

RECEIVED

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STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

JUN 10 2026

Jun 10, 2026

DEPT. OF WATER RESOURCES
EASTERN REGIONDEPARTMENT 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?
29-4495 <u>OK</u>	Yes ☒	Yes ☐		Yes ☐	Yes ☐
Split into 29-4495 and 29-14578	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: James W. Hart and David J. Hart
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Millennial Development Partners, LLC
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or
- 4877 S Holladay Blvd. Holladay UT 84117
Mailing address City State Zip
8083781000 buckswaney@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: May 19, 2026
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: [Signature] Member of Millennial Development Partners, LLC 6/2/2026
Signature of new owner/claimant Title, if applicable Date
Arvil Buck Swaney
Print name

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

Received by [Signature] Date 6/12/2026 For IDWR Office Use Only: Receipt No. E051709 Receipt Amt. \$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 _____ Approved by [Signature] Processed by [Signature] Date 6/18/2026

Leaked to Buck purchased 3 QAs of the water right.

State of Idaho
Department of Water Resources

Water Right

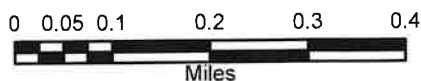
29-4495

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.



The USDA-FSA Aerial Photography Field office asks to be credited in derived products.



Legend

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



PLEASE RETURN TO:

Nathaniel H. Wadsworth
KIRTON MCCONKIE
1824 John Adams Pkwy
Idaho Falls, ID 83401

This area for Recorder's use only.

WARRANTY DEED

THIS WARRANTY DEED is made this 19 day of MAY, 2026, by **MARK R. PETERSEN**, as personal representative of the Estate of James W. Hart, whose mailing address is 1156 E Center St., Pocatello, ID 83201, and **DAVID J. HART**, whose current address is Route 2 North Box 83, Pocatello, Idaho 83202 (together "Grantors"), to **MILLENNIAL DEVELOPMENT PARTNERS, LLC**, a Utah limited liability company whose current address is 4877 S Holladay Blvd., Holladay, Utah 84117 ("Grantee").

The Grantors, for good and valuable consideration, the sufficiency and receipt of which is hereby acknowledged, do hereby grant, bargain, sell, convey, and confirm unto the Grantee, and to the Grantee's successors and assigns forever, all of the following described real property in the County of Bannock, State of Idaho, to-wit:

Legal Descriptions:

Parcel 1:

Southeast Quarter of the Southeast Quarter of Section 31, Township 5 South, Range 35 East, Boise Meridian, Bannock County, Idaho

Parcel 2:

Lot 13 Section 32, Township 5 South, Range 35 East, Boise Meridian, Bannock County, Idaho

Parcel 3:

Lot 14 Section 32, Township 5 South, Range 35 East, Boise Meridian, Bannock County, Idaho

Parcel 4:

An 80.00 foot wide parcel of land located in Lot 9 and Lot 10 of Section 33, Township 5 South, Range 35 East, Boise Meridian, Bannock County, Idaho, parcel subject to two access easements, more particularly described on **Exhibit A** attached hereto.

TOGETHER WITH all the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, specifically including that portion of the surface stock water

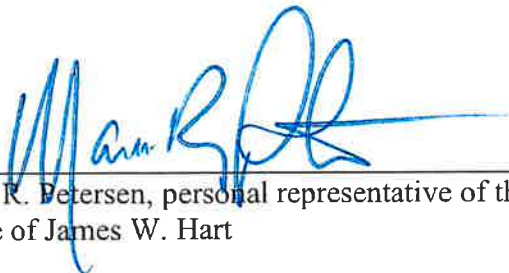
rights identified as Idaho Department of Water Resources, Stockwater Right No. 29-4495, as apportioned to the above-described property, together with the corresponding points of diversion associated with Little Buffalo Creek, it being understood that Grantors reserve and retain all remaining portions of said water right not herein conveyed, and nothing in this conveyance shall diminish or impair such retained rights; and any reversions, remainders, rents, issues and profits therefrom, but not including any other water rights not specifically stated herein; and all estate, right, title, and interest in and to the property, as well in law as in equity, of the Grantors.

