

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

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 #6 of the instructions.

Water Right/Claim No.	Split?	Leased to Water Supply Bank?	Water Right/Claim No.	Split?	Leased to Water Supply Bank?
34-120519K	Yes ☐	Yes ☐		Yes ☐	Yes ☐
34-7178OK	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name:

Rickie Reed

Name of current water right holder/claimant

- *3. New Owner(s)/Claimant(s): Terry Fairgrounds 15, LLC

6136 West 10050 North

New owner(s) as listed on the conveyance document

Highland

Name connector

UT

☐ and ☐ or ☐ and/or
84003

Mailing address
208-243-3512

City
terrylway@gmail.com

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: 1-20-2026

6. If the water right is leased to the Water Supply Bank changing ownership of a water right will reassign to the new owner any Water Supply Bank leases associated with the water right. Payment of revenue generated from any rental of a leased water right requires a completed IRS Form W-9 for payment to be issued to an owner. A new owner for a water right under lease shall supply a W-9. Water rights with multiple owners must specify a designated lessor, using a completed Lessor Designation form. Beginning in the calendar year following an acknowledged change in water right ownership, compensation for any rental will go to the new owner(s).

- *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):

- \$25 per undivided water right.
• \$100 per split water right.
• 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:

Terry Way

Signature of new owner/claimant

Title, if applicable

1/14/2026 | 4:47 PM PST

Date

Signature:

Signature of new owner/claimant

Title, if applicable

Date

For IDWR Office Use Only:

Received by M. Petts Date 1-23-26

Receipt No. E051402

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 JB

Processed by MP

Date 2/5/2026



Order Number: 25541845

Warranty Deed

For value received,

The Estate of Rickie Neil Reed, aka Rickie Reed, by Emilee Dawn Reed as Personal Representative under Probate Case No. CV12-22-0020

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

Fairgrounds 15 LLC, an Idaho limited liability company

whose current address is 6136 West 10050 North, Highland, UT 84003

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

See Exhibit A, attached hereto and incorporated herein.

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: March 31, 2025

The Estate of Rickie Neil Reed, aka Rickie Reed,
under Probate Case No. CV12-22-0020

By Emilee Dawn Reed Personal Representative
Emilee Dawn Reed, Personal Representative

State of Idaho County of Bonneville, ss.

On this 14 day of Jan. in the year of 2026, before me, the undersigned, a notary public in and for said state, personally appeared Emilee Dawn Reed, known or identified to me to be the person whose name is subscribed to the within instrument, as the personal representative of the Estate of Rickie Neil Reed, aka Rickie Reed, under Probate Case No. CV12-22-0020, and acknowledged to me that she executed the same as such personal representative of said Estate.


Notary Public
Residing In:
My Commission Expires:
(seal)

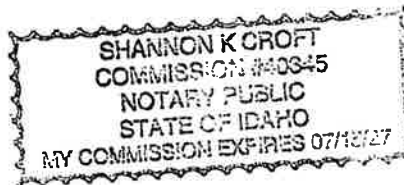


EXHIBIT A
LEGAL DESCRIPTION OF THE PREMISES

PARCEL 1:

TOWNSHIP 4 NORTH, RANGE 26 EAST, BOISE MERIDIAN, BUTTE COUNTY, IDAHO.

SECTION 36: COMMENCING AT THE S1/4 CORNER OF SAID SECTION; THENCE EAST 43 FEET THENCE NORTH 1335 FEET; THENCE EAST 630.3 FEET TO THE REAL POINT OF BEGINNING (WHICH POINT IS THE SW CORNER OF LOT 11, BLOCK 9 FORMER SHERMAN SUBDIVISION ARCO, IDAHO); THENCE NORTH 420 FEET; THENCE WEST 97.3 FEET; THENCE NORTH 230 FEET; THENCE WEST 120.5 FEET; THENCE NORTH 393 FEET; THENCE WEST 154.5 FEET; THENCE NORTH 264 FEET; THENCE EAST 234.4 FEET; THENCE SOUTH 264 FEET; THENCE EAST 305 FEET; THENCE SOUTH 264 FEET; THENCE EAST 453 FEET; THENCE SOUTH 27 FEET; THENCE WEST 325 FEET; THENCE SOUTH 750 FEET; THENCE WEST 275 FEET, MORE OR LESS, TO THE REAL POINT OF BEGINNING.

