

JAN 07 2026

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCESDEPT. OF WATER RESOURCES
EASTERN REGION

NOTICE OF CHANGE IN WATER RIGHT OWNERSHIP

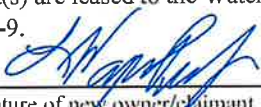
1. List the numbers of all water rights and/or adjudication claim records to be changed. If you only acquired a portion of the water right or adjudication claim, check "Yes" in the "Split?" column. If the water right is leased to the Water Supply Bank, check "Yes". If you are not sure if the water right 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?
22-59 <u>OK</u>	Yes ☐	Yes ☐		Yes ☐	Yes ☐
22-167 <u>OK</u>	Yes ☐	Yes ☐		Yes ☐	Yes ☐
22-224 <u>OK</u>	Yes ☐	Yes ☐		Yes ☐	Yes ☐
22-12139 <u>OK</u>	Yes ☐	Yes ☐		Yes ☐	Yes ☐
22-12140 <u>OK</u>	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Terrence Bagley
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): PFG Idaho, LLC
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or
- 301 S County Road 810 Alvarado TX 76009
Mailing address City State Zip
(817) 371-5093 wp@csriving.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 29, 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 ET 22-59

8. Signature:  Manager Jan 6, 2026
Signature of new owner/claimant Title, if applicable Date
Lawrence Wayne Powell
Print name
- Signature: _____ Title, if applicable _____ Date _____
Signature of new owner/claimant Title, if applicable Date
Print name

For IDWR Office Use Only:

Received by M. Rettig Date 1-7-26 Receipt No. E051374 Receipt Amt. 325.00
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 1/8/2026

\$125

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 # 291252****Teton County, Driggs, Idaho****08/04/2025 11:37:31 AM No. of Pages: 5**

Recorded for: FLYING S TITLE AND ESCROW - DRIGGS

Kim Keeley Fee: \$15.00

Deputy Jwenger

Index to: DEED, WARRANTY

Electronically Recorded

Space Above This Line for Recorder's Use Only

WARRANTY DEEDFile No.: **1191108-T (jw)**Date: **July 29, 2025**

For Value Received, **Terrence Floyd Bagley, Jr, Jeffrey Douglas Bagley and Lisa Ann Wheatley, Co-Trustees, or their successors in trust, under the Terrence and Elizabeth Bagley Living Trust dated August 31, 2007**, hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto **PFG Idaho, LLC, an Idaho limited liability company**, hereinafter called the Grantee, whose current address is **3914 W Ladle Rapids St, Meridian, ID 83646**, the following described premises, situated in **Teton County, Idaho**, to-wit:

Parcel 1:**Township 6 North, Range 45 E.B.M., Teton County, Idaho
Section 6: Lots 3, 4, 5, 6, 7, SE $\frac{1}{4}$ NW $\frac{1}{4}$, E $\frac{1}{2}$ SW $\frac{1}{4}$** **Parcel 2:**

From the South $\frac{1}{4}$ Corner of Section 6, Township 6 North, Range 45 East, Boise Meridian Teton County, Idaho and running N00°49'09" E., 1455.99 feet more or less along the East line of the SW $\frac{1}{4}$ of said Section 6 to the South Line of the property described in Warranty Deed recorded December 13, 2007 as Instrument No. 194077, Official Records of Teton County, Idaho, the POINT OF BEGINNING:

Thence N00°49'09" E., 555.05 feet along the East line of the SW $\frac{1}{4}$ of said Section 6;**Thence East, 32.50 feet to the existing fence line;****Thence S00°39'52" W., 555.03 feet to the South line of property described in Instrument No. 194077;****Thence West, 34.0 feet to the East side of the W $\frac{1}{2}$ of Section 6 the Point of Beginning.**

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: 07/29/2025

Warranty Deed
- continued

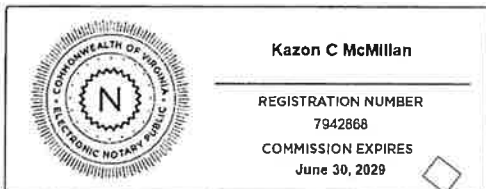
File No.: 1191108-T (jw)

Terrence and Elizabeth Bagley Living Trust dated August
31, 2007By: Terrence Floyd Bagley Jr

Terrence Floyd Bagley, Co-Trustee

STATE OF Virginia)
SS.COUNTY OF Newport News)

On this 07/29/2025, before me, a Notary Public in and for said State, personally appeared **Terrence Floyd Bagley**, known or identified to me to be the person(s) whose name(s) is subscribed to the within instrument as Co-Trustee of the **Terrence and Elizabeth Bagley Living Trust dated August 31, 2007** Trust, and acknowledged to me that he executed the same as such Co-Trustee.