SUBJECT TO all easements, covenants, conditions, reservations, leases and restrictions of record, all legal highways, all rights of way, all zoning, building and other laws, ordinances and regulations, all rights of tenants in possession, and all real estate taxes and assessments not yet due and payable.

TO HAVE AND TO HOLD the property and the appurtenances unto the Grantee, and to the Grantee's successors and assigns forever. The Grantors and the Grantors' successors shall warrant and defend the property in the quiet and peaceable possession of the Grantee and the Grantee's successors and assigns, against the Grantors and the Grantors' successors, and against every person whomsoever who lawfully holds (or who later lawfully claims to have held) rights in the property as of the date hereof, subject to the matters set forth above.

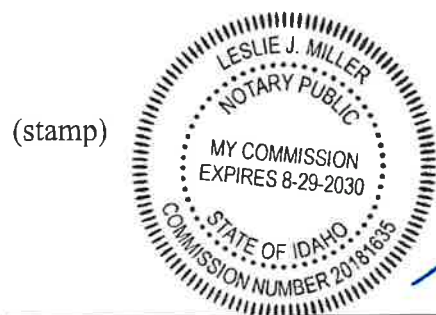
In construing this Warranty Deed and where the context so requires, the singular includes the plural.

IN WITNESS WHEREOF, the Grantors have executed the within instrument the day and year first above written.


Mark R. Petersen, personal representative of the
Estate of James W. Hart

STATE OF IDAHO)
)ss.
County of Bannock)

This record was acknowledged before me on the 19 day of ~~March~~ ^{May} 2026, by Mark R. Petersen, personal representative of the Estate of James W. Hart.




Signature of Notary Public
My Commission Expires: 8-29-2030

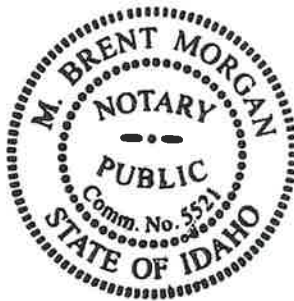
David Hart

David J. Hart

STATE OF IDAHO)
)ss.
County of Bannock)

This record was acknowledged before me on the 19th day of ~~March~~ ^{May} 2026, by David J. Hart.

(stamp)



M. Brent Morgan

Signature of Notary Public

My Commission Expires: 07/27/2027

EXHIBIT A
Parcel 4 Legal Description

An 80.00 foot wide parcel of land located in Lot 9 and Lot 10 of Section 33, Township 5 South, Range 35 East, Boise Meridian, Bannock County, Idaho more particularly described as follows:

Commencing at the Southwest Corner of Lot 10 of said Section 33, being marked by a 3.5 inch aluminum cap stamped Bureau of Land Management dated 2017; thence along the West line of said Lot 10 of Section 33, North 01°45'35" East 834.16 feet to the **Point of Beginning**; thence continuing along said West line, North 01°45'35" East 80.00 feet; thence South 88°14'25" East 110.01 feet to a point of tangency with a 840.00 foot radius curve concave to the southwest of which radius bears South 01°45'35" West; thence southeasterly 1025.07 feet along the arc of said 840.00 foot radius curve to the right through a central angle of 69°55'10" and a long chord that bears South 53°16'50" East 962.64 feet to point of reverse curvature with a 210.00 foot radius curve concave to the northeast of which radius bears North 71°40'45" East; thence southeasterly 288.34 feet along the arc of said 210.00 foot radius curve to the left through a central angle of 78°40'08" and a long chord that bears South 57°39'19" East 266.22 feet; thence North 83°00'37" East 241.62 feet to a point of tangency with a 290.00 foot radius curve concave to the southwest of which radius bears South 06°59'23" East; thence southeasterly 222.70 feet along the arc of said 290.00 foot radius curve to the right through a central angle of 43°59'59" and a long chord that bears South 74°59'23" East 217.27 feet to a point of reverse curvature with a 210.00 foot radius curve concave to the northeast of which radius bears North 37°00'36" East; thence southeasterly 231.08 feet along the arc of said 210.00 foot radius curve to the left through a central angle of 63°02'53" and a long chord that bears South 84°30'50" East 219.60 feet; thence North 63°57'43" East 257.09 feet to a point of tangency of with a 460.00 foot radius curve concave to the northwest of which radius bears North 26°02'17" West; thence northeasterly 394.29 feet along the arc of said 460.00 foot radius curve to the left through a central angle of 49°06'39" and a long chord that bears North 39°24'24" East 382.33 feet; thence North 14°51'04" East 129.31 feet to the point of tangency with a 192.97 foot radius curve concave to the southeast of which radius bears South 75°08'56" East; thence southeasterly 446.21 feet along the arc of said 192.97 foot radius curve to the right through a central angle of 132°29'11" and a long chord that bears North 81°05'40" East 353.24 feet to the East line of Lot 9 of said Section 33; thence along said East line, South 00°18'54" West 163.41 feet;

