

DEC 29 2025

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. *WD 170*

Water Right/Claim No.	Split?	Leased to Water Supply Bank?	Water Right/Claim No.	Split?	Leased to Water Supply Bank?
75-7491 <i>OK</i>	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Christopher Behm
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Shady Trail LLC
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or
- PO Box 176 Carmen ID 83462
Mailing address City State Zip
208-865-2017 schulerarms@gmail.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: May 16, 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.

8. Signature: *David Schuler* Manager 12/21/2025
Signature of new owner/claimant Title, if applicable Date
David Schuler
Print name

Signature: _____
Signature of new owner/claimant Title, if applicable Date

Print name

For IDWR Office Use Only:

Received by *m. pette* Date 12-29-25 Receipt No. E051357 Receipt Amt. 25.00
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 1/16/2026



LEMHI TITLE CO.

Instrument # 337700 # Pages: 2
LEMHI COUNTY, Idaho
Jun 26, 2025 2:10:55 pm Fee: \$ 15.00
For: LEMHI TITLE
TERESA L. MORTON, Recorder
CMORSE, Deputy

Trustee's Deed

For Value Received

The Behm Living Trust dated July 16, 1998

the grantors, do hereby grant, bargain, sell and convey unto

Shady Trail, LLC, an Idaho Limited Liability Company

Whose current address is:

**P.O. Box 176
Carmen, ID 83462**

the grantee, the following described premises, to-wit:

**Lot Six (6) of Holcomb Subdivision No. 1, according to the official plat thereof,
filed in Book 4 of Plats at Page 38, official records of Lemhi County, Idaho.**

Together with all water and water rights, ditch and ditch rights, mineral and mineral rights, and any grazing rights appurtenant thereto and/ or used in connection there with.

TO HAVE AND TO HOLD, the said premises, with their appurtenances unto the said Grantees, their heirs and assigns forever. And the said Grantors do hereby covenant to and with the said Grantees that they are the owners in fee simple of said premises; that they are free from all encumbrances EXCEPT: Subject to all existing patent reservations, easements, right(s) of way, protective covenants, zoning ordinances, and applicable building codes, laws and regulations, general taxes, assessments, including irrigation and utility easements (if any) for the current year, which are not due and payable, and that Grantor(s) will warrant and defend the same from all lawful claims whatsoever.

Notarial Pages Affixed BACK



LEMHI TITLE CO.



LEMHI TITLE CO.

Dated: May 15, 2025

The Behm Living Trust dated July 16, 1998

[Signature of Douglas Andrew Behm]

By: Douglas Andrew Behm, Trustee

STATE OF New York)
COUNTY OF Erie) ss

On this 15 day of May, in the year 2025, before me, the undersigned, a Notary Public in and for said state, personally appeared **Douglas Andrew Behm**, known or identified to me to be the person whose name is subscribed to the within instrument as a Trustee of the **Behm Living Trust dated July 16, 1998**, and acknowledged to me that he subscribed the name of the **Behm Living Trust dated July 16, 1998** thereto as principal, and his own name as Trustee.

[Signature of Notary Public]
Notary Public
Residing at:

My Commission Expires: 8/11/27



QUITCLAIM DEED

Grantors, **Peter Behm and Gudula Behm**, husband and wife of 219 Wildbrier Dr.
Ballwin, MO. 63011 hereby convey, release, remise and forever quit claims unto **BEHM**
LIVING TRUST dated July 16, 1998, whose current address is 219 Wildbrier Dr. Ballwin,
MO. 63011, the following parcel of land located in Lemhi County, Idaho,

Lot 6, Holcomb Subdivision to Lemhi County, Idaho as per the records of the Lemhi
County Recorder. Consisting of 5.150 acres more or less.

The street address for said real estate is 6 Hill Road North Fork, Idaho 83466

Together with any and all improvements on said property.

Dated this 26 day of November, 2024.



Peter Behm

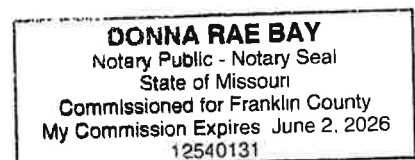


Gudula Behm

STATE OF MISSOURI, CO OF St. Louis

On this 26th of November, 2024, before me, a
Notary Public in and for said state, personally
appeared, Peter Behm and Gudula Behm, known to
me to be the person(s) whose names are subscribed
to the within instrument, and acknowledged to me
that they executed the same.