PARCEL 2:

THAT PORTION OF JOAN STREET AND PORTION OF LOTS 1, 2, AND 3 OF BLOCK 13, FORMERLY SHERMAN SUBDIVISION DESCRIBED AS FOLLOWS:

COMMENCING AT THE S1/4 CORNER OF SECTION 36, TOWNSHIP 4 NORTH, RANGE 26 E.B.M BUTTE COUNTY, IDAHO, THENCE EAST 43 FEET; THENCE NORTH 1335 FEET; THENCE EAST 258 FEET; THENCE NORTH 420 FEET; THENCE EAST 275 FEET TO TRUE POINT OF BEGINNING (WHICH POINT IS THE SOUTHEAST CORNER OF LOT 3, BLOCK 13, FORMERLY SHERMAN SUBDIVISION TO ARCO, IDAHO); THENCE NORTH 230 FEET; THENCE WEST 120.5 FEET; THENCE SOUTH 230 FEET; THENCE EAST 120.5 FEET TO THE POINT OF BEGINNING.

PARCEL 3:

TOWNSHIP 4 NORTH, RANGE 26 E.B.M., BUTTE COUNTY, IDAHO

SECTION 36: PORTION OF THE NW1/4 SE1/4, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING 183 FEET SOUTH OF THE NORTHEAST CORNER OF SAID NW1/4SE1/4; THENCE CONTINUING SOUTH 345 FEET; THENCE WEST 450.6 FEET; THENCE NORTH 345 FEET; THENCE EAST 450.6 FEET TO THE POINT OF BEGINNING.

PARCEL 3A:

TOGETHER WITH A RIGHT-OF-WAY EASEMENT AS DESCRIBED IN WARRANTY DEED RECORDED JULY 14, 1975, AS INSTRUMENT NO. M-4167.

PARCEL 4:

TOWNSHIP 4 NORTH, RANGE 26 E.B.M., BUTTE COUNTY, IDAHO

SECTION 36: COMMENCING AT THE S1/4 CORNER OF SAID SECTION 36; THENCE EAST 43 FEET; THENCE NORTH 1335 FEET; THENCE EAST 258 FEET TO THE REAL POINT OF BEGINNING (WHICH POINT IS THE SOUTHWEST CORNER OF LOT 11, BLOCK 13 OF THE VACATED PORTION OF THE SHERMAN SUBDIVISION, ARCO, IDAHO); THENCE NORTH 420 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF LOT 17, BLOCK 13 OF SAID VACATED SHERMAN SUBDIVISION; THENCE EAST 372.3 FEET TO THE NORTHWEST CORNER OF LOT 17, BLOCK 9 SHERMAN SUBDIVISION; THENCE SOUTH 420 FEET; THENCE WEST 372.3 FEET TO THE POINT OF BEGINNING.



0006609150

**STATE OF IDAHO***Office of the secretary of state, Phil McGrane***CERTIFICATE OF ORGANIZATION LIMITED
LIABILITY COMPANY**

Idaho Secretary of State
PO Box 83720
Boise, ID 83720-0080
(208) 334-2301
Filing Fee: \$100.00

*For Office Use Only***-FILED-**

File #: 0006609150

Date Filed: 1/9/2026 3:46:48 PM

Certificate of Organization Limited Liability Company

Select one: Standard, Expedited or Same Day Service (see descriptions below) Standard (filing fee \$100)

1. Limited Liability Company Name

Type of Limited Liability Company

Limited Liability Company

Entity name

Fairgrounds 15 LLC

2. The complete street address of the principal office is:

Principal Office Address

6136 W 10050 N
HIGHLAND, UT 84003

3. The mailing address of the principal office is:

Mailing Address

6136 W 10050 N
HIGHLAND, UT 84003-9276

4. Registered Agent Name and Address

Registered Agent

Registered Agent
Mark Telford
Physical Address:
2569 N 3600 W
MOORE, ID 83255-5002
Mailing Address:
2569 N 3600 W
MOORE, ID 83255-5002

☒ I affirm that the registered agent appointed has consented to serve as registered agent for this entity.

