

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED

JUN 22 2026

DEPT. 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. WD120

Water Right/Claim No.	Split?	Leased to Water Supply Bank?	Water Right/Claim No.	Split?	Leased to Water Supply Bank?
25-14611 <i>OK</i>	Yes ☐	Yes ☐		Yes ☐	Yes ☐
25-14612 <i>OK</i>	Yes ☐	Yes ☐		Yes ☐	Yes ☐
25-14613 <i>OK</i>	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Foster Land and Cattle
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): GP Development, LLC
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or
- 3270 E 17th Street #210 Idaho Falls ID 83406
Mailing address City State Zip
208-521-2309 curtisjward@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 14, 2026
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.

8. Signature: Curtis Ward (Jun 16, 2026 19:54:58 GMT+3) Manager 16-Jun-2026
Signature of new owner/claimant Title, if applicable Date
Curtis Ward
Print name

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

For IDWR Office Use Only:
Received by M. Petts Date 6-22-26 Receipt No. E051736 Receipt Amt. 225.00
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 6/24/2025

Instrument # 1812875

Bonneville County, Idaho Falls, Idaho

05/19/2026 08:18:32 AM No. of Pages: 8

Recorded for: PIONEER TITLE CO OF BONNEVILLE CO LLC

Christopher Poulter Fee: \$15.00

Ex-Officio Recorder Deputy Kannls

Index to: DEED, WARRANTY

RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:

Kristin Moore

Rocky Mountain Environmental Associates, Inc.

482 Constitution Way, Suite 303

Idaho Falls, ID 83402

PTC 894019

(Space Above for Recorder's Use)

SPECIAL WARRANTY DEED FOR WATER RIGHTS

FOSTER LAND AND CATTLE, an Idaho general partnership, whose address is PO Box 40, Ririe, Idaho 83443 (hereinafter "Grantor") does hereby grant, bargain, sell, assign, and convey unto **GP DEVELOPMENT, LLC**, an Idaho limited liability company, whose address is 3270 E. 17th Street #210, Idaho Falls, Idaho 83406 (hereinafter "Grantee") and to Grantee's heirs and assigns forever, all of Grantor's right, title, and interest in water right described on Exhibit A attached hereto (hereinafter the "Water Right").

Grantor hereby covenants and warrants to Grantee as follows:

- (A) Grantor is the owner of the Water Right;
- (B) Grantor has not conveyed any of the Water Right to anyone other than Grantee;
- (C) The Water Right is free from all liens, claims, or encumbrances; and
- (D) Grantor has the authority to convey the Water Right to Grantee.

Grantor makes no other covenants or warranties as to the Water Right.

IN WITNESS WHEREOF, the undersigned authorized officer of Grantor, acting on behalf of Grantor, has caused his name to be hereunto subscribed.

DATED this May day of 14, 2026.

E-RECORDED

simplifile

ID: 1812875

County: Bonnowille

Date: 5-19-26 Time: 8:18 am

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WHEN RECORDED RETURN TO:

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IN WITNESS WHEREOF, the undersigned authorized officer of Grantor, acting on behalf of Grantor, has caused his name to be hereunto subscribed.

DATED this May day of 14, 2026.

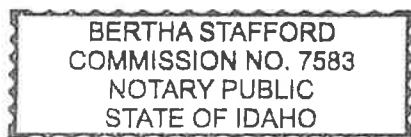
"GRANTOR"

FOSTER LAND AND CATTLE


By: Bradley Foster
Its: Partner

STATE OF IDAHO)
)ss.
County of Bonneville)

This record was acknowledged before me on the 14th day of May, 2026 by
Bradley Foster, Partner of Foster Land and Cattle.



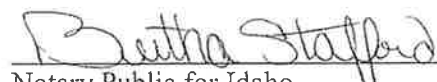

Notary Public for Idaho
My Commission Expires: Residing at Idaho Falls
Expires 1/27/2029

EXHIBIT A
WATER RIGHT DESCRIPTION

Page 4 of 13

WATER RIGHT NO. 25-14611

As Modified by Transfer No. 90225

In accordance with the approval of Transfer No. 90225, Water Right No. 25-14611 is now described as follows:

Right Holder: FOSTER LAND AND CATTLE
PO BOX 40
RIRIE, ID 83443-0040

Priority Date: 8/4/1979

Source: GROUND WATER

<u>BENEFICIAL USE</u>	<u>From</u>	<u>To</u>	<u>Diversion Rate</u>	<u>Diversion Volume</u>
IRRIGATION	04/01	to 10/31	0.080 cfs 0.080 cfs	28.1 af 28.1 af