Donna Rae Bay
Notary Public for Franklin Co
Residing at Pacific mo
Commission expires June 2, 2026



PERSONAL REPRESENTATIVE'S WARRANTY DEED

As per distribution according to the Intestate Laws of the State of Idaho, **The Estate of Christopher E. Behm, Lemhi Co. Case No. CV30-24-0162** by and through **Peter Behm, Personal Representative of said Estate**, whose mailing address is 219 Wildbrier Dr. Ballwin, MO. 63011, does hereby grant and convey unto the Intestate Estate Heirs, Christopher's parents to wit: **Peter Behm, and Gudula Behm**, husband and wife, mailing address of 219 Wildbrier Dr. Ballwin, MO. 63011 all of the estate's interest in the following described real estate located in Lemhi County, State of Idaho, to wit:

Lot 6, Holcomb Subdivision to Lemhi County, Idaho as per the records of the Lemhi County Recorder. Consisting of 5.150 acres more or less.

The street address for said real estate is 6 Hill Road North Fork, Idaho 83466

And the said Grantor does hereby covenant to and with said Grantees that said Estate is the owner in fee simple of said premises.

Together with any & all improvements located on said property.

That said property is subject to all covenants, conditions and restrictions of record and all easements of sight and of record as recorded in the records of Lemhi County, Idaho; that said Estate will warrant and defend the same from all other lawful claims whatsoever.

DATED: This 26 ^{PBB} NOVEMBER day of ~~October~~, 2024.

Estate of Christopher E. Behm, deceased.

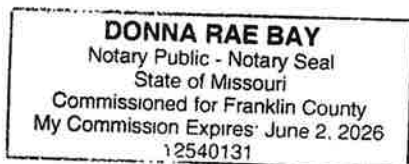
BY: *Peter Behm*
Peter Behm
Personal Representative of Estate

STATE OF Missouri)
County of St. Louis) :ss

On this 26th ^{PBB} NOVEMBER day of ~~October~~, 2024 before me the undersigned Notary Public in and for said State and County, personally appeared **Peter Behm**, known to me to be the person, or proven to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same as Personal Representative of said Estate.

IN WITNESS WHEREOF, I have hereto set my hand and seal the day, month and year first above written.

[Seal]



Donna Rae Bay
Notary Public
Residing in
My Commission expires: June 2, 2026

State of Idaho
Department of Water Resources

Water Right

75-7491

IRRIGATION

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: 12/21/2025



Legend

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



State of Idaho
Department of Water Resources

Water Right

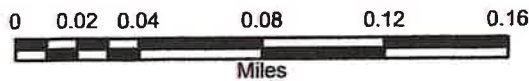
75-7491

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: 12/21/2025



Legend

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



EXHIBIT 1

LIMITED LIABILITY COMPANY OPERATING AGREEMENT

FOR

Shady Trail LLC

LISTING OF MANAGERS

By a majority vote of the Members the following Managers were elected to operate the Company pursuant to ARTICLE 4 of the Agreement:

Printed Name: David Schuler

Chief Executive Manager

Address: PO Box 176

Carmen, ID 83462

The above listed Manager(s) will serve in their capacities until they are removed for any reason by a majority vote of the Members as defined by ARTICLE 4 or upon their voluntary resignation.

Signed and Agreed this 31 day of MARCH, 2025.



Printed Name: David Schuler

EXHIBIT 2

LIMITED LIABILITY COMPANY OPERATING AGREEMENT

FOR

Shady Trail LLC

LISTING OF MEMBERS

As of the 31st day of March, 2025 the following is a list of Members of the Company:

1. Name: David Schuler Percent 50%

Address: PO Box 176, Carmen, ID 83462

2. Name: Judy Schuler Percent 50%

Address: PO Box 176, Carmen, ID 83462

Authorized by Member(s) to provide Member listing as of this 23rd day of March 2025.



Signature of Member



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 16, 2026

SHADY TRAIL LLC
PO BOX 176
CARMEN ID 83462-0176

Re: Change in Ownership for Water Right No(s): 75-7491

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 170



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

SHADY TRAIL LLC
PO BOX 176
CARMEN ID 83462

RE: Change in Ownership Water Right No. 75-7491

Dear Sir/Madam:

The Department of Water Resources acknowledges receipt of your Notice of Change in Water Right Ownership.

Our review of your notice indicates that additional information is required before we can process the change. The information required is indicated below:

**** **Evidence of Ownership:** According to the department records the current owner of the water right listed above is Christopher Behm. The deed received is from is from The Behm Living Trust. Please supply a full chain of title back to the current owner on file, copies of the deeds from Christopher Behm to The Behm Living Trust.

Because the Department cannot process the ownership change without proper documentation/fees, we will hold any action on your notice pending receipt of the necessary information/fees. If we do not receive the necessary information/fees within 30 days we will return your notice and all attachments and your notice will not be processed.

Please note that Section 42-248, Idaho Code, requires you or the owner of this water right to maintain current ownership and address records on file with the department. Forms to file a change of ownership of a water right and/or a change in the address of the water right owner are available from any department office, or at the department's website at: www.idwr.idaho.gov.

Please feel free to contact the Department if you have any questions.

Sincerely,

Jonie Bailly
Technical Records Specialist

SCANNED
DEC 30 2025