

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED

MAY 01 2026

NOTICE OF CHANGE IN WATER RIGHT OWNERSHIP DEPT. OF WATER RESOURCES
EASTERN REGION

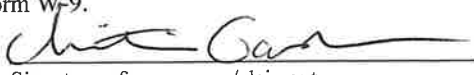
1. List the numbers of all water rights and/or adjudication claim records to be changed. If you only acquired a portion of the water right or adjudication claim, check "Yes" in the "Split?" column. If the water right is leased to the Water Supply Bank, check "Yes". If you are not sure if the water right is leased to the Water Supply Bank, see #7 of the instructions. WD01

Water Right/Claim No.	Split?	Leased to Water Supply Bank?	Water Right/Claim No.	Split?	Leased to Water Supply Bank?
25-4202 <u>OK</u>	Yes ☐	Yes ☐		Yes ☐	Yes ☐
27-4109 <u>OK</u>	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: LaVar Grover and Jeannette Grover
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Taylor Mountain Land Company, LLC
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or
- 201 South Main Street, Suite 2000 Salt Lake City UT 84111
Mailing address City State Zip
- 707-776-7425 (Antonio Resta) aresta@rplusenergies.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: 8/20/2021
6. Do you own the land identified as the water right place of use? Yes ☒ No ☐
☐ 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):
☐ \$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.

SUPPORT DATA

IN FILE # 25-4202

8. Signature:  Manager 3/27/26
Signature of new owner/claimant Title, if applicable Date
Christian Gardner
Print name

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

Received by M. Peltis Date 5-1-26 For IDWR Office Use Only: Receipt No. E051610 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 5/4/2026

EXHIBIT A

Warranty Deed

[See Attached]

AT-532160-2

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:

Taylor Mountain Land, LLC
c/o KC Gardner Company, L.C.
201 South Main Street, Suite 2000
Salt Lake City, Utah 84111
ATTN Christian Gardner

Instrument # 736190

BINGHAM COUNTY, IDAHO
2021-08-20 03:44:58 PM No. of Pages: 7
Recorded for: ALLIANCE TITLE - BOISE PRODUCT
PAMELA W. ECKHARDT Fee: \$15.00
Ex-Officio Recorder Deputy JPulley
Index To: WARRANTY DEED
Electronically Recorded by Simplifile

(Space Above For Recorder's Use)

WARRANTY DEED

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, JEANNETTE GROVER, also appearing of record as JEANNETTE GROVER, GERALD L. GROVER, AS SUCCESSOR TRUSTEE OF THE DORIS M. GROVER TESTAMENTARY TRUST-UNIFIED CREDIT SHELTER PORTION, and GERALD W SEARLE, PERSONAL REPRESENTATIVE OF THE ESTATE OF LAVAR M. GROVER, Deceased, Bonneville County Case No. CV-21-2253 (collectively, "Grantor"), hereby grants, bargains, sells, and conveys to TAYLOR MOUNTAIN LAND COMPANY, LLC, a Utah limited liability company ("Grantee"), all of Grantor's rights, title, and interest in and to the real property located in Bingham County, State of Idaho, legally described as follows:

See Exhibit A attached hereto and made a part hereof

Together with all hereditaments and appurtenances belonging thereto (collectively, the "Property")

Further, Grantor hereby grants, conveys and warrants to Grantee a non-exclusive easement on, over, upon, along, across and through certain lands more particularly described on Exhibit B attached hereto and made a part hereof (the "Easement Lands") for the purposes of constructing and maintaining a roadway for ingress and egress between Taylor Creek Road and the East-West Center section line of Section 14, Township 1 South, Range 38 East of the Boise Meridian.

Dated: August 20, 2021.

[Signature Page Follows]

IN WITNESS WHEREOF, Grantor has executed this Warranty Deed to be effective as of the date first written above.

GRANTOR:

JEANNETTE GROVER

By: *Jeannette Grover*
Name: Jeannette Grover

STATE OF IDAHO)
) ss.
COUNTY OF Bonneville)

On the 16 day of August, 2021, before me, the undersigned Notary Public in and for said state, personally appeared Jeannette Grover, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

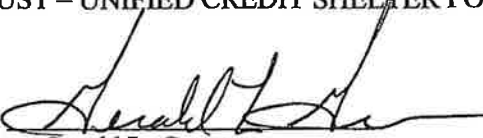


Jennifer I. Hawkins
Notary Public for Idaho
Residing at: Boise
Commission Expires: 06-27-2024

IN WITNESS WHEREOF, Grantor has executed this Warranty Deed to be effective as of the date first written above.

