

RECEIVED

JUN 09 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. WD01/WD122

Water Right/Claim No.	Split?	Leased to Water Supply Bank?	Water Right/Claim No.	Split?	Leased to Water Supply Bank?
22-7341 <u>OK</u>	☒	Yes ☐		Yes ☐	Yes ☐
22-15 <u>OK</u>	Yes ☐	Yes ☐		Yes ☐	Yes ☐
22-45 <u>OK</u>	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: B+L Lodge
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Bowen Family Farm LLC
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or
- 8834 E Hyacinth St Nampa ID 83687
Mailing address City State Zip
- 208-859-5147 Bbartschi89@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: September 2024
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. $\times 3 = \$75.00$
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: Bowen Family Farm LLC Title, if applicable: 2-2-26
Signature of new owner/claimant Date
- Brandon Bartschi for Bowen Family Farm LLC
Print name
- Signature: Brandon Bartschi for Bowen Family Farm LLC Title, if applicable: 2-2-2026
Signature of new owner/claimant Date
- Brandon Bartschi for Bowen Family Farm LLC
Print name

For IDWR Office Use Only:

Received by M. Fethis Date 6-9-26 Receipt No. E051700 Receipt Amt. 75.00

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 me Date 6/9/2026

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

CHANGE IN ADDRESS

This form can be used to notify the Department of a change in
address of the owners of record for the listed water rights.
(Please print or type)

Water Right Number(s): 22-7341

Name(s): Bowen Family Farm LLC.

Old Mailing Address: _____

New Mailing Address: 8834 E. Hyacinth St
Nampa ID 83687

Telephone Number: 208-859-5147

Email: bbartschi89@gmail.com

Signature(s) of Owner(s) [Signature]

(Include your title if on behalf of company or organization.)

Date: 2-2-26

Send a signed original to your closest regional office:

IDWR Northern Region
7600 N. Mineral Dr., Suite 100
Coeur d'Alene, ID 83815-7763
(208) 762-2800

IDWR Eastern Region
900 N. Skyline Dr., Suite A
Idaho Falls, ID 83402-1718
(208) 525-7161

IDWR Western Region
2735 Airport Way
Boise, ID 83705-5082
(208) 334-2190

IDWR Southern Region
650 Addison Ave W, Suite 500
Twin Falls, ID 83301-5858
(208) 736-3033

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 # 287043

TETON COUNTY, IDAHO
09-30-2024 10:44:00 No. of Pages: 2
Recorded for: FLYING S TITLE AND ESCROW - DRIGGS
KIM KEELEY Fee: \$16.00
Ex-Officio Recorder Deputy, Kim Keeley
Index to: DEED, WARRANTY

Space Above This Line for Recorder's Use Only

WARRANTY DEED

File No.: **1154159-T (jw)**

Date: **September 12, 2024**

For Value Received, **B & L Lodge, LLC, an Idaho limited liability company**, hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto **The Bowen Family Farm, LLC, an Idaho limited liability company**, hereinafter called the Grantee, whose current address is **8834 E Hyacinth Street, Nampa, ID 83687**, the following described premises, situated in **Teton County, Idaho**, to-wit:

Commencing at the NE corner of SW4NE4 of Sec 2 T4N R44E, BM, Teton County Idaho; thence S32.37'14"W 112.24 feet to the point of beginning; thence S00.18'18" W 176.94 feet to a point; thence S65.40'00" W 448.05 feet to a point; thence N70.40'00" W 453.30 feet to a point; thence S77.40'00" W 1155.32 feet to a point; thence S67.46'38" W 244.82 feet to a point; thence North 50 feet to a point; thence N39.46'33" E 193.98 feet to a point; thence N35.55'23" E 187.30 feet to a point; thence N41.10'00" E 509.67 feet to a point; thence N74.00'00" E 476.91 feet to a point; thence (S46.30'00") S48.30'00" E 270 feet to a point; thence S83.40'00" E 372.50 feet to a point; thence S76.20'00" E 232 feet to a point; thence N88.00'00" E 280 feet to a point; thence S60.00'00" E 100 feet to 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.

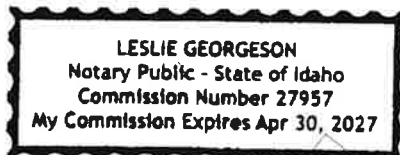
Date: 09/12/2024

Warranty Deed
- continued

File No.: 1154159-T (jw)

B & L Lodge, LLC, an Idaho limited liability
companyBy: Blake G HallName: Blake G Hall
Title: ManagerSTATE OF Idaho)
COUNTY OF Bonneville) ss.

On this 13th day of Sept, 2024, before me, a Notary Public in and for said State, personally appeared **Blake G Hall**, known or identified to me to be the person whose name is subscribed to the within Instrument as one of the Managers/Members of the **B & L Lodge, LLC**, which is known or identified to me to be the entity whose name is subscribed to the within instrument and acknowledged to me that **he** executed the same in said Limited Liability Company's name.

[Signature]
Notary Public of IdahoResiding at: Rigny IDCommission Expires: 4/30/27

QUITCLAIM DEED

Ex-Officio Recorder Deputy

Index to: DEED, QUIT-CLAIM

21456414071910 PM 2 36

Coppel

THIS INDENTURE, made this 15 day of July, 2008, between **BLAKE G. HALL**, a single man dealing with his sole and separate property, hereinafter referred to as "GRANTOR," and **B & L LODGE, LLC**, an Idaho limited liability company, hereinafter referred to as "GRANTEE."