LOCATION OF POINT(S) OF DIVERSION

GROUND WATER SESE Sec 6 Twp 02N Rge 39E BONNEVILLE County

PLACE OF USE: IRRIGATION

Twp	Rng	Sec	NE				NW				SW				SE				Totals
			NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	
02N	39E	6																9.5	9.5

POU Total Acres: 9.5

CONDITIONS OF APPROVAL

1. Rights 25-14611, 25-14612, and 25-14613 when combined shall not exceed a total annual maximum diversion volume of 28.1 af at the field headgate, and the irrigation of 9.5 acres.
2. Use of water under this right may be regulated by a watermaster with responsibility for the distribution of water among appropriators within a water district. At the time of this approval, this water right is within State Water District No. 120.
3. A lockable device subject to the approval of the Department shall be maintained on the diverting works in a manner that will provide the watermaster suitable control of the diversion.
4. Prior to the diversion and use of water under Transfer approval 90225, the right holder shall install and maintain acceptable measuring device(s) at the authorized point(s) of diversion in accordance with Department specifications, or shall obtain an approved variance from the Department to determine the amount of water diverted from power records or to maintain an existing measuring device.
5. Upon specific notification of the Department, the right holder shall install and maintain data loggers to record water usage information at the authorized point(s) of diversion in accordance with Department specifications.

Transfer No. 90225

WATER RIGHT NO. 25-14611

As Modified by Transfer No. 90225

CONDITIONS OF APPROVAL

6. This right when combined with all other rights shall provide no more than 0.02 cfs per acre nor more than 4.0 afa per acre at the field headgate for irrigation of the place of use.
7. Right holder shall comply with the drilling permit requirements of Idaho Code § 42-235 and applicable Well Construction Rules of the Department.
8. This right does not grant any right-of-way or easement across the land of another.
9. The right holder shall accomplish the change authorized by this transfer within one year of the date of this approval.
10. Failure of the right holder to comply with the conditions of this transfer is cause for the Director to rescind approval of the transfer.
11. Pursuant to Idaho Code § 42-1412(6), this water right is subject to such general provisions necessary for the definition of the rights or for the efficient administration of water rights as determined by the Snake River Basin Adjudication court in the final unified decree entered 08/26/2014.

Transfer No. 90225

WATER RIGHT NO. 25-14612**As Modified by Transfer No. 90225**

In accordance with the approval of Transfer No. 90225, Water Right No. 25-14612 is now described as follows:

Right Holder: FOSTER LAND AND CATTLE
PO BOX 40
RIRIE, ID 83443-0040

Priority Date: 2/24/1953

Source: GROUND WATER

<u>BENEFICIAL USE</u>	<u>From</u>	<u>To</u>	<u>Diversion Rate</u>	<u>Diversion Volume</u>
IRRIGATION	04/01	to 10/31	0.070 cfs 0.070 cfs	15.2 af 15.2 af

LOCATION OF POINT(S) OF DIVERSION

GROUND WATER SESE Sec 6 Twp 02N Rge 39E BONNEVILLE County

PLACE OF USE: IRRIGATION

			NE				NW				SW				SE				Totals
Twp	Rng	Sec	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	
02N	39E	6																9.5	9.5

Right Acre Limit: 3.8
POU Total Acres: 9.5

CONDITIONS OF APPROVAL

1. This right is limited to the irrigation of 3.8 acres within the authorized place of use in a single irrigation season.
2. Rights 25-14611, 25-14612, and 25-14613 when combined shall not exceed a total annual maximum diversion volume of 28.1 af at the field headgate, and the irrigation of 9.5 acres.
3. Use of water under this right may be regulated by a watermaster with responsibility for the distribution of water among appropriators within a water district. At the time of this approval, this water right is within State Water District No. 120.
4. A lockable device subject to the approval of the Department shall be maintained on the diverting works in a manner that will provide the watermaster suitable control of the diversion.
5. Prior to the diversion and use of water under Transfer approval 90225, the right holder shall install and maintain acceptable measuring device(s) at the authorized point(s) of diversion in accordance with Department specifications, or shall obtain an approved variance from the Department to determine the amount of water diverted from power records or to maintain an existing measuring device.

Transfer No. 90225

WATER RIGHT NO. 25-14612
As Modified by Transfer No. 90225

CONDITIONS OF APPROVAL

6. Upon specific notification of the Department, the right holder shall install and maintain data loggers to record water usage information at the authorized point(s) of diversion in accordance with Department specifications.
7. This right when combined with all other rights shall provide no more than 0.02 cfs per acre nor more than 4.0 afa per acre at the field headgate for irrigation of the place of use.
8. Right holder shall comply with the drilling permit requirements of Idaho Code § 42-235 and applicable Well Construction Rules of the Department.
9. This right does not grant any right-of-way or easement across the land of another.
10. The right holder shall accomplish the change authorized by this transfer within one year of the date of this approval.
11. Failure of the right holder to comply with the conditions of this transfer is cause for the Director to rescind approval of the transfer.
12. Pursuant to Idaho Code § 42-1412(6), this water right is subject to such general provisions necessary for the definition of the rights or for the efficient administration of water rights as determined by the Snake River Basin Adjudication court in the final unified decree entered 08/26/2014.