GRANTOR:

THE DORIS M. GROVER TESTAMENTARY
TRUST – UNIFIED CREDIT SHELTER PORTION

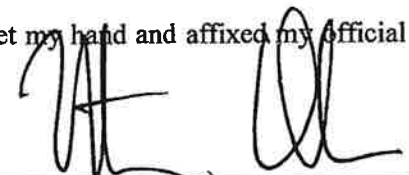
By: 
Name: Gerald L. Grover
Title: Trustee

STATE OF IDAHO)
COUNTY OF Bonneville) ss.

On the 17th day of August, 2021, before me, the undersigned Notary Public in and for said state, personally appeared Gerald L. Grover, known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of The Doris M. Grover Testamentary Trust – Unified Credit Shelter Portion, and acknowledged to me that he executed the same as Trustee.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.




Notary Public for State of Idaho
Residing at: Idaho Falls ID
Commission Expires: 1/16/26

IN WITNESS WHEREOF, Grantor has executed this Warranty Deed to be effective as of the date first written above.

GRANTOR:

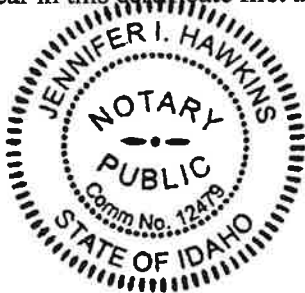
THE ESTATE OF LAVAR M. GROVER

By: Gerald W Searle
Name: Gerald W. Searle
Title: Personal Representative

STATE OF IDAHO)
COUNTY OF BONNEVILLE) ss.

On the 19th day of August, in the year 2021, before me, the undersigned Notary Public in and for said state, personally appeared Gerald W. Searle, known or identified to me to be the person whose name is subscribed to the foregoing instrument as Personal Representative of the Estate of Lavar M. Grover, Bonneville County Case No. CV-21-2253, as Personal Representative and acknowledged to me that he executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



Jennifer I. Hawkins
Notary Public for State of Idaho
Residing at: Bigby, ID
Commission Expires: 06-27-2024

EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

Township 1 South, Range 38 East Boise Meridian, Bingham County, Idaho

Section 9: NE $\frac{1}{4}$ SE $\frac{1}{4}$; SE $\frac{1}{4}$ SE $\frac{1}{4}$

EXCEPTING THEREFROM the following:

Part of Section 9, T. 1 S. R. 38 E.B.M., Bingham County, described as:

Commencing at the East $\frac{1}{4}$ Corner of Said Section 9; Thence, S 89°58'29"W 1190.24 feet along the East-West Center Line of said Section 9 to the intersection of a Fence Line and said East-West Center Line of the section said point of intersection being the Point of Beginning; Thence S 40°14'09" W 199.39 feet along an existing fence line to a point on the east line of the W $\frac{1}{2}$ of the SE $\frac{1}{4}$ of said Section 9; Thence along said east line N 00°13'47" W 152.16 feet to the NE corner of said W $\frac{1}{2}$ of the SE $\frac{1}{4}$ of said Section 9; Thence N 89°58'29" E 129.40 feet along the East-West Center Line of said Section 9 to the Point of Beginning.

[Parcel ID: RP0553400; RP0553500]

Section 10: S $\frac{1}{2}$; S $\frac{1}{2}$ NE $\frac{1}{4}$; NE $\frac{1}{4}$ NE $\frac{1}{4}$

[Parcel ID: RP0554000; RP0554100]

Section 11: SW $\frac{1}{4}$ SW $\frac{1}{4}$

[Parcel ID: RP0554200]

Section 15: NE $\frac{1}{4}$; SE $\frac{1}{4}$; SW $\frac{1}{4}$; E $\frac{1}{2}$ NW $\frac{1}{4}$

[Parcel ID: RP0555100]

Section 16: ALL

[Parcel ID: RP0555300]

Section 22: N $\frac{1}{2}$ NE $\frac{1}{4}$; NE $\frac{1}{4}$ NW $\frac{1}{4}$; SE $\frac{1}{4}$ NW $\frac{1}{4}$; S $\frac{1}{2}$ NE $\frac{1}{4}$; N $\frac{1}{2}$ SE $\frac{1}{4}$; NE $\frac{1}{4}$ SW $\frac{1}{4}$

