

JUN 29 2026

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

DEPT. 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?
78-1214	Yes ☐	Yes ☐		Yes ☐	Yes ☐
12414	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Richard STUBBS 1 Tyra Stubbs
Name of current water right holder/claimant

3. New Owner(s)/Claimant(s): Seven Devils Ranch, LLC
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or

278. N. Elk Lake Rd
Mailing address

new Meadows ID 83654
City State Zip

208-724-7854
Telephone

Tennisand4@gmail.com
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: 25 Aug 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):
 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] Manager/LLC 06/24/2026
Signature of new owner/claimant Title, if applicable Date
Damien Tennison
Print name

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

Print name

For IDWR Office Use Only:

Received by KW Date 6-29-26 Receipt No. C176992 Receipt Amt. \$25.00

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 _____ Processed by [Signature] Date 7-20-26

Instrument # 550450

IDAHO COUNTY, IDAHO,
8-26-2026 09:09:47 AM No. of Pages: 4
Recorded for : IDAHO COUNTY TITLE
KATHY M. ACKERMAN Fee: 15.00
Ex-Officio Recorder Deputy 

(Space Above For Recorder's Use)

WARRANTY DEED

For value received, RICHARD L. STUBBS, a single man, ("Grantor"), does hereby grant, bargain, sell and convey to SEVEN DEVILS RANCH, LLC, an Idaho limited liability company,, ("Grantee"), whose mailing address is: 278 N Elk Lake Rd, New Meadows, ID 83654, and Grantee's heirs, successors and assigns forever, the following described real property situate in Idaho County, State of Idaho, (hereafter the "subject premises"):

Township 22 North, Range 1 East, Boise Meridian, Idaho County, Idaho
Sections 23 & 26: A parcel of land located in the SE $\frac{1}{4}$ SW $\frac{1}{4}$ and the SW $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 23 AND the NE $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 26, more particularly described from a Record of Survey, recorded March 13, 1989, as Instrument No. 346494, more particularly described as follows:

Commencing at the 1/4 corner common to Sections 23 and 26, said Township and Range;

thence S 89°44'04" E, 1319.235 feet to the East 1/16 corner;

thence N 00°00'46" W, 1319.900 feet to the brass cap monument at the Southeast 1/16 corner, which point is the Initial Point of Beginning;

thence S 00°00'46" E, 399.213 feet along the East line of SW $\frac{1}{4}$ SE $\frac{1}{4}$ to a point in the center of Little Elk Creek;

thence S 88°05'41" W, 1359.893 feet meandering along the centerline of Little Elk Creek to a point;

thence S 59°03'39" W, 483.270 feet meandering along the centerline of Little Elk Creek to a point which is 15 feet westerly of an old road;

thence S 32°37'23" W, 136.377 feet leaving Little Elk Creek and following the westerly line of a 30 foot wide right of way;

thence S 27°47'54" W, 322.558 feet along said right of way line to a point which is 30 feet westerly of a found property pin;

thence S 38°29'46" W, 245.407 feet along said right of way line to a point which is 30 feet westerly of a found property pin;

thence S 45°59'26" W, 239.231 feet along said right of way line to a point of intersection with the easterly right of way line of the county road;

thence N 18°50'19" E, 47.883 feet along the easterly right of way line of the county road;

thence N 05°09'26" E, 222.117 feet along said county right of way line to a point on the southerly bank of Elk Creek;

thence N 34°38'52" E, 465.360 feet meandering along the centerline of Elk Creek;

thence N 03°39'47" E, 674.733 feet meandering along the centerline of Elk Creek;

thence N 44°08'59" E, 194.082 feet meandering along the centerline of Elk Creek to a found property pin situated on the North line of the SE¼SW¼;
thence S 89°43'22" E, 522.255 feet along said North line to the C-S 1/16 corner;
thence S 89°38'58" E, 1321.812 feet along the North line of the SW¼SE¼ back to the Initial Point of Beginning.
Sometimes known as Assessor's Tax No. 39.

AND

Township 22 North, Range 1 East, Boise Meridian, Idaho County, Idaho
Sections 23 & 26: A parcel of land located in the SE¼SW¼ of said Section 23 and the NE¼NW¼ of said Section 26, more particularly described as follows:
Commencing at the 1/4 corner common to Sections 23 and 26, said Township and Range;
thence N 89°52'46" W, 600.457 feet along the section line to a property line;
thence N 15°13'40" W, 208.068 feet to a found property corner, which point is the Initial Point of Beginning;
thence N 38°29'46" E, 2.811 feet to a found property corner;
thence N 27°47'54" E, 324.101 feet to a found property corner;
thence N 32°37'23" E, 195.448 feet to a point in the center of Little Elk Creek;
thence S 59°03'39" W, 67.381 feet along the center of Little Elk Creek;
thence S 32°37'23" W, 136.377 feet to a found property corner;
thence S 27°47'54" W, 322.558 feet to a found property corner;
thence S 38°29'46" W, 245.407 feet to a found property corner;
thence S 45°59'26" W, 239.232 feet to a point on the easterly right of way line of the county road;
thence S 18°50'18" W, 65.176 feet along said right of way line;
thence N 45°59'26" E, 301.138 feet to a found property corner;
thence N 38°29'46" E, 245.407 feet back to the Initial Point of Beginning.
Sometimes known as Assessor's Tax No. 100.