5. Governors

Name	Address
Terry Way	6136 W 10050 N HIGHLAND, UT 84003

Signature of Organizer:

*Terry Way**01/09/2026*

Sign Here

Date

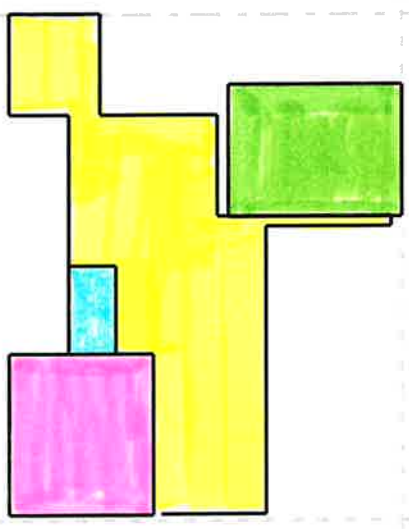


Parcel 1

Parcel 2

Parcel 3

Parcel 4



63372 Estate of Rickie Neil Reed TO Fairgrounds 15
LLC

1/23/2026

Scale: 1 inch= 500 feet File:

Tract 1: 10.0570 Acres, Closure: s84.1903w 20.20 ft. (1/227), Perimeter=4577 ft.
Tract 2: 0.6362 Acres (27715 Sq. Feet), Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=701 ft.
Tract 3: 3.5688 Acres (155457 Sq. Feet), Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=1591 ft.
Tract 4: 3.5897 Acres (156366 Sq. Feet), Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=1585 ft.

Tract Data and Deed Calls

Tract 01: 10.0570 Acres, Closure: s84.1903w 20.20 ft. (1/227), Perimeter=4577 ft.
Tract 02: 0.6362 Acres (27715 Sq. Feet), Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=701 ft.
Tract 03: 3.5688 Acres (155457 Sq. Feet), Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=1591 ft.
Tract 04: 3.5897 Acres (156366 Sq. Feet), Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=1585 ft.
Tract 04: 3.5897 Acres (156366 Sq. Feet), Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=1585 ft.