[Parcel ID: RP0556801]

Section 23: NW $\frac{1}{4}$

[Parcel ID: RP0557200]

Section 14: W $\frac{1}{2}$; W $\frac{1}{2}$ NE $\frac{1}{4}$

EXCEPTING THEREFROM the following:

Beginning at the NE corner of the NW $\frac{1}{4}$ NE $\frac{1}{4}$ Section 14, Township 1 South, Range 38 East Boise Meridian, Bingham County, Idaho, thence West on Section line 850 feet, more or less; Thence in a Southeasterly direction 1450 feet, more or less, to the East line of the NW $\frac{1}{4}$ NE $\frac{1}{4}$ said Township and Range; Thence North on said line 1050 feet, more or less, to Point of Beginning.

SE $\frac{1}{4}$ NE $\frac{1}{4}$

EXCEPTING THEREFROM the following:

Beginning at the NE corner of the SE $\frac{1}{4}$ NE $\frac{1}{4}$ Section 14, Township 1 South, Range 38 East Boise Meridian, Bingham County, Idaho, thence West 1000 feet, more or less; Thence in a southeasterly direction 1450 feet, more or less, to the South line of said SE $\frac{1}{4}$ NE $\frac{1}{4}$; Thence East on quarter line 300 feet, more or less, to the SE corner of NE quarter of said section, thence North on section line 1320 feet, more or less, to the Point of Beginning.

[Parcel ID: RP0554900]

EXHIBIT B

LEGAL DESCRIPTION OF THE EASEMENT LANDS

Township 1 South, Range 38 East Boise Meridian, Bingham County, Idaho

A perpetual easement and right-of-way for the purposes of constructing and maintaining a roadway for ingress and egress between Taylor Creek Road and the East-West Center section line of Section 14, Township 1 South, Range 38 East of the Boise Meridian. The easement being 50.00 feet in width and the centerline of which is described as follows:

Beginning at a point that is South along the section line 804.00 feet and West 782.68 feet from the East $\frac{1}{4}$ corner of said Section 14, said POINT OF BEGINNING being more or less on the Westerly right-of-way line of said Taylor Creek Road;
Running thence N 77°36'03" W 24.32 feet;
Thence N 39°59'30" W 25.87 feet;
Thence N 18°38'48" W 24.84 feet;
Thence N 05°33'00" W 238.27 feet;
Thence N 14°32'18" W 139.51 feet;
Thence N 30°23'39" W 207.32 feet;
Thence N 51°12'42" W 129.35 feet;
Thence N 36°42'02" W 55.93 feet;
Thence N 50°20'18" W 88.91 feet;
Thence N 19°33'02" W 14.67 feet;
Thence N 49°43'20" W 12.31 feet more or less to said East-West Center section line of Section 14.

The sidelines of said easement to be lengthened or shortened to intersect said East-West Center section line of Section 14 and said West right-of-way line of Taylor Creek Road.

