

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED ✓

DEC 04 2025

NOTICE OF CHANGE IN WATER RIGHT OWNERSHIP

DEPT. OF WATER RESOURCES
SOUTHERN 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.

Water Right/Claim No.	Split?	Leased to Water Supply Bank?	Water Right/Claim No.	Split?	Leased to Water Supply Bank?
<i>Not processed →</i> 37-22473	Yes ☐	Yes ☐		Yes ☐	Yes ☐
37-23143	Yes ☒	Yes ☐		Yes ☐	Yes ☐
<i>split: C →</i> 37-23663	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: JR2, Ltd. a Nevada limited liability company
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Kyle Dalton and Brittany Dalton, husband and wife
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or

Po Box 311 Larex Id 83320
Mailing address City State Zip
(435) 213-0940 walking5caHleco@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: 9-5-2025
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):
 - ☐ \$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 # 37-22473

8. Signature: [Signature] 11/20/2025
Signature of new owner/claimant Title, if applicable Date
Kyle Dalton
- Signature: [Signature] 11/20/2025
Signature of new owner/claimant Title, if applicable Date
Brittany Dalton

Received by NS Date 4/17/2026 For IDWR Office Use Only: 5041028 Receipt Amt. \$50-
11-28-25 Receipt No. 11043718 \$100-

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 NS Approved by TW Processed by TW Date 6/1/2026

RECORDING REQUESTED BY
Flying S Title and Escrow of Idaho, Inc.

AND WHEN RECORDED MAIL TO:
Flying S Title and Escrow of Idaho, Inc.
199 Country Lane
Jerome, ID 83338

Instrument # 715871
Blaine County, Hailey, Idaho
11/20/2025 02:00:30 PM No. of Pages: 2
Recorded for: FLYING S TITLE AND ESCROW - JEROME
Stephen F. Graham Fee: \$15.00
Deputy gbrower
Electronically Recorded

Space Above This Line for Recorder's Use Only

WARRANTY DEED

File No.: **1202674-J (tc)**

Date: **September 05, 2025**

For Value Received, **JR2, Ltd., a Nevada limited liability company**, hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto **Kyle Matthew Dalton and Brittany Beverly Dalton, husband and wife**, hereinafter called the Grantee, whose current address is **P O Box 311, Carey, ID 83320**, the following described premises, situated in **Blaine County, Idaho**, to-wit:

Lot 2 of Mountain Air Subdivision, Blaine County, Idaho, according to the official plat thereof, recorded as Instrument No. 583211, records of Blaine County, Idaho.

DEED RESTRICTION: All deeds conveying title to real property within this subdivision shall include the following deed restriction: Each Grantee taking this property, or any portion thereof, covenants and agree for the Grantee and Grantee's heirs, executors and assigns, to not challenge any existing or new agricultural uses or operations that are authorized by the Blaine County Zoning Ordinance and conducted within the County and that are or maybe lawfully occurring, or authorized by any government agency, as of the date of each deed conveying any right, title or interest in this property or any portion thereof.

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.

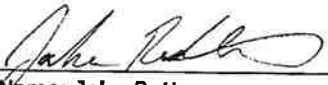
TO HAVE AND TO HOLD the said premises, with its appurtenances, unto the said Grantee, and to the Grantee's heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that the Grantor is the owner in fee simple of said premises; that said premises are free from 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: 09/05/2025

Warranty Deed
- continued

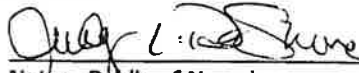
File No.: 1202674-J (tc)

JR2, Ltd., a Nevada limited liability company

By: 
Name: John Ruttman
Title: ManagerSTATE OF Nevada)
SS.
COUNTY OF Clark)

On this 19 day of November, 2025, before me, a Notary Public in and for said State, personally appeared **John Ruttman**, 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 **JR2, Ltd.**, 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.




Notary Public of Nevada
Residing at: Las Vegas, Nevada
Commission Expires: Nov 6, 2028

Instrument # 695972

HAILEY, BLAINE, IDAHO
09-01-2022 1:36:08 PM No. of Pages: 4
Recorded for: TITLEONE - TWIN FALLS
STEPHEN MCDOUGALL GRAHAM Fee: \$15.00
Ex-Officio Recorder Deputy: JB
Electronically Recorded by Simplifile

Quitclaim Deed

For value received, Idaho Development Company, LLC, a Nevada limited liability company,

Does hereby convey, release, remise, and forever quit claim unto

JR2, Ltd., a Nevada limited liability company,

whose current address is 299 Saddle Run Street, Henderson, NV 89012

the following described premises:

Together with any and all water rights appurtenant to the following described property:

See Exhibit A, attached hereto and incorporated herein.