1: /se,sw,36,4n,26e
2: /n90e 43
3: /n00e 1335
4: /n90e 630.3
5: n00e 420
6: n90w 97.3
7: n00e 230
8: n90w 120.5
9: n00e 393
10: n90w 154.5
11: n00e 264
12: n90e 234.4
13: s00e 264
14: n90e 305
15: s00e 264
16: n90e 453
17: s00e 27
18: n90w 325
19: s00e 750
20: n90w 275
21: @0
22: /n90e 43
23: /n00e 1335
24: /n90e 258
25: /n00e 420
26: /n90e 275
27: n00e 230
28: n90w 120.5
29: s00e 230
30: n90e 120.5
31: @0
32: /ne,nw,se,36,4n,26e
33: /s00e 183
34: s00e 345
35: n90w 450.6
36: n00e 345
37: n90e 450.6
38: @0
39: /sw,se,36,4n,26e
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41: /n00e 1335
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43: n00e 420
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45: s00e 420
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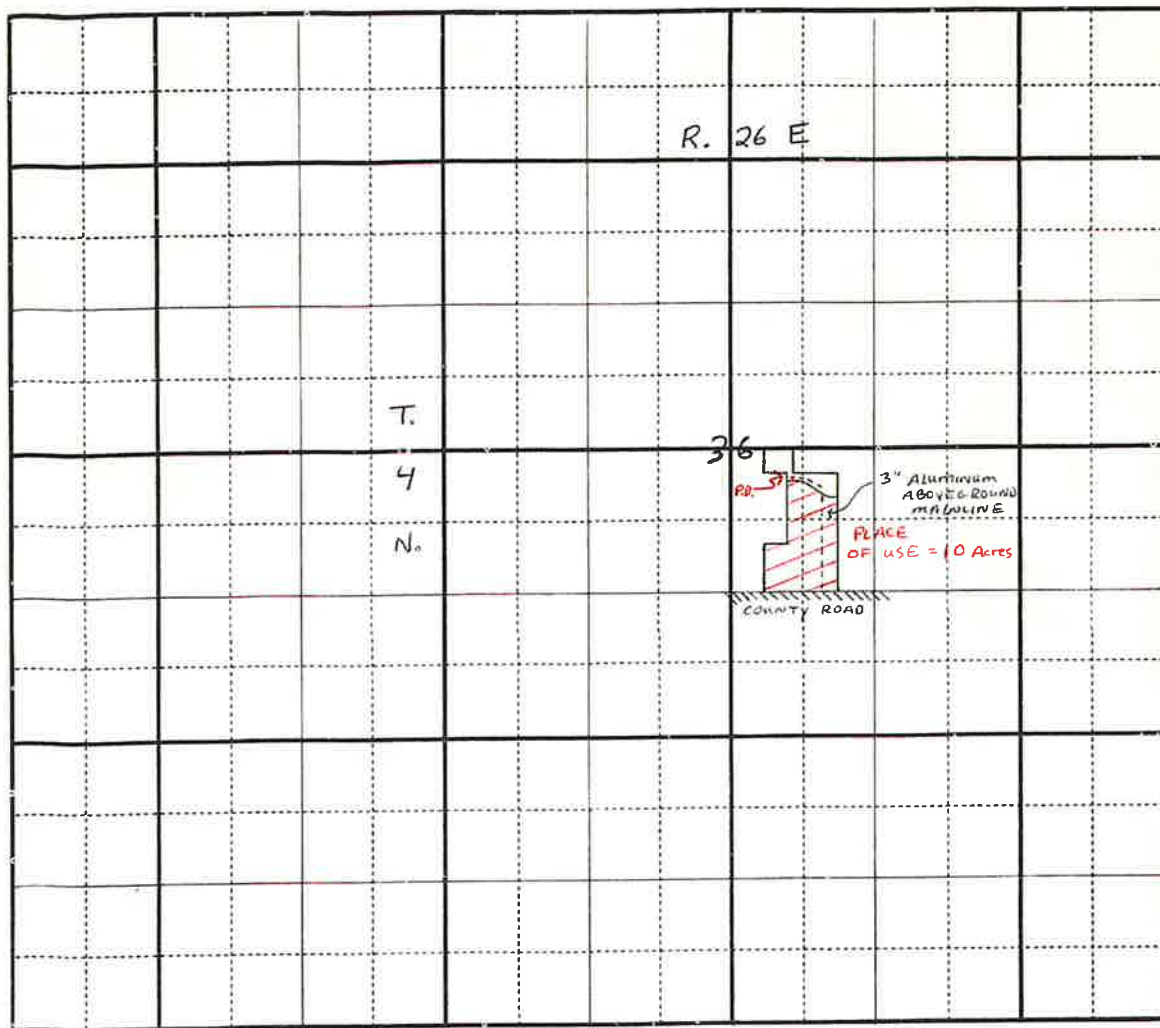
