

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED

DEC 29 2025

DEPT. 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. WD 01 / WD 122

Water Right/Claim No.	Split?	Leased to Water Supply Bank?	Water Right/Claim No.	Split?	Leased to Water Supply Bank?
22-14496 see list	Yes ☐	Yes ☐	22-14501	Yes ☐	Yes ☐
22-14497 no splits	Yes ☐	Yes ☐	22-14502	Yes ☐	Yes ☐
22-14498	Yes ☐	Yes ☐	22-14503	Yes ☐	Yes ☐
22-14499	Yes ☐	Yes ☐	22-14504	Yes ☐	Yes ☐
22-14500	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: 862 Teton LLC
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Teton Rainbow Ranches Inc.
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or
- Mailing address 7215 S. 4500 W City Victor State ID Zip 83455
Telephone 208-709-5674 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: March 03, 2025
6. Do you own the land identified as the water right place of use? Yes ☐ No ☐
 o If no, attach evidence that written notice of the change of water right ownership has been delivered to the landowner of record.
7. This form must be signed and submitted with the following **REQUIRED** items:
☒ A copy of the conveyance document – warranty deed, quitclaim deed, court decree, contract of sale, etc. The conveyance document must include a legal description of the property or description of the water right(s) if no land is conveyed.
☐ Plat map, survey map or aerial photograph which clearly shows the place of use and point of diversion for each water right and/or claim listed above (if necessary to clarify division of water rights or complex property descriptions).
☒ Filing fee (see instructions for further explanation):
 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 # 22-14496

8. Signature: _____
 Signature of new owner/claimant Title, if applicable Date
- Print name _____
- Signature: [Signature] Title, if applicable Member Date 12-29-25
 Signature of new owner/claimant Title, if applicable Date
- Print name _____

Received by M. Petter Date 12-29-25 For IDWR Office Use Only: Receipt No. E051358 Receipt Amt. 225.00
 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 12/30/2025

Water Rights

22-14496 OK

22-14497 OK

22-14498 OK

22-14499 OK

22-14500 OK

22-14501 OK

22-14502 OK

22-14503 OK

22-14504 OK

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

**Being Rerecorded to Correct the
Legal Description within Parcel 5.**

Instrument # 289919
Teton County, Driggs, Idaho
04/23/2025 10:36:30 AM No. of Pages: 4
Recorded for: FLYING S TITLE AND ESCROW - DRIGGS
Kim Keeley Fee: \$15.00
Deputy Jwenger
Index to: DEED, WARRANTY
Electronically Recorded

Instrument # 289986
Teton County, Driggs, Idaho
04/29/2025 12:04:17 PM No. of Pages: 4
Recorded for: FLYING S TITLE AND ESCROW - DRIGGS
Kim Keeley Fee: \$15.00
Deputy Jwenger
Index to: DEED CORRECTION
Electronically Recorded

Space Above This Line for Recorder's Use Only

WARRANTY DEED

File No.: **1173341-T (jw)**

Date: **March 03, 2025**

For Value Received, **862 Teton, LLC, a Texas limited liability company**, hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto **Teton Rainbow Ranches, Inc., an Idaho corporation**, hereinafter called the Grantee, whose current address is **7215 S 4500 W, Victor, ID 83455**, the following described premises, situated in **Teton County, Idaho**, to-wit:

The land referred to herein is described in the Legal Description attached hereto as Exhibit A.

Together with irrigation water rights appurtenant to the property in the amount of 240.8 irrigated acres of the currently authorized 520.8 irrigated acres under water rights 22-14496, 22-14497, 22-14498, 22-14499, 22-14500, 22-14501, 22-14502, 22-14503, and 22-14504, along with the associated diversion rates and volumes for 240.8 irrigated acres. Also including any other water rights not specifically stated.

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: 04/08/2025

Warranty Deed
- continued

File No.: 1173341-T (jw)

862 Teton, LLC, a Texas limited liability company

By: GA
Name: George Allen
Title: Manager

STATE OF IDAHO)
COUNTY OF TETON)
SS.

On this 4/11/2025, before me, a Notary Public in and for said State, personally appeared **George Allen**, 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 **862 Teton, 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.