To have and to hold the said premises, unto the said grantees, heirs and assigns forever.

Each Grantee taking this property, or any portion thereof, covenant and agree for the Grantee and Grantee's heirs, executors and assigns, to not challenge any existing or new agricultural uses or operations that are authorized by the Blaine County Zoning Ordinance and conducted within the county and that are or maybe lawfully occurring, or authorized by any government agency, as of the date of each deed conveying any right, title or interest in this property or any portion thereof."

Remainder of this page left intentionally blank.

THIS INSTRUMENT FILED FOR RECORD
BY SUN VALLEY TITLE AS AN
ACCOMMODATION ONLY. IT HAS NOT
BEEN EXAMINED AS TO ITS EXECUTION
OR AS TO ITS EFFECT UPON THE TITLE.

Date: 08/18/2022

Idaho Development Company, LLC, a Nevada limited liability company

John F Ruttman

By: John Ruttman, Manager

By: Grant Matesic, Manager

State of Virginia, County of Loudoun, ss.

On this 30th day of August in the year of 2022, before me, the undersigned, a Notary Public in and for said State, personally appeared John F Ruttman known or identified to me to be the manager of the limited liability company that executed the instrument or the person who executed the instrument on behalf of said limited liability company, and acknowledged to me that such limited liability company executed the same.

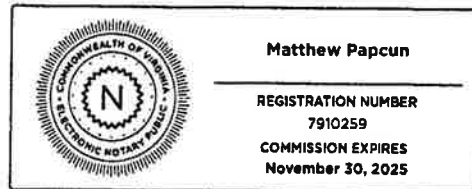
[Signature]

_____, Notary Public

Residing at: Loudoun

My Commission Expires: 11/30/2025

(seal)



Notarized online using audio-video communication

State of _____, County of _____, ss.

On this _____ day of _____ in the year of _____, before me, the undersigned, a Notary Public in and for said State, personally appeared _____ known or identified to me to be the _____ of the limited liability company that executed the instrument or the person who executed the instrument on behalf of said limited liability company, and acknowledged to me that such limited liability company executed the same.

_____, Notary Public

Residing at: _____

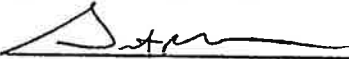
My Commission Expires: _____

(seal)

Date: 08/18/2022

Idaho Development Company, LLC, a Nevada limited liability company

By: John Ruttman, Manager



By: Grant Matesic, Manager

State of _____, County of _____, ss.

On this _____ day of _____ in the year of _____, before me, the undersigned, a Notary Public in and for said State, personally appeared _____ known or identified to me to be the _____ of the limited liability company that executed the instrument or the person who executed the instrument on behalf of said limited liability company, and acknowledged to me that such limited liability company executed the same.

_____, Notary Public

Residing at: _____

My Commission Expires: _____

(seal)

State of Nevada, County of Clark, ss.

On this 30th day of August in the year of 2022, before me, the undersigned, a Notary Public in and for said State, personally appeared Grant Matesic known or identified to me to be the Manager of the limited liability company that executed the instrument or the person who executed the instrument on behalf of said limited liability company, and acknowledged to me that such limited liability company executed the same.

 _____, Notary Public

Residing at: 4511 W. Charleston Blvd #9117

My Commission Expires: Apr 22, 2023

(seal)

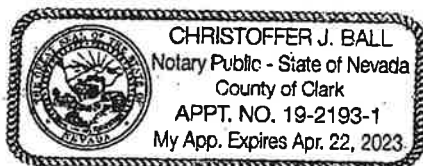


EXHIBIT A
LEGAL DESCRIPTION OF THE PREMISES

Parcel I

Lots 2 and 3 of MOUNTAIN AIR SUBDIVISION, BLAINE COUNTY, IDAHO, according to the official plat thereof, recorded as Instrument No. 583211, records of Blaine County, Idaho.

Parcel II

TOWNSHIP 1 SOUTH RANGE 22 EAST, BOISE MERIDIAN, BLAINE COUNTY, IDAHO

Section 8: E1/2SW1/4; SW1/4NE1/4; NW1/4SE1/4

Parcel III

TOWNSHIP 1 SOUTH RANGE 22 EAST, BOISE MERIDIAN, BLAINE COUNTY, IDAHO

Section 17: Part of the SW1/4NW1/4, more particularly described as follows:

Beginning at the Southeast corner of the SW1/4NW1/4 of Section 17 of T. 1 S., R. 22 E., B.M., said corner marked by a 5/8" rebar which shall be the Point of Beginning.

