

RECEIVED

DEC 10 2025

DEPT. OF WATER RESOURCES
SOUTHERN REGION

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.

Water Right/Claim No.	Split?	Leased to Water Supply Bank?	Water Right/Claim No.	Split?	Leased to Water Supply Bank?
37-12395	Yes ☐	Yes ☐		Yes ☐	Yes ☐
37-23256	Yes ☐	Yes ☐		Yes ☐	Yes ☐
37-23257	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Wicked Games, Inc.
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Bryce Turzian and Eeva Turzian Turzian Holdings LLC (per deed)
New owner(s) as listed on the conveyance document Name connector ☒ and ☐ or
- PO Box 880
Mailing address
(208) 720-6906
Telephone
- Sun Valley ID 83353
City State Zip
bturzian@sunvalleygardencenter.com / eeva@eevaturzian.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: 12/5/25
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.
☐ 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: Bryce Michael Turzian Member 12/5/2025
Signature of new owner/claimant Title, if applicable Date
Bryce Turzian
Print name

Signature: Eeva Turzian Member 12/5/2025
Signature of new owner/claimant Title, if applicable Date
Eeva Turzian
Print name

Received by SG Date 12-10-2025 For IDWR Office Use Only: Receipt No. 5040861 Receipt Amt. \$75-
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 TW Date 2/19/2026

SUPPORT DATA
IN FILE # 37-12395



491 N. Main Street, Suite 102
Ketchum, ID 83340

**ELECTRONICALLY RECORDED-DO NOT
REMOVE THE COUNTY STAMPED FIRST
PAGE AS IT IS NOW INCORPORATED AS
PART OF THE ORIGINAL DOCUMENT**

Instrument # 716125

Blaine County, Hailey, Idaho

12/05/2025 12:55:14 PM No. of Pages: 1

Recorded for: PIONEER TITLE COMPANY OF BLAINE COUNTY

Stephen F. Graham Fee: \$15.00

Deputy rruiz

Electronically Recorded

File No. 873607 /TG

WARRANTY DEED

For Value Received Wicked Games, Inc., an Idaho Corporation
hereinafter referred to as Grantor, does hereby grant, bargain, sell, warrant and convey unto

Turzian Holdings, LLC, an Idaho limited liability company
hereinafter referred to as Grantee, whose current address is P.O. Box 880 Sun Valley, ID 83353

The following described premises, to-wit:

Lot 7 in Block 1 of Cattle-Lack Ranch, according to the official plat thereof, recorded as Instrument
No. 434364, records of Blaine County, Idaho.

To HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee(s), and
Grantees(s) heirs and assigns forever. And the said Grantor(s) does (do) hereby covenant to and with the
said Grantee(s), that the Grantor(s) is/are the owner(s) in fee simple of said premises; that said premises
are free from all encumbrances EXCEPT those to which this conveyance is expressly made subject and
those made, suffered or done by the Grantee(s); and subject to U.S. Patent reservations, restrictions,
dedications, easements, rights of way and agreements, (if any) of record, and current years taxes, levies,
and assessments, includes irrigation and utility assessments, (if any) which are not yet due and payable,
and that Grantor(s) will warrant and defend the same from all lawful claims whatsoever.

Dated: December 4, 2025

Wicked Games, Inc., an Idaho Corporation

By: Janine Bear

Janine Bear, Director

State of Idaho, County of Ada

This record was acknowledged before me on December 4, 2025 by Janine Bear, as
Director of Wicked Games, Inc., and Idaho Corporation.

Lenise Redding
Signature of notary public
Commission Expires: 11/09/2028

LENISE REDDING
COMMISSION NO. 8068
NOTARY PUBLIC
STATE OF IDAHO
MY COMMISSION EXPIRES 11/09/2028

This notarial act involved the use of communication technology.
Notarized remotely online using communication technology via Proof.



0006543160



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 #: 0006543160

Date Filed: 12/1/2025 2:26:45 PM

Certificate of Organization Limited Liability Company					
Select one: Standard, Expedited or Same Day Service (see descriptions below) Expedited (+\$40; filing fee \$140)					
1. Limited Liability Company Name Type of Limited Liability Company Entity name	Limited Liability Company Turzian Holdings, LLC				
2. The complete street address of the principal office is: Principal Office Address	BRYCE TURZIAN 771 N MAIN ST BELLEVUE BELLEVUE, ID 83313				
3. The mailing address of the principal office is: Mailing Address	BRYCE TURZIAN 771 N MAIN ST BELLEVUE, ID 83313-5081				
4. Registered Agent Name and Address Registered Agent	Registered Agent Bryce M Turzian Physical Address: 235 PENNY DR KETCHUM, ID 83340 Mailing Address: BRYCE TURZIAN PO BOX 880 SUN VALLEY, ID 83353-0880				
☒ I affirm that the registered agent appointed has consented to serve as registered agent for this entity.					
5. Governors					
<table border="1"><thead><tr><th>Name</th><th>Address</th></tr></thead><tbody><tr><td>Bryce Micheal Turzian</td><td>BRYCE TURZIAN 771 N MAIN ST BELLEVUE BELLEVUE, ID 83313</td></tr></tbody></table>		Name	Address	Bryce Micheal Turzian	BRYCE TURZIAN 771 N MAIN ST BELLEVUE BELLEVUE, ID 83313
Name	Address				
Bryce Micheal Turzian	BRYCE TURZIAN 771 N MAIN ST BELLEVUE BELLEVUE, ID 83313				
Signature of Organizer:					
<i>Bryce Micheal Turzian</i> Sign Here	<u>12/01/2025</u> Date				

B1068-3314 12/01/2025 2:28 PM Received by Office of the Idaho Secretary of State



Southern Region • 650 Addison Ave W, Suite 500 • Twin Falls, ID 83301-5858

Phone: 208-736-3033 • Fax: 208-736-3037 • Email: southerninfo@idwr.idaho.gov • Web: idwr.idaho.gov

Governor Brad Little

Director Mathew Weaver

February 19, 2026

TURZIAN HOLDINGS LLC
PO BOX 880
SUN VALLEY ID 83353-0880

Re: Change in Ownership for Water Right No(s): 37-12395, 37-23256, 37-23257

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.

Please note, the water rights currently identify Albert P. Barker of Martin Law LLP as the attorney. If this is no longer correct, the Department can remove and/or update the attorney on the water rights with your written authorization. Identifying an attorney on a water right is not required, but will ensure that they receive copies of any correspondence related to that water right.

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 208-293-9912.

Sincerely,

A handwritten signature in black ink, appearing to read "Tyler Wallace", is written over a light blue horizontal line.

Tyler Wallace
Engineer Associate

Enclosure(s)

C:
ALBERT P BARKER, MARTIN LAW LLP
PIONEER TITLE COMPANY OF BLAINE COUNTY, FILE #873607
WATER DISTRICT 37