

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED

JUL 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. WD 01 / WD 122

Water Right/Claim No.	Split?	Leased to Water Supply Bank?	Water Right/Claim No.	Split?	Leased to Water Supply Bank?
22-4032 <i>OK</i>	Yes ☐	Yes ☐		Yes ☐	Yes ☐
22-13264 <i>OK</i>	Yes ☐	Yes ☐		Yes ☐	Yes ☐
22-13373 <i>OK</i>	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Shooting Star Development LLC
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Ferrarone Family Living Trust
New owner(s) as listed on the conveyance document

<u>8 Ryan Avenue</u>	<u>Mill Valley</u>	<u>CA</u>	<u>94941</u>
Mailing address	City	State	Zip
<u>415-460-1575</u>	<u>jferrarone@plathco.com</u>		
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: July 17, 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: *[Signature]* John B. Ferrarone (Jul 17, 2026 17:13:57 MDT) Trustee 17-Jul-2026
Signature of new owner/claimant Title, if applicable Date
John B Ferrarone
Print name

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

For IDWR Office Use Only:

Received by *[Signature]* Date 7-22-26 Receipt No. E051798 Receipt Amt. 1300.00
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 *[Signature]* Processed by *[Signature]* Date 7/22/2026

RECEIVED

JUL 22 2026

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

NOTICE OF CHANGE IN WATER RIGHT OWNERSHIP

DEPT. OF WATER RESOURCES
EASTERN REGION

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Water Right/Claim No.	Split?	Leased to Water Supply Bank?	Water Right/Claim No.	Split?	Leased to Water Supply Bank?
22-10534 <u>OK</u>	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Keith Clements
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Ferrarone Family Living Trust
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or
- 8 Ryan Avenue Mill Valley CA 94941
Mailing address City State Zip
415-460-1575 jferrarone@plathco.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: July 17, 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.
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o \$25 per *undivided* water right.
o \$100 per *split* water right.
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☐ 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.

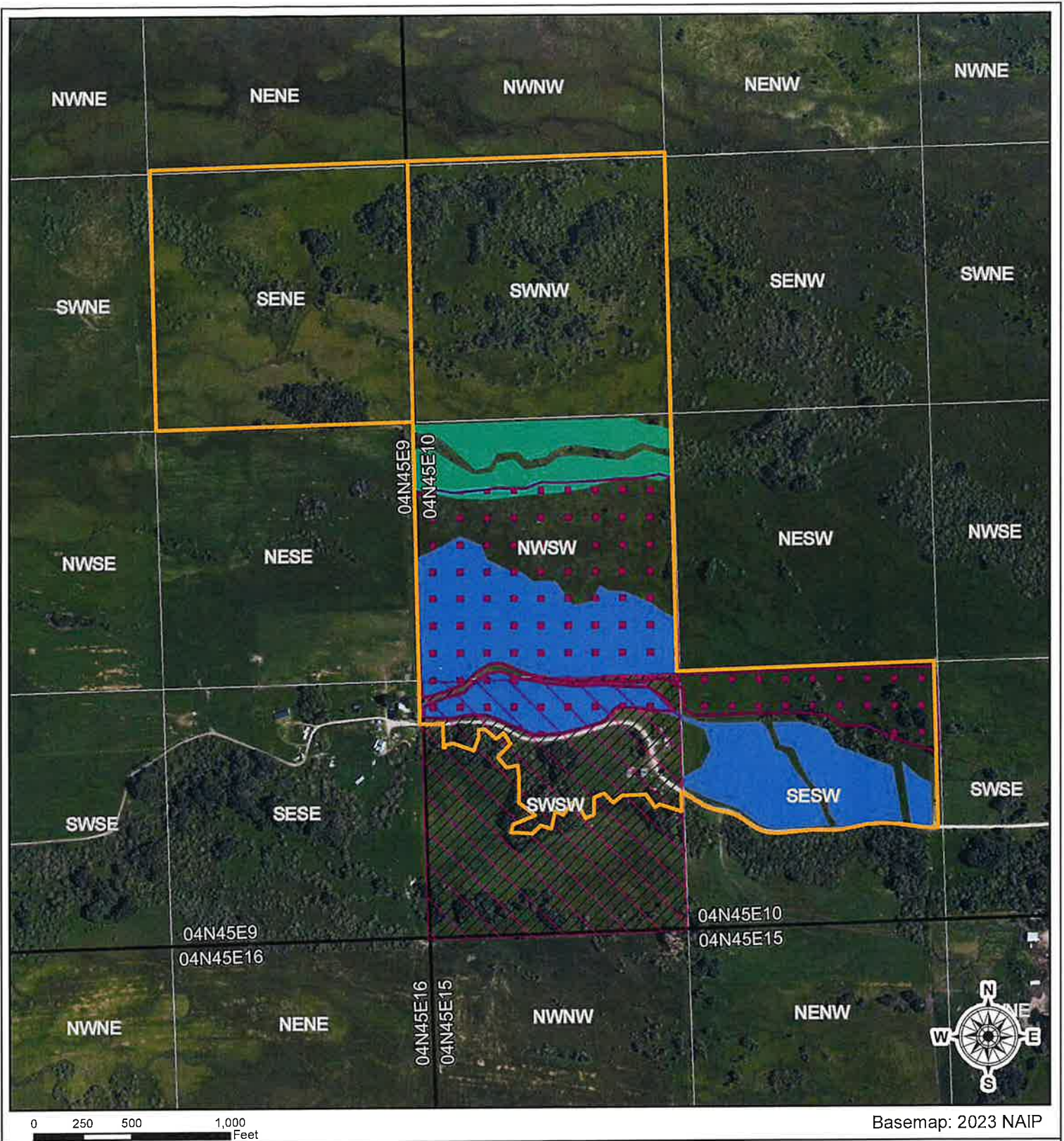
8. Signature:  John B. Ferrarone (Jul 17, 2026 17:13:57 MDT) Trustee 17-Jul-2026
Signature of new owner/claimant Title, if applicable Date
John B Ferrarone
Print name