Thence North 89 degrees 58 minutes 05 seconds West along the south line of the SW1/4NW1/4 for a distance of 688.19 feet to the south right of way of State Highway 20,26, and 93;

Thence North 60 degrees 35 minutes 53 seconds East along said right of way for a distance of 790.77 feet to a 1/2" rebar on the east line of the SW1/4NW1/4;

Thence South 00 degrees 06 minutes 28 seconds West along said line for a distance of 388.60 feet to the Point of Beginning.

Subject to a county road right of way along the south side (Laidlaw Park Road) and subject to any other easements or right of ways of record or use.

Also known as Tax Lot 8051

THIS AGREEMENT MAY BE EXECUTED IN COUNTERPART,
AND AS EXECUTED SHALL CONSTITUTE ONE AGREEMENT.
BONDING ON ALL PARTIES, EVEN THOUGH ALL THE
PARTIES DO NOT SIGN THE ORIGINAL OR THE SAME
COUNTERPART.

Instrument # 715870

Blaine County, Hailey, Idaho

11/20/2025 02:00:30 PM No. of Pages: 3

Recorded for: FLYING S TITLE AND ESCROW - JEROME

Stephen F. Graham Fee: \$16.00

Deputy gbrower

Electronically Recorded

Partial Termination of Lease and Right of First Refusal to Purchase

This Partial Termination of Lease and Right of First Refusal to Purchase is made by and between JR2, Ltd., a Nevada limited liability company, (the "Owner") the successor-in-interest to Idaho Development Company, LLC, a Nevada limited liability company, by Quitclaim Deed recorded September 1, 2022 as Instrument No. 695972, records of Blaine County, Idaho, said company being the successor-in-interest to WLP Properties, L.L.C., an Idaho limited liability company, who erroneously acquired title as WLP, L.L.C., an Idaho limited liability company, by Warranty Deed recorded June 3, 2021 as Instrument No. 683141, records of Blaine County, Idaho,

AND

CE "Chip" Molyneux (the "Right Holder").

The undersigned Right Holder hereby terminates the Farm Lease and waives, terminates and releases his Right of First Refusal to Purchase created under that certain Memorandum of Lease (attached hereto as "Exhibit A") by and between WLP LLC, as Lessor and CE Molyneux as Lessee as to the following described property:

Lot 2 of MOUNTAIN AIR SUBDIVISION, BLAINE COUNTY, IDAHO, according to the official plat thereof, recorded as Instrument No. 583211, records of Blaine County, Idaho And TOWNSHIP 1 SOUTH RANGE 22 EAST, BOISE MERIDIAN, BLAINE COUNTY, IDAHO Section 8: E1/2SW1/4; SW1/4NE1/4; NW1/4SE1/4

This Partial Termination of Farm Lease and Right of First Refusal only affects the above-described property.

Dated: October 6th 2025

"Owner"

JR2, Ltd., a Nevada limited liability company

BY: The PLL Family Trust u/a/d 12/29/2021, its Sole Member


By: John F. Ruttman, Trustee of the PLL Family

Trust "Right Holder"


CE "Chip" Molyneux

State of Idaho, County of Blaine

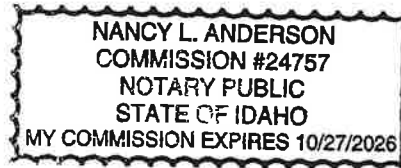
This record was acknowledged before me on 10/12/25 by John F. Ruttman as Trustee of of The PLL Family Trust u/a/d 12/29/2021 as sole member of JR2 Ltd, a Nevada limited liability company.

Nancy L. Anderson

Signature of notary public

Residing at: Hailey, ID

Commission expires: 10-27-26



State of Idaho, County of Blaine

This record was acknowledged before me on 10/14/25 by CE "Chip" Molyneaux.