TOGETHER WITH any and all estate, right, title, interest, appurtenances, tenements, hereditaments, reversions, remainders, easements, rights-of-way and water rights in anywise appertaining to the subject premises.

SUBJECT TO taxes and assessments for the current year, and all subsequent years, together with any and all existing easements, rights-of-way, reservations, covenants, restrictions and encumbrances of record, and the following matters:

1. Any right, title, or interest of the Public, County, or Highway District to roads or highways on the subject premises whether or not showing by the public records.
2. Easement, including the terms and provisions thereof, by and between JOHN BRATLAND and ELGIE B. BRATLAND, husband and wife, and THEODORE O. STILLMAN and MARY STILLMAN, husband and wife, recorded September 4, 1953, under Instrument No. 177760, Book 86 page 507, records of Idaho County, Idaho.

3. Easement as set forth in Warranty Deed, including the terms and provisions thereof, by and between MURIEL R. GIVENS, a married woman, and BERNARD L. McFADDAN, an unmarried man, recorded July 11, 1966, under Instrument No. 223887, Book 105 page 169, records of Idaho County, Idaho.

4. Matters as shown on Survey No. S-158, recorded April 2, 1981, under Instrument No. 290260; Survey No. S-582, recorded March 13, 1989, under Instrument No. 346494; Survey No. S-868, recorded December 10, 1993, under Instrument No. 371912; Survey No. S-1410, recorded November 17, 1997, under Instrument No. 396773; Survey No. S-1634, recorded April 20, 1999, under Instrument No. 405615; Survey No. S-2258, recorded February 9, 2005, under Instrument No. 440009; Survey No. S-3000, November 15, 2010, under Instrument No. 475791; and Survey No. S-3579, recorded October 12, 2018, under Instrument No. 516019, all records of Idaho County, Idaho.

5. Reservations as set forth in Quitclaim Deed, including the terms and provisions thereof, by and between ALBERT D. GIVENS, as trustee of the ALIMUR TRUST, and RICHARD FISHER and BLANCHE FISHER, husband and wife, recorded August 25, 1994, under Instrument No. 376112, records of Idaho County, Idaho.

6. Elk Creek Road as the same now exists.

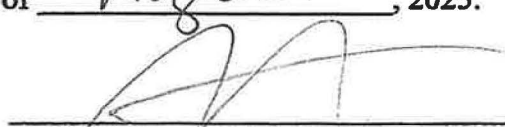
7. Rights and easements in favor of the public for recreational uses of the Elk Creek and the Little Elk Creek.

8. Any adverse claims based on the assertion that the location of the Elk Creek and Little Elk Creek have moved subsequent to their adoption as a title boundary.

Grantor covenants to the Grantee that Grantor is the owner of the subject premises in fee simple; that the subject premises is free from all encumbrances excepting those set forth herein and those of record, and that subject to said exceptions Grantor will warrant and defend the same from all other lawful claims.

Except as otherwise expressly provided in this instrument, Grantor hereby declares pursuant to Title 5, Chapter 2 of the Idaho Code, that in the event Grantor shall have permitted or suffered at any time prior to the making of this instrument, any person or entity to possess, use or occupy the subject premises, or any portion thereof, for any purpose, with or without the knowledge of Grantor, it was not the intent of Grantor, by permitting or suffering such possession, use or occupation, to thereby define property boundaries or ownership thereof.

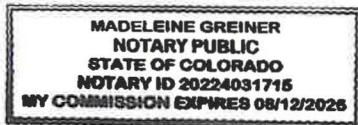
DATED this 15 day of August, 2025.



RICHARD L. STUBBS

State of Colorado)
 : ss.
County of Denver)

This record was acknowledged before me on August 15th, 2025, by RICHARD L. STUBBS.



Madeleine Greiner
Signature of notary public
My commission expires: Aug. 12th, 2026

Instrument # 553643

IDAHO COUNTY, IDAHO,

4-29-2026 12:25:59 PM No. of Pages: 1

Recorded for : IDAHO COUNTY TITLE

KATHY M. ACKERMAN

Fee: 15.00

Ex-Officio Recorder Deputy



RECONVEYANCE

Idaho County Title Company, Inc., as Trustee in the Deed of Trust by **SEVEN DEVILS RANCH LLC**, under Instrument No. **550451**, records of Idaho County, Idaho, pursuant to the written request of the beneficiary, does hereby GRANT and RECONVEY unto the PARTIES ENTITLED THERETO, without warranty, all the estate and interest derived to it by or through said Deed of Trust, in the lands therein described. The corporate name subscribed by its Authorized Officer and the seal affixed by its Secretary, is pursuant to a resolution authorizing the execution of this Reconveyance duly adopted by its Board of Directors.