EXHIBIT B-1

Map of Water right 25-4202

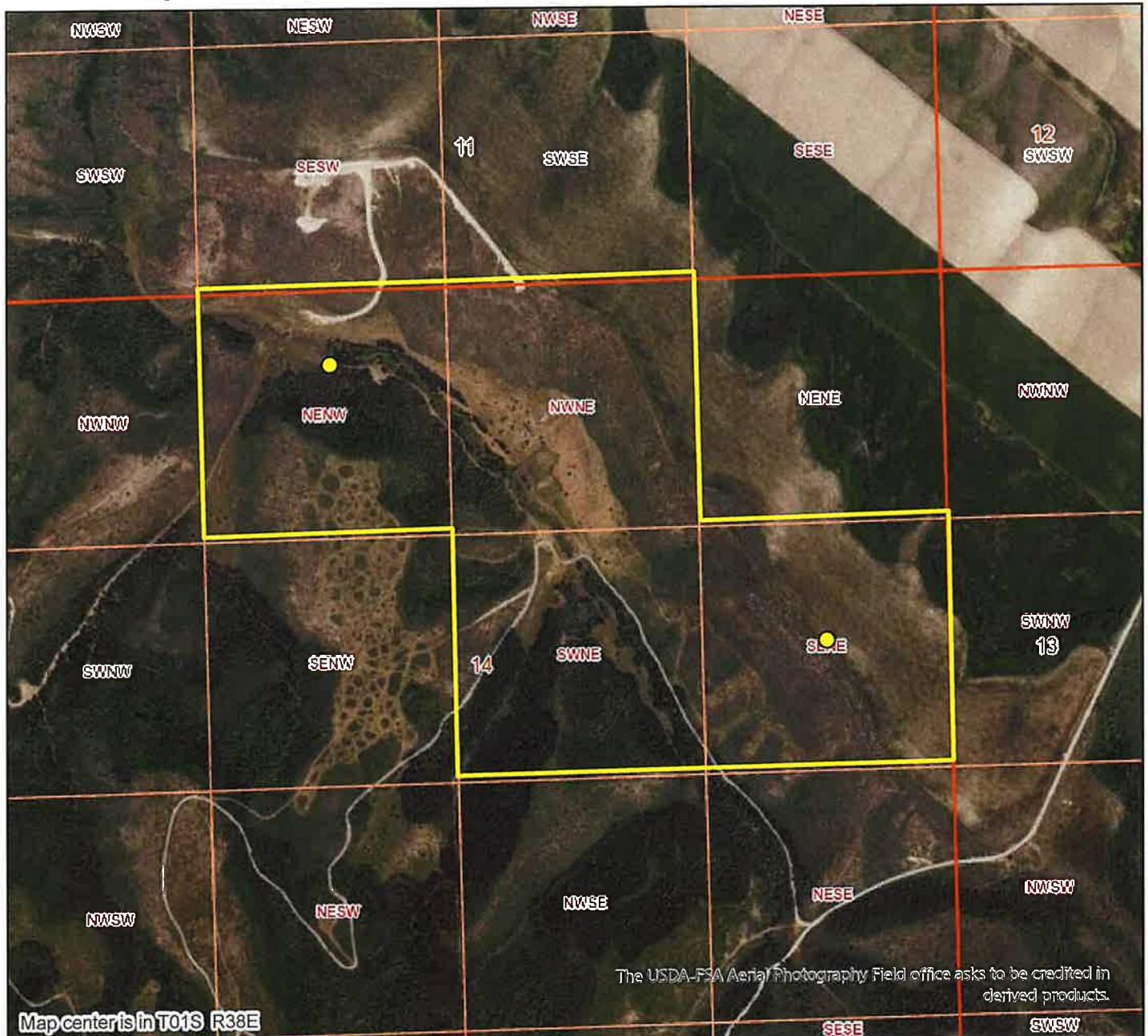
[See Attached]

State of Idaho
Department of Water Resources
Water Right

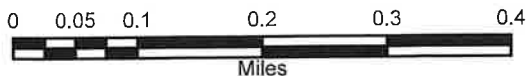
25-4202

STOCKWATER

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: 2/3/2026



Legend

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



EXHIBIT B-2

Map of Water right 27-4109

[See Attached]