Kara D. Carter

Signature of notary public

Residing at: Hailey, ID

Commission expires: 6/5/2027

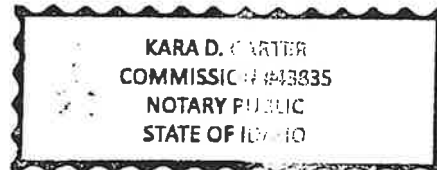
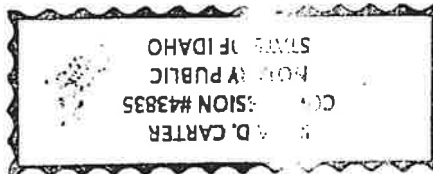


Exhibit 'A'

MEMORANDUM OF LEASE

WLP LLC, lesser, and CE Molyneux have entered into a Ten Year amended lease agreement regarding Farm No. _____ The Description of this property is: FRSWNWTL 8051 Sec 17 15 22E-1/2 SW, SW NE, NW SE Sec 181S22E Mountain Air Subdivision Lot 1—Lot—2—Lot-3

The Lessee agrees to pay any and all irrigation water fees for the 2014-2024 irrigation season, and is entitled to the entire amount of water assessed. The lessee agrees to pay all power cost on the irrigation system. As of 2014, the Lessee owns all Wheel lines, and irrigation equipment on said property. Lessee will receive any and all government payments on this acreage during the lease period. Lessee is not responsible for any verbal or contractual agreements made before 2/1/2014. Lessee CE "Chip" Molyneux, would like first right of refusal to Purchase, if Walter Peck, WLP, LLC Property is offered for Sale.

Said lease is a cash lease paid annually, effective for the year 2014-2024 only. The parties agree that a lease payment shall be due on or before June 1, 2014 in the amount of \$2000.00, and on or before December 1, 2014 in the amount of \$6000.00.

Dated _____ 2015 Amended


CE Molyneux


WLP LLC

Marlon Peck



IDAHO DEPARTMENT OF
WATER RESOURCES

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

June 01, 2026

KYLE M DALTON
BRITTANY B DALTON
PO BOX 311
CAREY ID 83320-0311

Re: Change in Water Right Ownership: 37-23143 (Split into 37-23143 and **37-23663**),

Dear Water Right Holder(s):

The Department of Water Resources (Department) acknowledges the receipt of correspondence changing ownership of a portion of the above referenced water right(s) to you. The Department has modified its records based on the information received and has enclosed a computer-generated report for you.

Your portion of each water right(s) has a specified point of diversion, nature of use and place of use. If you plan to change the authorized point of diversion, nature of use, or place of use, including adding a new point of diversion, you must file an Application for Transfer of Water Right. If you do not plan to change any elements of your water right, then no further action is required at this time.

The portion of the water right retained by the original right holder retains the original water right number. The Department is sending the original right holder a copy of this letter and a computer-generated report showing the changes to the original 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,

Tyler Wallace
Engineer Associate

Enclosure(s)

c: IDAHO DEVELOPMENT COMPANY LLC
WATER DISTRICT 37U
FLYING S TITLE & ESCROW, JEROME, ID (FILE #1202674-J)



IDAHO DEPARTMENT OF
WATER RESOURCES

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

April 7, 2026

KYLE DALTON
BRITTANY DALTON
PO BOX 311
CAREY ID 83320-0311

Re: Change in Ownership for Water Right No(s): 37-22473 & 37-23143

Dear Property Owner(s):

The Idaho Department of Water Resources (Department) received your Notice of Change in Water Right Ownership (Notice). This Notice was filed in December 2025 on your behalf by Flying S Title & Escrow. After further research, it was determined that additional fees are necessary in order to complete this process. Additional information is below:

- Water Right No. 37-23143 identifies a Place of Use that covers a total of 279.3 acres. According to the conveyance documents received, you only acquired a portion of the Place of Use, described as Lot 2, Mountain Air Subdivision; therefore, Water Right No. 37-23143 will need to be split. The correct fees for splitting water rights are \$100.00 per water right. We have already received \$25.00 from Flying S Title & Escrow to update this water right.
- Also, according to the conveyance documents received, Lot 2, Mountain Air Subdivision does not fall within the Place of Use identified under Water Right No. 37-22473. Because ownership of this water right cannot be updated to you, the \$25.00 fee already paid by Flying S Title & Escrow for this water right will be applied to the additional fees necessary to process the split of Water Right No. 37-23143.

Please submit the remaining \$50.00 within (60) sixty days of this letter, and the Department will be able to move forward with processing.

Thank you in advance for your patience and cooperation as we work through this process. If you have any questions regarding this matter, please contact me at (208) 736-3033.

Sincerely,

Denise Maline
Administrative Assistant 1

Enclosure(s)

c: Flying S Title & Escrow of Idaho, Jerome, ID (File #1202674)