thence North 28°49'22" West 129.81 feet to a point of tangency with a 112.97 foot radius curve concave to the southeast of which radius bears South 61°10'38" West; thence northwesterly 268.80 feet along the arc of said 112.97 foot radius curve to the left through a central angle of 136°19'34" and a long chord that bears South 83°00'51" West 209.73 feet; thence South 14°51'04" West 129.31 feet to a point of tangency with a 540.00 foot radius curve concave to the northwest of which radius bears North 75°08'56" West; thence southwesterly 462.86 feet along the arc of said 540.00 foot radius curve to the right through a central angle of 49°06'39" and a long chord that bears South 39°24'24" West 448.82 feet; thence South 63°57'43" West 257.09 feet to a point of tangency with a 290.00 foot radius curve concave to the northeast of which radius bears North 26°02'17" West; thence northwesterly 319.11 feet along the arc of said 290.00 foot radius curve to the right through a central angle of 63°02'53" and a long chord that bears North 84°30'50" West 303.26 feet to a point of reverse curvature with a 210.00 foot radius curve concave to the southwest

of which radius bears South 37°00'36" West; thence northwesterly 161.27 feet along the arc of said 210.00 foot radius curve to the left through a central angle of 43°59'59" and a long chord that bears North 74°59'23" West 157.33 feet; thence South 83°00'37" West 241.62 feet to a point of tangency with a 290.00 foot radius curve concave to the northeast of which radius bears North 06°59'23" West; thence northwesterly 398.18 feet along the arc of said 290.00 foot radius curve to the right through the central angle of 78°40'08" and a long chord that bears North 57°39'19" West 367.63 feet to a point of reverse curvature with a 760.00 foot radius curve concave to the southwest of which radius bears South 71°40'45" West; thence northwesterly 927.45 feet along the arc of said 760.00 foot radius curve to the left through a central angle of 69°55'10" and a long chord that bears North 53°16'50" West 870.96 feet; thence North 88°14'25" West 110.01 feet to the **Point of Beginning**.

Parcel contains 6.20 acres.

SUBJECT TO two (2) specific limited access easements, for purposes of ingress and egress, strictly confined to the two (2) easement strips (Easement No. 1 and Easement No. 2) legally described as follows (collectively, the "Easement Areas"):

Easement No. 1:

A 40.00 foot wide easement located in Lot 10 of Section 33, Township 5 South, Range 35 East, Boise Meridian, Bannock County, Idaho more particularly described as follows:

Commencing at the Southwest Corner of Lot 10 of said Section 33, being marked by a 3.5 inch aluminum cap stamped Bureau of Land Management dated 2017; thence along the West line of said Lot 10 of Section 33, North 01°45'35" East 914.16 feet; thence South 88°14'25" East 110.01 feet to a point of tangency with a 840.00 foot radius curve concave to the southwest of which radius bears South 01°45'35" West, being the **Point of Beginning**; thence southeasterly 40.02 feet along the arc of said 840.00 foot radius curve to the right through a central angle of 02°43'46" and a long chord that bears South 86°52'32" East 40.01 feet; thence South 01°45'35" West 80.10 feet to a point of non-tangency with a 760.00 foot radius curve concave to the southwest of which radius bears South 04°46'36" West; thence northwesterly 40.02 feet along the arc of said 760.00 foot radius curve to the left through a central angle of 03°01'01" and a long chord that bears North 86°43'55" West 40.01 feet; thence North 01°45'35" East 80.00 feet to the **Point of Beginning**.