WITNESSETH, that GRANTOR, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00), lawful money of the United States of America, and other good and valuable consideration, to it in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, by these presents does remise, release, and forever QUITCLAIM, unto GRANTEE, as its sole and separate property, and to its heirs and assigns, forever, all the following described real estate, situated in County of Teton, State of Idaho, to-wit:

Commencing at the NE corner of SW4NE4 of Sec 2 T4N R44E, BM, TC Idaho; thence S32.37' 14"W 112.24 feet to the point of beginning; thence S00.18'18" W 176.94 feet to a point; thence S65.40'00" W 448.05 feet to a point; thence N70.40'00" W 453.30 feet to a point; thence S77.40'00" W 1155.32 feet to a point; thence S67.46'38" W 254.82 feet to a point; thence North 50 feet to a point; thence N39.46'33" E 193.98 feet to a point; thence N35.55'23" E 187.30 feet to a point; thence N41.10'00" E 509.67 feet to a point; thence N74.00'00" E 476.91 feet to a point; thence S46.30'00" E 270 feet to a point; thence S83.40'00" E 372.50 feet to a point; thence S76.20'00" E 232 feet to a point; thence N88.00'00" E 280 feet to a point; thence S60.00'00" E 100 feet to the point of beginning. Contains 20.01 acres, more or less. SUBJECT TO a 30 foot county road and utility easement being 30 feet directly South of the described lines beginning at a point S89.40'13" W 1023.44 feet from the NE corner of SW4NE4 of Sec 2; thence S76.20'00" E 232 feet; thence N88.00'00" E 280 feet; thence S60.00'00" E 100 feet to the Easternmost property line.

TOGETHER with all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, the reversion and reversions, remainder and remainders, and rents, issues, and profits thereof;

TO HAVE AND TO HOLD, all and singular, the said premises, together with the appurtenances, unto GRANTEE and its heirs and assigns forever.

IN WITNESS WHEREOF, GRANTOR has here unto set his hand the day and year first above written.


BLAKE G. HALL, Grantor

Instrument # 1306012

IDAHO FALLS, BONNEVILLE, IDAHO

7-16-2008 05:00:10 No. of Pages: 1

Recorded for : ANDERSON NELSON HALL SMITH

RONALD LONGMORE

Fee: 3.00

Ex-Officio Recorder Deputy

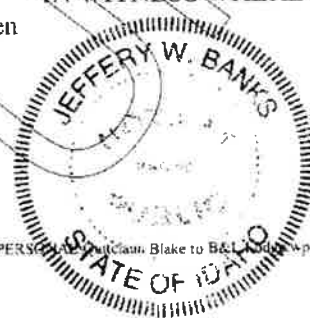
Index to: DEED, QUIT-CLAIM

STATE OF IDAHO

County of Bonneville

On this 15 day of July, 2008, before me, the undersigned, a Notary Public for the State of Idaho, personally appeared **BLAKE G. HALL**, a single man, known to me to be the person whose name is subscribed to the within instrument, 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 first above written


JEFFERY W. BANKS

Notary Public for the State of Idaho

Residing at Idaho Falls

My Commission Expires: 3/25/11

L: BGR: PERS: DEED, QUIT-CLAIM, Blake to B&L Lodge, LLC

TETON COUNTY, IDAHO

4-1-2009 12:17:00 No. of Pages: 1

Recorded for: NELSON HALL PARRY TUCKER

MARY LOU HANSEN

Fee: 3.00

Ex-Officio Recorder Deputy

Index to DEED, QUIT-CLAIM

QUITCLAIM DEED

203767 APR 1 '09 PM 12:17

THIS INDENTURE, made this 24 day of March, 2009, between LAUREL P. SAYER formerly known as LAUREL P. HALL, hereinafter referred to as "GRANTOR," and B & L LODGE, LLC, an Idaho limited liability company, hereinafter referred to as "GRANTEE."

WITNESSETH, that GRANTOR, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00), lawful money of the United States of America, and other good and valuable consideration, to it in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, by these presents does remise, release, and forever QUITCLAIM, unto GRANTEE, as its sole and separate property, and to its heirs and assigns, forever, all the following described real estate, situated in County of Teton, State of Idaho, to-wit:

Commencing at the NE corner of SW4NE4 of Sec 2 T4N R44E, BM, TC Idaho; thence S32.37' 14" W 112.24 feet to the point of beginning; thence S00.18'18" W 176.94 feet to a point; thence S65.40'00" W 448.05 feet to a point; thence N70.40'00" W 453.30 feet to a point; thence S77.40'00" W 1155.32 feet to a point; thence S67.46'38" W 244.82 feet to a point; thence North 50 feet to a point; thence N39.46'33" E 193.98 feet to a point; thence N35.53'23" E 187.30 feet to a point; thence N41.10'00" E 509.67 feet to a point; thence N74.00'00" E 476.91 feet to a point; thence S46.30'00" E 270 feet to a point; thence S83.40'00" E 372.50 feet to a point; thence S76.20'00" E 232 feet to a point; thence N88.00'00" E 280 feet to a point; thence S60.00'00" E 100 feet to the point of beginning. Contains 20.01 acres, more or less. SUBJECT TO a 30 foot county road and utility easement being 30 feet directly South of the described lines beginning at a point S89.40'13" W 1023.44 feet from the NE corner of SW4NE4 of Sec 2; thence S76.20'00" E 232 feet; thence N88.00'00" E 280 feet; thence S60.00'00" E 100 feet to the Easternmost property line.