Kazon C McMillan
Notary Public of Virginia
Residing at: Newport News
Commission Expires: 06/30/2029

DESCRIPTION OF ATTACHED DOCUMENT

Title or Type of Document: Certificate of Acknowledgement

Document Date: 07/29/2025

Number of Pages (including notarial certificate): 5



Commonwealth of Virginia

County of Newport News

The foregoing instrument was acknowledged before me
on 07/29/2025 by Terrence Floyd Bagley Jr.

Kazon C McMillan
7942868

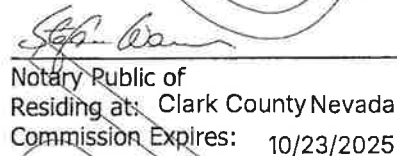
My commission expires: 06/30/2029

Notarized remotely online using communication technology via Proof.

File No.: **1191108-T(jw)**

By: Jeffrey Douglas Bagley
Jeffrey Douglas Bagley, Co-Trustee

On this 07/30/2025, before me, a Notary Public in and for said State, personally appeared **Jeffrey Douglas Bagley**, known or identified to me to be the person(s) whose name(s) is subscribed to the within instrument as Co-Trustee of the **Terrence and Elizabeth Bagley Living Trust dated August 31, 2007** Trust, and acknowledged to me that he executed the same as such Co-Trustee.



Notarized remotely using audio-video communication technology via Proof.

Date: **07/29/2025**

Warranty Deed
- continued

File No.: **1191108-T (jw)**

Terrence and Elizabeth Bagley Living Trust dated August
31, 2007

By: Lisa Ann Wheatley
Lisa Ann Wheatley, Co-Trustee

STATE OF Virginia)
SS.)
COUNTY OF Virginia Beach)

On this 07/30/2025, before me, a Notary Public in and for said State, personally appeared **Lisa Ann Wheatley**, known or identified to me to be the person(s) whose name(s) is subscribed to the within instrument as Co-Trustee of the **Terrence and Elizabeth Bagley Living Trust dated August 31, 2007** Trust, and acknowledged to me that she executed the same as such Co-Trustee.



Reginald Renard Barnes
Notary Public of Virginia
Residing at: Virginia Beach
Commission Expires: 08/31/2025

Notarized remotely online using communication technology via Proof.

RECORDING REQUESTED BY

WHEN RECORDED MAIL TO:
TERRENCE FLOYD BAGLEY
and ELIZABETH A. BAGLEY
423 Yale Avenue
Rexburg, ID 83440

191259 SEP 6 '07 PM 12:38

Instrument # 191259

TETON COUNTY, IDAHO

2007-09-06 12:38:00 No. of Pages: 1

Recorded for: E. SCOTT LEE, PLLC

MARY LOU HANSEN

Ex-Officio Recorder Deputy M. Webster Fee: 3.00

Index to: DEED, QUIT-CLAIM

SPACE ABOVE FOR RECORDER'S USE

Quitclaim Deed

Felt, Idaho

For no consideration, Terrence F. Bagley, and Elizabeth A. Bagley, do hereby Remise, Release and Quitclaim all their interest in and to the following described real property in the County of Teton, State of Idaho to:

TERRENCE FLOYD BAGLEY and ELIZABETH A. BAGLEY, Trustees, or their successors in trust, under the TERRENCE AND ELIZABETH BAGLEY LIVING TRUST, dated August 31, 2007, and any amendments thereto.

W1/2 of Sec. 6, Twp. 6 N., Rge. 45 E., Boise Meridian.

It is the intent of the Trustors to convert this asset from Trustor One's Separate property to Community Property.

Date: August 31, 2007

Terrence Floyd Bagley
TERRENCE FLOYD BAGLEY

Elizabeth A. Bagley
ELIZABETH A. BAGLEY

STATE OF IDAHO

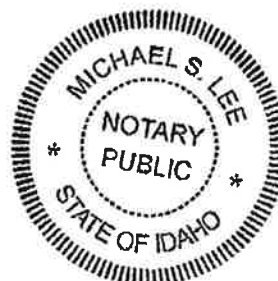
COUNTY OF MADISON

SS

On this August 31, 2007, before me a Notary Public, personally appeared TERRENCE FLOYD BAGLEY and ELIZABETH A. BAGLEY, known or identified to me to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same.

Michael S. Lee
Notary Public

My commission expires: 2/5/2012





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 08, 2026

PFG IDAHO LLC
301 S COUNTY ROAD 810
ALVARADO TX 76009-8427

Re: Change in Ownership for Water Right No(s): 22-59, 22-167, 22-224, 22-12139, 22-12140

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)