Easement No. 2:

A 40.00 foot wide easement located in Lot 9 of Section 33, Township 5 South, Range 35 East, Boise Meridian, Bannock County, Idaho more particularly described as follows:

Commencing at the Southeast corner of Lot 9 of said Section 33, being marked by a 3.5 inch aluminum cap stamped Bureau of Land Management dated 2017; thence along the East line of Lot 9 of said Section 33, North 00°18'54" East 578.08 feet; thence North 28°49'22" West 129.81 feet to a point of tangency with a 112.97 foot radius curve concave to the southeast of which radius bears South 61°10'38" West; thence north-westerly 268.80 feet along the arc of said 112.97 foot radius curve to the left through a central angle of 136°19'34" and a long chord that bears South 83°00'51" West 209.73 feet; thence South 14°51'04" West 129.31 feet to a point of tangency with a 540.00 foot radius curve concave to the northwest of which radius bears North 75°08'56" West;

thence southwesterly 462.86 feet along the arc of said 540.00 foot radius curve to the right through a central angle of 49°06'39" and along chord that bears South 39°24'24" West 448.82 feet to the **Point of Beginning**; thence South 63°57'43" West 40.00 feet; thence North 26°02'17" West 80.00 feet; thence North 63°57'43" East 40.00 feet; thence South 26°02'17" East 80.00 feet to the **Point of Beginning**.

Scope of Easement Rights

Grantors' rights are limited to: (1) vehicular and pedestrian ingress and egress across the Easement Area; and (2) ordinary surface maintenance reasonably necessary to keep the Easement Areas passable, which maintenance shall be performed at Grantors' sole cost and expense (the "Permitted Use").

Grantors shall have no rights outside the Easement Areas and shall not expand, relocate, widen, or otherwise modify the Easement Areas. Nothing herein obligates Grantee to construct, install, extend, or provide any roadway, utility, or other infrastructure within or adjacent to the Easement Areas.

Intersection Improvements; Infrastructure Connections

In addition to the Permitted Use, Grantors shall have the right, at Grantors' sole cost and expense, to construct at each Easement Area an intersection or crossover to access any future public roadway from adjoining public or private rights-of-way, subject to review and approval by the engineering department of the City of Pocatello and compliance with all applicable governmental requirements.

Grantors shall further have the right to use any roadway or access improvements constructed within the Easement Areas and, at Grantors' sole cost and expense, to connect or tie into any roadway improvements or underground or above-ground infrastructure located at or within such approved intersections, including without limitation utilities or drainage improvements, provided that all such work complies with applicable laws, permits, and engineering standards.

All design, permitting, construction, installation, maintenance, repair, replacement, and restoration associated with such intersections, crossovers, roadway use, or infrastructure connections shall be performed solely at Grantors' expense, and Grantee shall have no obligation whatsoever to construct, install, fund, or maintain any roadway, utility, or other infrastructure improvements now or in the future.

Nothing contained herein shall be construed to obligate Grantee to construct future infrastructure or improvements of any kind, and Grantors expressly acknowledge that they shall have no right to require Grantee to construct, extend, upgrade, or install any roadway, utilities, or other infrastructure serving the Easement Areas. Grantors acknowledge that Grantee makes no representation or warranty regarding the existence location, capacity, or availability of any infrastructure for connection.

Maintenance and Use

Grantors shall keep the Easement Areas in a safe and orderly condition and shall promptly repair any damage caused by Grantors' use of the Easement Areas. Grantee shall have no obligation to maintain or repair the Easement Areas.

Grantee shall have the right to use the Easement Areas, for any lawful purpose that does not materially interfere with Grantors' Permitted Use.



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 18, 2026

MILLENIAL DEVELOPMENT PARTNERS LLC
4877 S HOLLADAY BLVD
SALT LAKE CITY UT 84117-5425

Re: Change in Water Right Ownership: 29-4495 (Split into 29-4495 and 29-14578)

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 208-497-3787.

Sincerely,

Jonie Bailly
Technical Records Specialist 1

Enclosure(s)

cc: DAVID J HART
JAMES W HART