TOGETHER with all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, the reversion and reversions, remainder and remainders, and rents, issues, and profits thereof;

TO HAVE AND TO HOLD, all and singular, the said premises, together with the appurtenances, unto GRANTEE and its heirs and assigns forever.

IN WITNESS WHEREOF, GRANTOR has hereunto set her hand the day and year first above written.

Laurel P. Sayer
LAUREL P. SAYER, Grantor

STATE OF IDAHO

County of Bonneville

On this 24 day of March, 2009, before me, the undersigned, a Notary Public for the State of Idaho, personally appeared LAUREL P. SAYER, known to me to be the person whose name is subscribed to the within 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 first above written.



Rebecca Judy
Notary Public for the State of Idaho
Residing at Idaho Falls
My Commission Expires:

MY COMMISSION EXPIRES
April 17, 2015

BONDED THRU NOTARY PUBLIC UNDERWRITERS

RECEIVED

157488

SEP 25 2003

CLERK RECORDER

CORRECTED QUITCLAIM DEED

THIS INDENTURE, made this 24th day of September, 2003, between LAUREL P. HALL, a married woman, hereinafter referred to as "GRANTOR," and BLAKE G. HALL, a married man, whose mailing address is P. O. Box 51630, Idaho Falls, Idaho 83405, hereinafter referred to as "GRANTEE."

WITNESSETH, that GRANTOR, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00), lawful money of the United States of America, and other good and valuable consideration, to it in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, by these presents does remise, release, and forever QUITCLAIM, unto GRANTEE, as his sole and separate property, and to his heirs and assigns, forever, all the following described real estate, situated in County of Teton, State of Idaho, to-wit:

Commencing at the NE corner of SW4NE4 of Sec 2 T4N R44E, BM, TC Idaho; thence S32.37' 14"W 112.24 feet to the point of beginning; thence S00.18'18" W 176.94 feet to a point; thence S65.40'00" W 448.05 feet to a point; thence N70.40'00" W 453.30 feet to a point; thence S77.40'00" W 1155.32 feet to a point; thence S67.46'38" W 244.82 feet to a point; thence North 50 feet to a point; thence N39.46'33" E 193.98 feet to a point; thence N35.55'23" E 187.30 feet to a point; thence N41.10'00" E 509.67 feet to a point; thence N74.00'00" E 476.91 feet to a point; thence S46.30'00" E 270 feet to a point; thence S83.40'00" E 372.50 feet to a point; thence S76.20'00" E 232 feet to a point; thence N88.00'00" E 280 feet to a point; thence S60.00'00" E 100 feet to the point of beginning. Contains 20.01 acres, more or less. SUBJECT TO a 30 foot county road and utility easement being 30 feet directly South of the described lines beginning at a point S89.40'13" W 1023.44 feet from the NE corner of SW4NE4 of Sec 2; thence S76.20'00" E 232 feet; thence N88.00'00" E 280 feet; thence S60.00'00" E 100 feet to the Easternmost property line.

TOGETHER with all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, the reversion and reversions, remainder and remainders, and rents, issues, and profits thereof:

TO HAVE AND TO HOLD, all and singular, the said premises, together with the appurtenances, unto GRANTEE and his heirs and assigns forever.

IN WITNESS WHEREOF, GRANTOR has hereunto set her hand the day and year first above written.

Laurel P. Hall
LAUREL P. HALL, Grantor

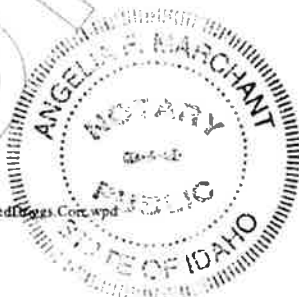
STATE OF IDAHO)

County of Bonneville)

On this 24th day of September, 2003, before me, the undersigned, a Notary Public for the State of Idaho, personally appeared LAUREL P. HALL, a married woman, known to me to be the person whose name is subscribed to the within 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 first above written.

Angela P. Marchant
Notary Public for the State of Idaho
Residing at Idaho Falls
My Commission Expires: 12-29-2004



L:\BGH\PERSONAL\QCDeed\Boyle.Corr.wpd

Instrument # 157488
DRIGGS, TETON, IDAHO
2003-09-25 11:48:10 No. of Pages: 1
Recorded for: ANDERSON NELSON HALL SMITH, PA
NOLAN G. BOYLE Fee: 3.00
Ex-Officio Recorder Deputy Boyle
Index to: DEED, QUIT CLAIM

157488

RECEIVED

134664

WARRANTY DEED

JUL 30 1999

TETON CO., ID
CLERK RECORDER

For Value Received GARRY L. BOWEN and NADA H. BOWEN, husband and wife

Hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto

BLAKE G. HALL and LAUREL HALL, husband and wife
whose address is: 2855 SUNNYBROOK LANE, IDAHO FALLS, ID, 83404

Hereinafter called the Grantee, the following described premises situated in Teton County, Idaho, to-wit:

SEE ATTACHED EXHIBIT "A"

Subject to the Restriction, Covenants, and Provisions in Notice of
Contract of Sale, recorded February 17, 1995, Recorder's No. 119168,
Records of Teton County, Idaho AND recorded December 18, 1995,
Recorder's No. 122419, Records of Teton County, IdahoSUBJECT TO Restrictions and Covenants contained in Warranty Deed
recorded February 18, 1998, Recorder's No. 129582, Records of Teton
County, IdahoSubject to reservations in United States and State Patents; existing
and recorded Right-of-ways, Easements, Zoning, Building and Subdivision
ordinances; Taxes and Assessments as prorated between the parties
hereto.TO HAVE AND TO HOLD the said premises, with their 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.