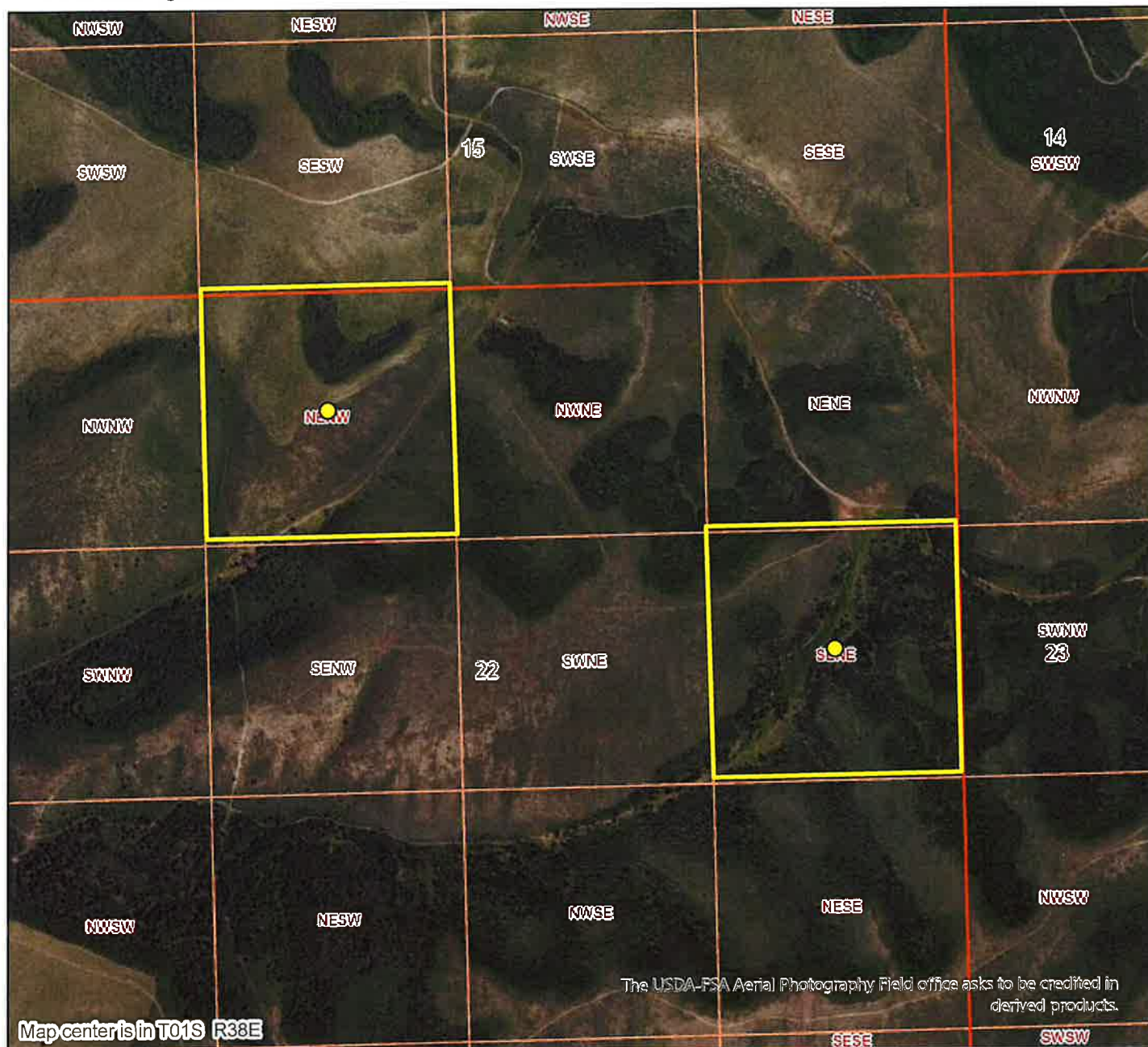
State of Idaho
Department of Water Resources

Water Right

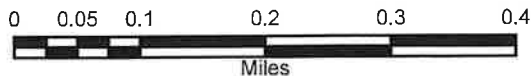
27-4109

STOCKWATER

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: 2/3/2026



Legend

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





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

May 04, 2026

TAYLOR MOUNTAIN LAND COMPANY LLC
201 S MAIN ST
SALT LAKE CITY UT 84111-2298

Re: Change in Ownership for Water Right No(s): 27-4109, 25-4202

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

Taylor Mountain Land Company, LLC

c/o rPlus Energies, LLC

201 South Main Street, Suite 2100

Salt Lake City, Utah 84111

Attn: Antonio Resta

Idaho Department of Water Resources

Eastern Region

900 N Skyline Dr., Suite A

Idaho Falls, ID 83402

RECEIVED

MAY 01 2026

DEPT. OF WATER RESOURCES
EASTERN REGION

RE: Application to Change Water Right Ownership

Dear Sir or Madam,

Taylor Mountain Land Company, LLC (TMLC) is submitting this application to update the ownership of water rights associated with the real property located in Bingham County, State of Idaho, as more particularly described in the Warranty Deed attached as **Exhibit A** (the "Property"). The water rights associated with the Property and affected by this application are Water Right No. 25-4202 and Water Right No. 27-4109 (collectively, the "Water Rights").

By warranty deed, TMLC acquired fee title to the Property from Jeanette Grover, Gerald L. Grover (as successor trustee of the Doris M. Grover Testamentary Trust), and Gerald W. Searle, Personal Representative of the Estate of LaVar M. Grover. However, at the time of conveyance, a corresponding change in ownership of the Water Rights was not completed, and IDWR's records continue to reflect the prior owners.

This application is being submitted to formally update the water right ownership records to reflect TMLC as the current owner of the Water Rights. Please find the completed application and supporting documentation enclosed.

Please let us know if any additional information or documentation is required to process this request. Thank you for your time and assistance.

Sincerely,

Christian Gardner