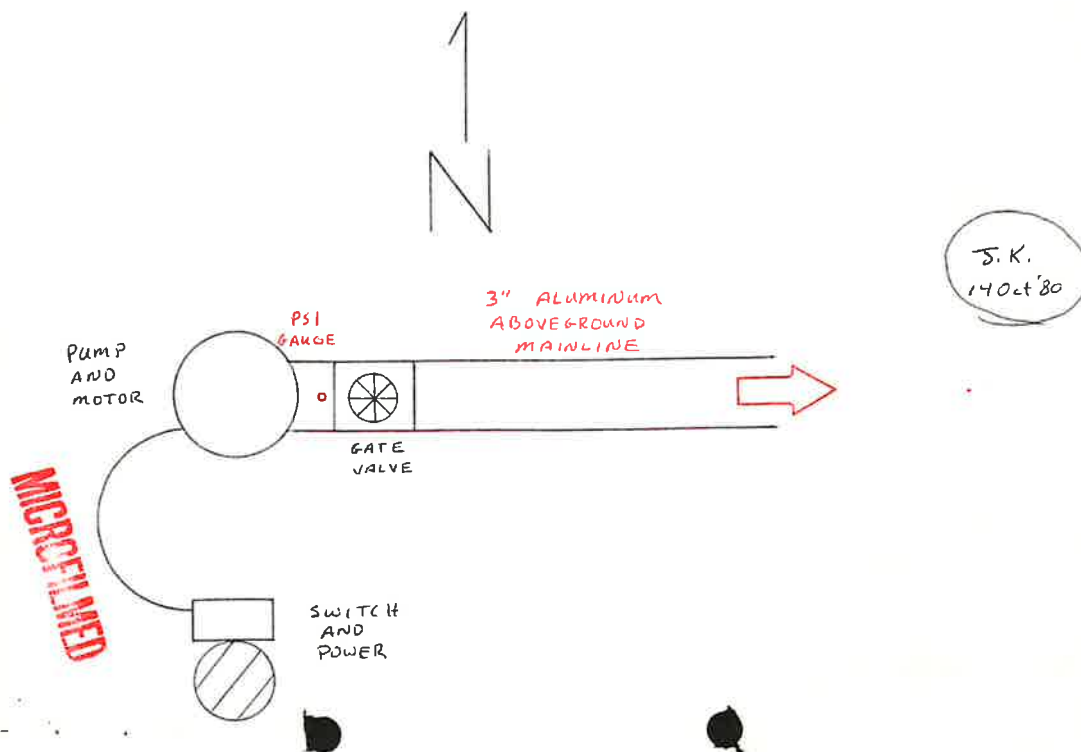
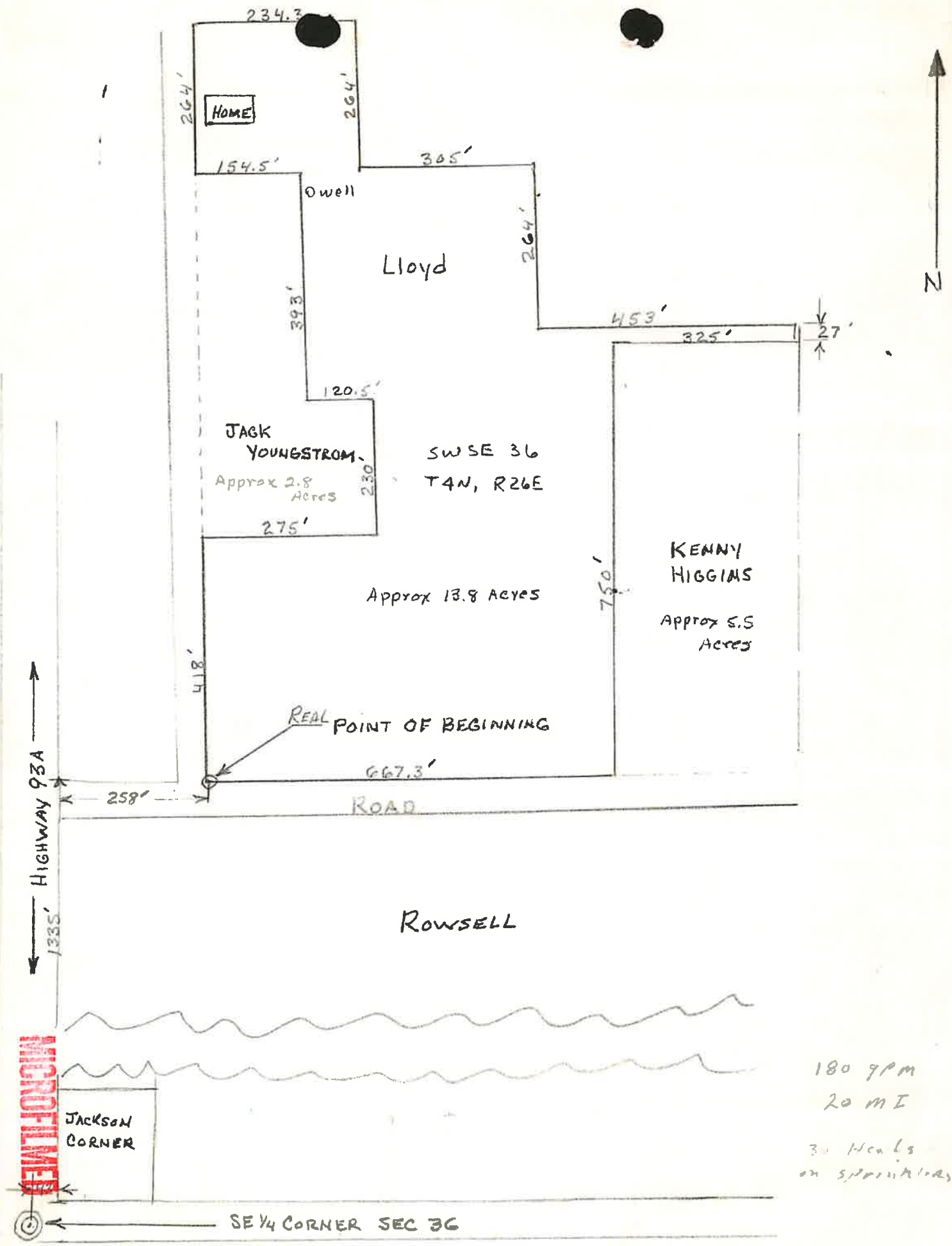


Diagram of System





180 gpm
20 m E
30 heads
on sprinklers



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

February 05, 2026

FAIRGROUNDS 15 LLC
6136 W 10050 N
HIGHLAND UT 84003-9276

Re: Change in Ownership for Water Right No(s): 34-12051, 34-7178

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)



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 23, 2026

FAIRGROUNDS 15 LLC
6136 W 10050 N
HIGHLAND UT 84003

RE: Change in Ownership Water Right No. 34-12051 & 34-7178

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:** Please supply a copy of the recorded Warranty Deed. The department received a copy of a deed with your application however it is not a copy of the recorded Deed.

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
JAN 23 2026