Dated:

GARRY L. BOWEN

NADA H. BOWEN

STATE OF IDAHO

COUNTY OF TETON

On this 29th day of July, in the year 1999, before me, a Notary Public in and for said State, personally
appeared GARRY L. BOWEN and NADA H. BOWEN, known or identified to me to be the person(s) whose name(s) are
subscribed to the within Instrument, and acknowledged to me that they executed the same.

134664

FILED

AT THE REQUEST OF

First American

AT 41 MINUTES PAST 2 P.M.

DATE July 30, 1999

By Nolan G. Boyle

CLERK OF RECORD

BY Nora Rigby

DEPUTY

Notary Public of Idaho

Residing at

Teton, ID

Commission Expires 11-19-2000

LAYNE W. PRICE

☆ NOTARY PUBLIC ☆

STATE OF IDAHO

Teton County

My Commission Expires 11-19-2000

First American Title Company

Township 4 North, Range 44 East, Boise Meridian, Teton County, Idaho.
 A portion of the North 1/2 of Section 2, described as:
 Commencing at the Northeast corner of the SW1/4NE1/4 of said Section 2,
 thence S 72°25'42" W. 1174.77 feet to the point of beginning;
 thence West 408.19 feet;
 thence N 38°20'00" W. 281.91 feet;
 thence N 200.00 feet;
 thence N 41°10'00" E. 30.00 feet;
 thence N 74°00'00" E. 476.91 feet;
 thence S 48°30'00" E. 140.00 feet;
 thence South 482.41 feet to the point of beginning.

TOGETHER WITH a 30 foot wide easement for access and utilities lying
 south of the following described North line;
 Beginning at a point N 87°40'13" W. 1023.44 feet from the NE corner
 SW1/4NE1/4 of said Section 2.
 Thence N 48°30'00" W. 140.00 feet to the end of said North line.

ALSO

Township 4 North, Range 44 East, Boise Meridian, Teton County, Idaho.
 A portion of the North 1/2 of Section 2, described as:
 Commencing at the Northeast corner of the SW1/4NE1/4 of said Section 2,
 thence S 72°25'42" W. 1174.77 feet to the point of beginning;
 thence S 77°40'00" W. 927.55 feet;
 thence S 67°46'38" W. 244.82 feet;
 thence N 50.00 feet;
 thence N 39°46'33" E. 193.98 feet;
 thence N 35°55'23" E. 187.30 feet;
 thence N 41°10'00" E. 479.67 feet;
 thence S 200.00 feet;
 thence S 38°20'00" E. 281.91 feet;
 thence E 408.19 feet to the point of beginning.

ALSO another portion of the North 1/2 of Section 2, described as:
 Commencing at the Northeast corner of the SW1/4NE1/4 of said Section 2,
 thence S 72°25'42" W. 1174.77 feet to the point of beginning;
 thence N 482.41 feet;
 thence S 48°30'00" E. 130.00 feet;
 thence S 83°40'00" E. 372.50 feet;
 thence S 76°20'00" E. 232.00 feet;
 thence N 88°00'00" E. 280.00 feet;
 thence S 60°00'00" E. 100.00 feet;
 thence S 0°18'18" W. 176.94 feet;
 thence S 65°40'00" W. 448.05 feet;
 thence N 70°40'00" W. 453.30 feet;
 thence S 77°40'00" W. 227.78 feet to the point of beginning.

SUBJECT TO a 30 foot county road and utility easement being the 30
 feet directly South of the following described line;
 Beginning at a point N 87°40'13" W. 1023.44 feet from the NE corner
 SW1/4NE1/4 of said section 2.
 Thence S 83°40'00" E. 372.5 feet;
 thence S 76°20'00" E. 232.00 feet;
 thence N 88°00'00" E. 280.00 feet;
 thence S 60°00'00" E. 100.00 feet to the easternmost property line.

ALSO SUBJECT TO a 20 foot diversion and irrigation underground pipeline
 easement being 10 feet on each side of the following described
 centerline;
 Beginning at a point S 77°40'00" W 1495.00 feet from the NE corner
 SW1/4NE1/4 of said section 2, thence S 56°00'00" E. 148.27 feet to the
 Southern property line.

D.J.B
 A.H.B

JUL 11 1995

Warranty Deed

American Land Title Co.
P.O. Box 644
Driggs, ID 83422TETON Co. Id.
Clerk Recorder

For Value Received

JOHN C. CUSHMAN, III AND JEANINE S. CUSHMAN, HUSBAND AND WIFE

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

GARRY L. BOWEN AND NADA H. BOWEN, HUSBAND AND WIFE

whose current address is 639 WEST 125 SOUTH, DRIGGS, IDAHO 83422

the grantees, the following described premises, in TETON

County Idaho, to wit:

TOWNSHIP 4 NORTH, RANGE 44 EAST, BOISE MERIDIAN, TETON COUNTY, IDAHO.

