letter regarding your change in ownership. *This correspondence is also being sent to you via USPS.*

There are a couple of details I wanted to give you regarding your completed Change in Ownership. They are also included in the letter itself, but I wanted to provide an email as well.

Lot 14 of Boards Upper Ranch is owned by both you and Warm Springs Ranch Properties LLC. Because of the co-ownership of this lot, the split portions of the water rights 37-2055 and 37-11445 that are appurtenances to this property were split separately. You and Warm Springs Ranch Properties LLC are co-owners of the child rights 37-23656 and 37-23658 (associated with Lot 14 Boards Upper Ranch). You are the sole holder of record for child rights 37-23655 and 37-23657 (associated with Lots 15A, 16 and 17 Boards Upper Ranch).

Regarding Water Rights 37-891A & 37-892: While completing your ownership change the Department found that the current holder of record for these rights owns these rights in full. To make a split change in ownership for these rights possible you would need to obtain a deed from Upper Wood River Users Assn Inc, conveying a portion of the water rights to you. Because the Department cannot change the ownership of these two rights, a refund has been requested and is being sent to Scott L Martin, under separate cover, from the State Controller's Office.

Thank you,

Debra Mansfield | Technical Records Specialist 1
IDWR – State Office
322 E Front St, Boise ID 83702-7371
(208) 287-4921 | Debra.Mansfield@idwr.idaho.gov

From: **Mansfield, Debra** Debra.Mansfield@idwr.idaho.gov
Subject: RE: Confirmation for Change in Water Right Ownership
Date: October 20, 2025 at 11:00 AM
To: Scott Martin martin056@me.com
Cc: Betts, David David.Betts@idwr.idaho.gov, Hersley, Jean Jean.Hersley@idwr.idaho.gov

DM

Hello Scott,

I have been able to check with my team regarding your Change in Ownership and the updated ownership of Lot 14.

The Department will need a new Notice of Change in Ownership for the Child Rights 37-23656 and 37-23658 to remove the other owner. There is not split involved, the cost will be $50.

Please note, the documentation you provided on October 16, 2025 contains **page one** of the warranty deed. The Department will need **all three** pages of the warranty deed to accept it with a submitted Notice.

You may submit a Notice of Change in Water Right Ownership and the supporting documentation electronically to: file@idwr.idaho.gov OR you may mail it in to our office.

Payment for the filing fee may be mailed in to any of our regional offices or our State Office location, or you come into any of our offices to fulfill the filing fee. Our location information can be found here: Contact Us | Idaho Department of Water Resources

Feel free to respond to this message with any questions regarding changes in ownership.

Thank you,

Debra Mansfield | Technical Records Specialist 1
IDWR – State Office
322 E Front St, Boise ID 83702-7371
(208) 287-4921 | Debra.Mansfield@idwr.idaho.gov

From: Scott Martin <martin056@me.com>
Sent: Friday, October 17, 2025 2:28 PM
To: Mansfield, Debra <Debra.Mansfield@idwr.idaho.gov>; IDWR File <file@idwr.idaho.gov>
Subject: Re: Confirmation for Change in Water Right Ownership

CAUTION: **This email originated outside the State of Idaho network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact your agency service desk with any concerns.**