Dated: April 29, 2026

IDAHO COUNTY TITLE COMPANY, INC.



By: Maria L. Beeson
MARIA L. BEESON, Authorized Officer

STATE OF IDAHO
COUNTY OF IDAHO

On April 29, 2026 before me, a Notary Public in and for the said State, personally appeared MARIA L. BEESON known to be the Authorized Officer of the corporation that executed the within instrument on behalf of said corporation and acknowledged to me that such corporation executed the same.

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



Kayla E. Blake
Notary Public for the State of Idaho
Residing in Cottonwood, ID, therein
My Commission Expires June 10, 2028

Instrument # 553643

IDAHO COUNTY, IDAHO,

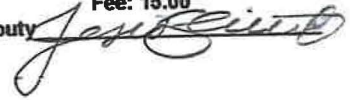
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Recorded for : IDAHO COUNTY TITLE

KATHY M. ACKERMAN

Fee: 15.00

Ex-Officio Recorder Deputy



RECONVEYANCE

Idaho County Title Company, Inc., as Trustee in the Deed of Trust by **SEVEN DEVILS RANCH LLC**, under Instrument No. **550451**, records of Idaho County, Idaho, pursuant to the written request of the beneficiary, does hereby GRANT and RECONVEY unto the PARTIES ENTITLED THERETO, without warranty, all the estate and interest derived to it by or through said Deed of Trust, in the lands therein described. The corporate name subscribed by its Authorized Officer and the seal affixed by its Secretary, is pursuant to a resolution authorizing the execution of this Reconveyance duly adopted by its Board of Directors.

Dated: April 29, 2026

IDAHO COUNTY TITLE COMPANY, INC.



By: Maria L. Beeson
MARIA L. BEESON, Authorized Officer

STATE OF IDAHO
COUNTY OF IDAHO

On April 29, 2026 before me, a Notary Public in and for the said State, personally appeared MARIA L. BEESON known to be the Authorized Officer of the corporation that executed the within instrument on behalf of said corporation and acknowledged to me that such corporation executed the same.

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



Kayla E. Blake
Notary Public for the State of Idaho
Residing in Cottonwood, ID, therein
My Commission Expires June 10, 2028

IDAHO COUNTY TITLE COMPANY, INC.

☎ (208) 983-2662

✉ ICTITLE@IDAHOCOUNTYTITLE.COM

📍 319 West Main Street, Grangeville ID 83530

🌐 IDAHOCOUNTYTITLE.COM



April 29, 2026

Our records show that you have recently paid off a loan and the Lender has requested us to do a release for said lien. Inside please find the original Reconveyance that has been recorded with the Idaho County Recorder. This document is what releases the recorded Deed of Trust, this document is just for your records and no correspondence is needed.

If you have any questions, please feel free to give us a call. Thank you for your business!

Kayla Blake

IDAHO COUNTY TITLE COMPANY, INC.

kaylab@idahocountytite.com



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

July 20, 2026

SEVEN DEVILS RANCH LLC
278 N ELK LAKE RD
NEW MEADOWS ID 83654-5094

Re: Change in Ownership for Water Right No(s): 78-12414

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 208-287-4942.

Sincerely,

Jean Hersley
Technical Records Specialist 2

Enclosure(s)

RECEIVED

JUL 17 2026

DEPT. OF WATER RESOURCES

TO: Jean Hersley

From: Seven Devils Ranch, LLC

Subject: Change in ownership (78-12414)

Mrs Hersley,

Apologies for the wrong doc.
I have enclosed a copy of our
warranty deed for Seven Devils Ranch.

Thank you for your attention
to this matter. If there
are any additional docs needed
please advise.

Best Regards

Don T

Donna Tension (manager/owner 702)



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

June 29, 2026

SEVEN DEVILS RANCH LLC
278 N ELK LAKE RD
NEW MEADOWS ID 83654-5094

RE: Change in Ownership Water Right No(s): 78-12414

Dear Interested Parties:

The Department of Water Resources (Department) acknowledges receipt of your Notice of Change in Water Right Ownership (Notice).

Our review of your Notice indicates that additional information is required before the Department can process the change. The information required is indicated below:

- Evidence of Water Right Ownership: copy conveyance document indicating your ownership of the property and/or water rights in question. The reconveyance from Idaho County Title com, Inc is not evidence of water right and/or land ownership.

Because the Department cannot process the Notice without proper documentation, we will hold any action on your notice pending receipt of the necessary information. If we do not receive the necessary information within 30 days we will return your notice and all attachments and your notice will not be processed. You can provide the required information by sending to the address above or email to file@idwr.idaho.gov.

Also, please note that water right holders are required to report any change of ownership and/or mailing address to the Department within 120 days of the change. Forms to update ownership or update your address are available from any office of the Department or on the Department's website.

If you have any questions regarding this matter, please contact me at 208-287-4942.

Sincerely,

Jean Hersley
Technical Records Specialist 2

c: Idaho County Title Company, Inc.