A PORTION OF THE NORTH 1/2 OF SECTION 2, DESCRIBED AS:

COMMENCING AT THE NORTHEAST CORNER OF THE SW 1/4 OF SAID SECTION 2, THEN
SOUTH 72° 25' 42" WEST 1174.77 FEET TO THE POINT OF BEGINNING.THEN WEST 408.19 FEET;
THEN NORTH 38° 20' 00" WEST 281.91 FEET;
THEN NORTH 200.00 FEET;
THEN NORTH 41° 10' 00" EAST 30.00 FEET;
THEN NORTH 74° 00' 00" EAST 476.91 FEET;
THEN SOUTH 48° 30' 00" EAST 140.00 FEET;
THEN SOUTH 482.41 FEET TO THE POINT OF BEGINNING.TOGETHER WITH A 30 FOOT WIDE EASEMENT FOR ACCESS AND UTILITIES LYING SOUTH OF
THE FOLLOWING DESCRIBED NORTH LINE;BEGINNING AT A POINT NORTH 87° 40' 13" WEST 1023.44 FEET FROM THE NE CORNER
SW 1/4 OF SAID SECTION 2.

THENCE NORTH 48° 30' 00" WEST 140.00 FEET TO THE END OF SAID NORTH LINE.

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 the owners in fee simple of said premises; that they are free from all incumbrances except;
Subject to all existing patent reservations, easements, rights of way, protective
covenants, zoning ordinances, and applicable building codes, laws and regulations

and that they will warrant and defend the same from all lawful claims whatsoever.

Dated: JULY 5, 1995

JOHN C. CUSHMAN, III

JEANINE S. CUSHMAN

STATE OF IDAHO, COUNTY OF Teton
On this 7th day of July, 1995
before me, a notary public in and for said State, personally appearedJohn C. Cushman, III and Jeanine S.
Cushmanknown to me to be the person(s) whose name(s) are
subscribed to the within instrument, and acknowledged to me that
executed the same.Notary Public
Idaho
Comm. Expires: 6-28-97

120516

FILED

AT THE REQUEST OF

American Land Title Co.

38 MINUTES PAST 10A M

DATE July 11, 1995

Charles J. Drake

CLERK OF RECORDER

DEPUTY

Filed ☒
Indexed ☒
Platted ☒

Furnished by the AMERICAN LAND TITLE COMPANY, INC.

120516

RECEIVED

129582

FEB 18 1995

Warranty Deed

American Land Title Co.
P.O. Box 644
Driggs, ID 83422TETON CO., ID
CLERK RECORDER
For Value Received

JOHN C. CUSHMAN, III AND JEANINE S. CUSHMAN, HUSBAND AND WIFE

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

GARRY L. BOWEN AND NADA H. BOWEN, HUSBAND AND WIFE

whose current address is 639 WEST 125 SOUTH, DRIGGS, IDAHO 83422

the grantees, the following described premises, in Teton County Idaho, to wit:

TOWNSHIP 4 NORTH, RANGE 44 EAST, BOISE MERIDIAN, TETON COUNTY, IDAHO.

A PORTION OF THE NORTH 1/2 OF SECTION 2, DESCRIBED AS:

COMMENCING AT THE NORTHEAST CORNER OF THE SW1/4 OF SAID SECTION 2,
 THEN SOUTH 72° 25' 42" WEST 1174.77 FEET TO THE POINT OF BEGINNING;
 THEN SOUTH 77° 40' 00" WEST 927.55 FEET; THEN SOUTH 67° 46' 38" WEST 244.82 FEET;
 THEN NORTH 50.00 FEET; THEN NORTH 39° 46' 33" EAST 193.98 FEET;
 THEN NORTH 35° 55' 23" EAST 187.30 FEET; THEN NORTH 41° 10' 00" EAST 479.67 FEET;
 THEN SOUTH 200.00 FEET; THEN SOUTH 38° 20' 00" EAST 281.91 FEET;
 THEN EAST 408.19 FEET TO THE POINT OF BEGINNING.

AND ALSO ANOTHER PORTION OF THE NORTH 1/2 OF SECTION 2, DESCRIBED AS:

COMMENCING AT THE NORTHEAST CORNER OF THE SW1/4 OF SAID SECTION 2,
 THEN SOUTH 72° 25' 42" WEST 1174.77 FEET TO THE POINT OF BEGINNING;
 THEN NORTH 482.41 FEET; THEN SOUTH 48° 30' 00" EAST 130.00 FEET;
 THEN SOUTH 83° 40' 00" EAST 372.50 FEET; THEN SOUTH 76° 20' 00" EAST 232.00 FEET;
 THEN NORTH 88° 00' 00" EAST 280.00 FEET; THEN SOUTH 60° 00' 00" EAST 100.00 FEET;
 THEN SOUTH 0° 18' 18" WEST 176.94 FEET; THEN SOUTH 65° 40' 00" WEST 448.05 FEET;
 THEN NORTH 70° 40' 00" WEST 453.30 FEET; THEN SOUTH 77° 40' 00" WEST 227.78 FEET
 TO THE POINT OF BEGINNING.

SEE EXHIBIT "A" FOR REMAINING LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF.

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 the owners in fee simple of said premises; that they are free from all incumbrances except;
 Subject to all existing patent reservations, easements, rights of way, protective
 covenants, zoning ordinances, and applicable building codes, laws and regulations

and that they will warrant and defend the same from all lawful claims whatsoever.

Dated: JULY 8, 1995

JOHN C. CUSHMAN, III

JEANINE S. CUSHMAN

STATE OF IDAHO, COUNTY OF Teton
 On this 7th day of July, 1995
 before me, a notary public in and for said State, personally appeared

John C. Cushman, III and
 Jeanine S. Cushman

known to me to be the persons whose names are
 subscribed to the within instrument, and acknowledged to me that
 they executed the same.