Transfer No. 90225

WATER RIGHT NO. 25-14613
As Modified by Transfer No. 90225

In accordance with the approval of Transfer No. 90225, Water Right No. 25-14613 is now described as follows:

Right Holder: FOSTER LAND AND CATTLE
 PO BOX 40
 RIRIE, ID 83443-0040

Priority Date: 6/7/1957

Source: GROUND WATER

<u>BENEFICIAL USE</u>	<u>From</u>	<u>To</u>	<u>Diversion Rate</u>	<u>Diversion Volume</u>
IRRIGATION	04/01	to 11/01	0.030 cfs	6.8 af
			0.030 cfs	6.8 af

LOCATION OF POINT(S) OF DIVERSION

GROUND WATER SESE Sec 6 Twp 02N Rge 39E BONNEVILLE County

PLACE OF USE: IRRIGATION

			NE				NW				SW				SE					
Twp	Rng	Sec	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	Totals	
02N	39E	6																9.5	9.5	
Right Acre Limit:			1.7																	
POU Total Acres:			9.5																	

CONDITIONS OF APPROVAL

1. This right is limited to the irrigation of 1.7 acres within the authorized place of use in a single irrigation season.
2. Rights 25-14611, 25-14612, and 25-14613 when combined shall not exceed a total annual maximum diversion volume of 28.1 af at the field headgate, and the irrigation of 9.5 acres.
3. Use of water under this right may be regulated by a watermaster with responsibility for the distribution of water among appropriators within a water district. At the time of this approval, this water right is within State Water District No. 120.
4. A lockable device subject to the approval of the Department shall be maintained on the diverting works in a manner that will provide the watermaster suitable control of the diversion.
5. Prior to the diversion and use of water under Transfer approval 90225, the right holder shall install and maintain acceptable measuring device(s) at the authorized point(s) of diversion in accordance with Department specifications, or shall obtain an approved variance from the Department to determine the amount of water diverted from power records or to maintain an existing measuring device.

Transfer No. 90225

WATER RIGHT NO. 25-14613
As Modified by Transfer No. 90225

CONDITIONS OF APPROVAL

6. Upon specific notification of the Department, the right holder shall install and maintain data loggers to record water usage information at the authorized point(s) of diversion in accordance with Department specifications.
7. This right when combined with all other rights shall provide no more than 0.02 cfs per acre nor more than 4.0 afa per acre at the field headgate for irrigation of the place of use.
8. Right holder shall comply with the drilling permit requirements of Idaho Code § 42-235 and applicable Well Construction Rules of the Department.
9. This right does not grant any right-of-way or easement across the land of another.
10. The right holder shall accomplish the change authorized by this transfer within one year of the date of this approval.
11. Failure of the right holder to comply with the conditions of this transfer is cause for the Director to rescind approval of the transfer.
12. Pursuant to Idaho Code § 42-1412(6), this water right is subject to such general provisions necessary for the definition of the rights or for the efficient administration of water rights as determined by the Snake River Basin Adjudication court in the final unified decree entered 08/26/2014.

Transfer No. 90225

NoticeofOwnershipChange_GP_Binder

Final Audit Report

2026-06-16

Created:	2026-06-16
By:	Kristin Moore (kristin.rmea@gmail.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAA78OP3JxRk3RVGA7sUI9fEzU1p1kYVv4F

"NoticeofOwnershipChange_GP_Binder" History

-  Document created by Kristin Moore (kristin.rmea@gmail.com)
2026-06-16 - 4:22:22 PM GMT
-  Document emailed to Curtis Ward (curtis@buildguardian.com) for signature
2026-06-16 - 4:22:29 PM GMT
-  Email viewed by Curtis Ward (curtis@buildguardian.com)
2026-06-16 - 4:22:36 PM GMT
-  Document e-signed by Curtis Ward (curtis@buildguardian.com)
Signature Date: 2026-06-16 - 4:54:58 PM GMT - Time Source: server - Signature Appearance Selected: MOBILE_DRAW
-  Agreement completed.
2026-06-16 - 4:54:58 PM GMT



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 24, 2026

GP DEVELOPMENT, LLC
3270 E 17TH ST. #112
IDAHO FALLS ID 83406

Re: Change in Ownership for Water Right No(s): 25-14613, 25-14612, 25-14611

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 120