Chris L. Moss
Notary Public of Driggs, ID
Residing at:
Commission Expires: 7-10-2030

Date: 03/03/2025

Warranty Deed
- continued

File No.: 1173341-T (jw)

Exhibit "A"

Real property in the County of Teton, State of Idaho, described as follows:

PARCEL 1:

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" EAST, 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 2:

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

LESS: BEGINNING AT THE SOUTHWEST CORNER OF THE SE $\frac{1}{4}$ NW $\frac{1}{4}$ OF SECTION 18, TOWNSHIP 4 NORTH, RANGE 45 EAST, BOISE MERIDIAN, TETON COUNTY, IDAHO, THENCE EAST 1,320.00 FEET, MORE OR LESS TO THE SOUTHEAST CORNER OF THE SE $\frac{1}{4}$ NW $\frac{1}{4}$ OF SAID SECTION 18; THENCE NORTH 1210.77 FEET, MORE OR LESS ALONG THE SAID CENTER SECTION LINE; THENCE WEST 1,320.00 FEET, MORE OR LESS TO THE WEST BOUNDARY OF THE SE $\frac{1}{4}$ NW $\frac{1}{4}$; THENCE SOUTH 1,210.77 FEET, MORE OR LESS TO THE POINT OF BEGINNING.

PARCEL 3:

BEGINNING AT THE SOUTHWEST CORNER OF THE SE $\frac{1}{4}$ NW $\frac{1}{4}$ OF SECTION 18, TOWNSHIP 4 NORTH, RANGE 45 EAST, BOISE MERIDIAN, TETON COUNTY, IDAHO, THENCE EAST 1,320.00 FEET, MORE OR LESS TO THE SOUTHEAST CORNER OF THE SE $\frac{1}{4}$ NW $\frac{1}{4}$ OF SAID SECTION 18; THENCE NORTH 1210.77 FEET, MORE OR LESS ALONG THE SAID CENTER SECTION LINE; THENCE WEST 1,320.00 FEET, MORE OR LESS TO THE WEST BOUNDARY OF THE SE $\frac{1}{4}$ NW $\frac{1}{4}$; THENCE SOUTH 1,210.77 FEET, MORE OR LESS TO THE POINT OF BEGINNING.

PARCEL 4:

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

Date: 03/03/2025

Warranty Deed
- continued

File No.: 1173341-T (jw)

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.

ALSO LESS: A PART OF THE NORTHEAST QUARTER NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 4 NORTH, RANGE 45 E., B.M., TETON COUNTY, IDAHO, BEING FURTHER DESCRIBED AS: FROM THE NE CORNER OF SAID SECTION 18, THENCE S 00°25'08" W, 330.00 FEET ALONG THE SECTION LINE TO THE TRUE POINT OF BEGINNING. THENCE S 00°25'08" W, 995.99 FEET FURTHER ALONG THE SECTION LINE TO THE SE CORNER NE $\frac{1}{4}$ NE $\frac{1}{4}$ SECTION 18; THENCE N 89°48'32" W, 1328.58 FEET ALONG THE 1/16 LINE TO THE SE CORNER NE $\frac{1}{4}$ NE $\frac{1}{4}$ SECTION 18; THENCE N 00°21'31" E, 1325.26 FEET ALONG THE 1/16 LINE TO THE NW CORNER NE $\frac{1}{4}$ NE $\frac{1}{4}$ SECTION 18; THENCE S 89°50'25" E, 999.98 FEET ALONG THE SECTION LINE TO A POINT; THENCE S 00°25'08" W, 330.00 FEET TO A POINT; THENCE S 89°50'25" E, 330.00 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 5:

A PART OF THE NORTHEAST QUARTER NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 4 NORTH, RANGE 45 E., B.M., TETON COUNTY, IDAHO, BEING FURTHER DESCRIBED AS: FROM THE NE CORNER OF SAID SECTION 18, THENCE S 00°25'08" W, 330.00 FEET ALONG THE SECTION LINE TO THE TRUE POINT OF BEGINNING. THENCE S 00°25'08" W, 995.99 FEET FURTHER ALONG THE SECTION LINE TO THE SE CORNER NE $\frac{1}{4}$ NE $\frac{1}{4}$ SECTION 18; THENCE N 89°48'32" W, 1328.58 FEET ALONG THE 1/16 LINE TO THE SW CORNER NE $\frac{1}{4}$ NE $\frac{1}{4}$ SECTION 18; THENCE N 00°21'31" E, 1325.26 FEET ALONG THE 1/16 LINE TO THE NW CORNER NE $\frac{1}{4}$ NE $\frac{1}{4}$ SECTION 18; THENCE S 89°50'25" E, 999.98 FEET ALONG THE SECTION LINE TO A POINT; THENCE S 00°25'08" W, 330.00 FEET TO A POINT; THENCE S 89°50'25" E, 330.00 FEET TO THE TRUE POINT OF BEGINNING.



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 30, 2025

TETON RAINBOW RANCHES INC
7215 S 4500 W
VICTOR ID 83455-5301

Re: Change in Ownership for Water Right No(s): 22-14504, 22-14503, 22-14502, 22-14501,
22-14500, 22-14499, 22-14498, 22-14497, 22-14496

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 01
WATER DISTRICT 122