Residing at Teton, Idaho
 Comm. Expires 6-28-97

Notary Public

129582

FILED

AT THE REQUEST OF

ALLIANCE TITLE AND ESCROW

AT 30 MINUTES PAST 10 A.M.

DATE Feb. 18, 1995

BY Chas. J. Drake

CLERK OF RECORD

BY Nora Hight

DEPUTY

EXHIBIT "A"

TOGETHER WITH ONLY EXISTING WATER AND WATER RIGHTS OUT OF MIDDLE TWIN CREEK FOR STOCK WATERING FOR THE LIVESTOCK THE PURCHASERS MAY RAISE ON THE PROPERTY AS PROVIDED BELOW. ALSO TOGETHER WITH ALL RIGHTS ARISING FROM THE EXISTING WELL THAT PROVIDES WATER TO THE EXISTING RESIDENCE ON THE PREMISES AND IS USED FOR OTHER DOMESTIC PURPOSES. SELLERS RESERVE ALL OTHER EXISTING WATER RIGHTS UNTO THEMSELVES.

TOGETHER WITH ALL APPURTENANT RIGHTS EXCEPT COAL, OIL, GAS AND MINERAL RIGHTS ONE HALF OF WHICH WILL BE TRANSFERRED TO THE PURCHASERS THE OTHER ONE HALF OF WHICH SELLERS RESERVE UNTO THEMSELVES.

TOGETHER WITH RIGHT TO CONSTRUCT ONE GUEST HOUSE ON THE LOCATION OF AN EXISTING OUTBUILDING IF AND ONLY IF AND AFTER THE DEMOLITION AND REMOVAL OF THE OUTBUILDING. OTHER THAN THE EXISTING RESIDENCE ON THE PROPERTY AND ONE GUEST HOUSE THAT MAY BE BUILT, NO OTHER RESIDENCES MAY BE BUILT ON THE PROPERTY SUBJECT OF THIS CONTRACT.

SUBJECT TO A 30 FOOT COUNTY ROAD AND UTILITY EASEMENT BEING THE 30 FEET DIRECTLY SOUTH OF THE FOLLOWING DESCRIBED LINE;

BEGINNING AT A POINT NORTH 87° 40' 13" WEST 1023.44 FEET FROM THE NE CORNER SW $\frac{1}{4}$ NE $\frac{1}{4}$ OF SAID SECTION 2.
THEN SOUTH 83° 40' 00" EAST 372.5 FEET; THEN SOUTH 76° 20' 00" EAST 232.00 FEET;
THEN NORTH 88° 00' 00" EAST 280.00 FEET; THEN SOUTH 60° 00' 00" EAST 100.00 FEET
TO THE EASTERNMOST PROPERTY LINE.

ALSO SUBJECT TO A 20 FOOT DIVERSION AND IRRIGATION UNDERGROUND PIPELINE EASEMENT BEING 10 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE;
BEGINNING A POINT SOUTH 77° 40' 00" WEST 1495.00 FEET FROM THE NE CORNER SW $\frac{1}{4}$ NE $\frac{1}{4}$ OF SAID SECTION 2, THENCE SOUTH 56° 00' 00" EAST 148.27 FEET TO THE SOUTHERN PROPERTY LINE.

ALSO SUBJECT TO ALL OTHER ROAD AND CANAL EASEMENTS AND RIGHTS OF WAY AND OTHER EASEMENTS AND RIGHTS OF WAY AS THE SAME NOW EXIST OR APPEAR OF RECORD, COVENANTS, RESTRICTIONS, RESERVATIONS, APPLICABLE BUILDING AND ZONING ORDINANCES, USE REGULATIONS AND RESTRICTIONS AND ACCRUING TAXES.

ALSO SUBJECT TO THE LIMITATION THAT THE PURCHASERS MAY RAISE, STABLE OR HOUSE NOT MORE THAN 10 HEAD OF HORSES OR CATTLE, ONE DOG AND NOT MORE THAN 2 CATS ON THE ENTIRETY OF THE PROPERTY BEING TRANSFERRED. THE RESTRICTIONS CONTAINED IN THIS PARAGRAPH SHALL BE A COVENANT RUNNING WITH THE LAND AND SHALL ENCUMBER THIS PARCEL UNTIL ITS RELEASE BY ALL PARTIES IN INTEREST INCLUDING BUT NOT LIMITED TO ALL ADJOINING LANDOWNERS AND THE SELLERS OR THEIR SUCCESSORS IN INTEREST IN THE PROPERTY SERVED BY THE EASEMENT RESERVED TO THE SELLERS.

ALL THE RESTRICTIONS AND COVENANTS CONTAINED IN THE FOREGOING SHALL RUN WITH THE LAND AND SHALL BIND THE PURCHASERS AND THEIR SUCCESSORS AND ASSIGNS AND THE PROPERTY ITSELF.

4/7/26, 7:50 AM

Gmail - (no subject)

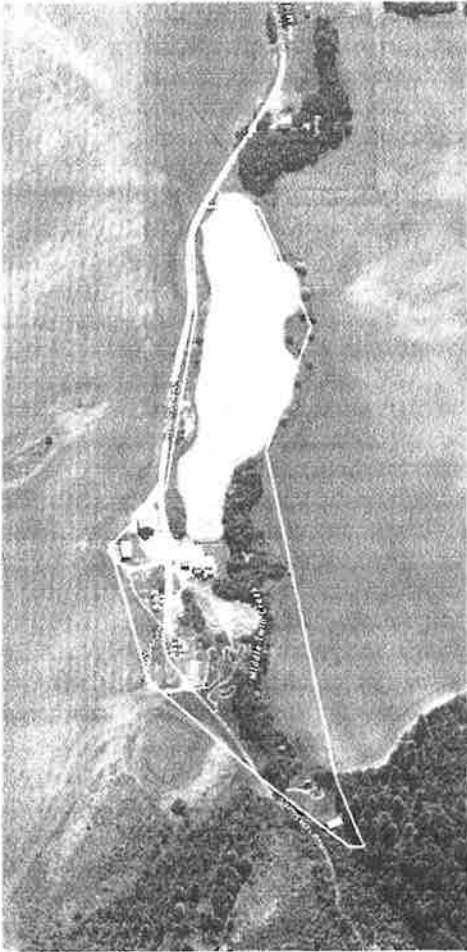


Jared Bartschi <jaredbartschi@gmail.com>

(no subject)

Jared Bartschi <jaredbartschi@gmail.com>
Draft

Tue, Apr 7, 2026 at 7:50 AM





IDAHO DEPARTMENT OF
WATER RESOURCES

322 E Front Street, Suite 648, Boise ID 83702 • PO Box 83720, Boise ID 83720-0098
Phone: 208-287-4800 • Fax: 208-287-6700 • Email: idwrinfo@idwr.idaho.gov • Website: idwr.idaho.gov

Governor Brad Little

Director Mathew Weaver

April 2, 2025

B & L LODGE LLC
880 WHEATSTONE DRIVE
IDAHO FALLS ID 83404

RE: Updating Water Right Ownership/Address

Dear Interested Party,

On February 14, 2025, the Idaho Department of Water Resources (Department) mailed a Notice of Public Meeting to the water right owners of record regarding the initiation of the process to create a water district or modify existing water districts to administer ground water rights in Administrative Basin 22 (Basin 22). Undeliverable correspondence was returned to the Department from the United States Postal Service. After reviewing property ownership records of the returned mail, the Department believes you may be the current owner of a property with a recorded water right that requires updating to reflect the current ownership or address.

When a change in ownership or address involving a water right occurs, Idaho Code § 42-248 requires that the current owner submit the appropriate forms, documentation, and fees to the Department. If you are a ground water user in Basin 22 and believe you are the current owner of a water right(s), please follow the instructions on the enclosed forms to update the Department's records. Please disregard this letter if it was sent in error.

You can also find these forms and information about water rights on the Department's website at www.idwr.idaho.gov.

Please return the completed form(s) along with the required supporting documentation and fees to: IDWR Eastern Region, 900 N. Skyline Dr., Suite A, Idaho Falls, ID 83402-1718.

If you have any questions regarding this letter, please contact me at (208)-287-4959 or email at riley.kafka@idwr.idaho.gov

Sincerely,

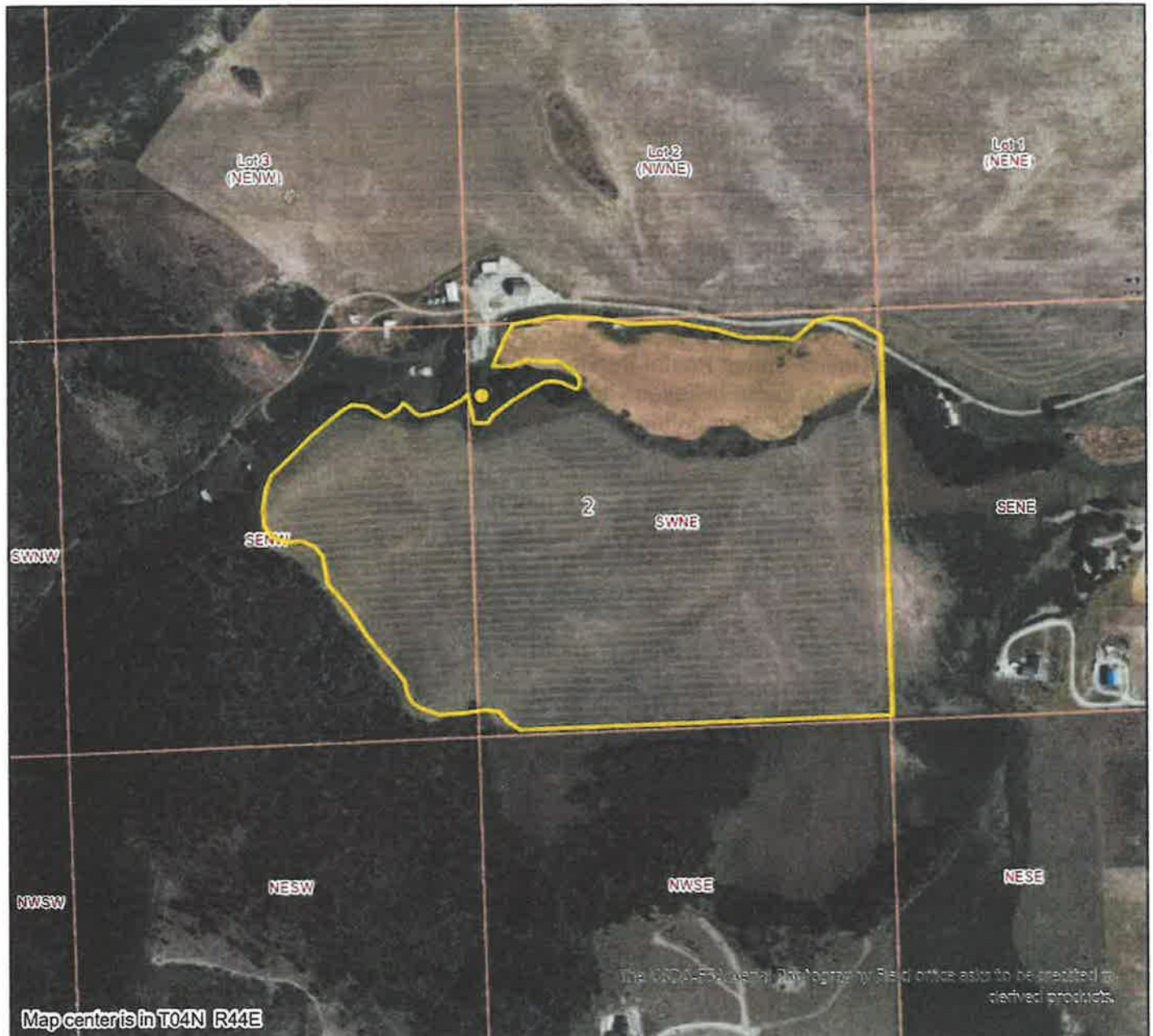
Riley Kafka
Water Resource Agent

Enclosures:

IDWR Change in Address Form
IDWR Notice of Change in Water Right Ownership Form
Map of Water Right Place of Use: 22-7341

State of Idaho
Department of Water Resources
Water Right
22-7341
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.



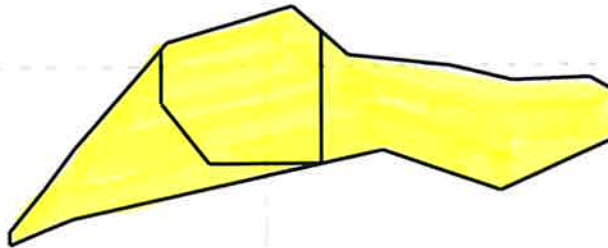
Date created: 4/1/2025



Legend

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





287043 B+L Lodge LLC TO The Bowen Family Farm
LLC

6/9/2026

Scale: 1 inch= 700 feet

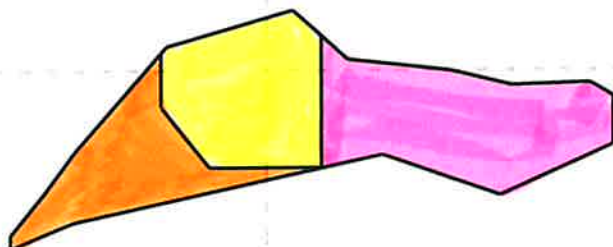
File:

Tract 1: 20.0094 Acres, Closure: s89.4306w 0.01 ft. (1/501424), Perimeter=5151 ft.
Tract 2: 6.3866 Acres (278202 Sq. Feet), Closure: n44.1115e 0.01 ft. (1/358761), Perimeter=2019 ft.
Tract 3: 5.0068 Acres (218097 Sq. Feet), Closure: n00.0000e 0.00 ft. (1/751649), Perimeter=2973 ft.
Tract 4: 8.6159 Acres (375308 Sq. Feet), Closure: n00.0000e 0.00 ft. (1/594712), Perimeter=2903 ft.

Tract Data and Deed Calls

Tract 01: 20.0094 Acres, Closure: s89.4306w 0.01 ft. (1/501424), Perimeter=5151 ft.
Tract 02: 6.3866 Acres (278202 Sq. Feet), Closure: n44.1115e 0.01 ft. (1/358761), Perimeter=2019 ft.
Tract 03: 5.0068 Acres (218097 Sq. Feet), Closure: n00.0000e 0.00 ft. (1/751649), Perimeter=2973 ft.
Tract 04: 8.6159 Acres (375308 Sq. Feet), Closure: n00.0000e 0.00 ft. (1/594712), Perimeter=2903 ft.
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1: /ne,sw,ne,2,4n,44e
2: /s32.3714w 112.24
3: s00.1818w 176.94
4: s65.4000w 448.05
5: n70.4000w 453.30
6: s77.4000w 1155.32
7: s67.4638w 244.82
8: n00e 50
9: n39.4633e 193.98
10: n35.5523e 187.30
11: n41.1000e 509.67
12: n74.0000e 476.91
13: s48.3000e 270.00
14: s83.4000e 372.50
15: s76.2000e 232
16: n88.0000e 280.00
17: s60.0000e 100.00
18: @0
19: /ne,sw,ne,2,4n,44e
20: /s72.2542w 1174.77
21: n90w 408.19
22: n38.2000w 281.91
23: n00e 200.00
24: n41.1000e 30.00
25: n74.0000e 476.91
26: s48.3000e 140.00
27: s00e 482.41
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52: s77.4000w 227.78



Legal description 1999 + prior.

6/9/2026

Scale: 1 inch= 700 feet

File:

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51: n70.4000w 453.30
52: s77.4000w 227.78



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

June 09, 2026

BOWEN FAMILY FARM LLC
8834 E HYACINTH ST
NAMPA ID 83687-7811

Re: Change in Ownership for Water Right No(s): 22-45, 22-15, 22-7341

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
WATER DISTRICT 122