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

Print name

For IDWR Office Use Only:

Received by _____ Date _____ Receipt No. _____ Receipt Amt. _____
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 _____ Date _____



Ferrarone Family Living Trust - Water Rights Appurtenant

Legend

Parcel Boundary	22-4032, IRRIGATION
WaterRight, WaterUse	22-4032, STOCKWATER
22-10534, DOMESTIC	Section
22-13264, IRRIGATION	QQ
22-13373, IRRIGATION	

Notice of Change in WR Ownership
T4N R45E Sections 9 and 10
JB Ferrarone

Date: 7/17/2026

RMEA #: 26-0133

Drafted by: KM



Recording requested by:
Flying S Title and Escrow of Idaho, Inc.

After Recording Return To:
John B. Ferrarone and Casey Ferrarone
8 Ryan Avenue
Mill Valley, CA 94941

File Number: 3012037-120
Parcel ID:

Warranty Deed

For Value Received, **Laura Grabow, Trustee of Peri Blue Trust dated May 3, 2024**, (henceforth referred to as "Grantor") of **PO Box 3214, Sun Valley, ID 83353**, for consideration paid, grant to **John B. Ferrarone and Casey Ferrarone, Trustees of Ferrarone Family Living Trust dated February 4, 2015**, (henceforth referred to as "Grantee") of **8 Ryan Avenue, Mill Valley, CA 94941**, with **WARRANTY COVENANTS**:

Property 1:

A parcel of land within Section 9 and Section 10, T4N, R45E, Boise Meridian, Teton County, Idaho, more particularly described as follows;

The SE1/4NE1/4 of said Section 9, the SW1/4NW1/4 and the NW1/4SW1/4 of said Section 10;

AND TOGETHER WITH the following described portion of the S1/2SW1/4 of said Section 10, more particularly described as follows;

BEGINNING at the South 1/16 corner common to said Section 9 and said Section 10, where is found a 5/8 inch diameter steel rebar with a 2 1/2" diameter aluminum cap inscribed "PLS 7481";

Thence along the North line of said S1/2SW1/4 of said Section 10, N89°57'56" E, 2639.54 feet to the center-South 1/16 corner of said Section 10 where is found a 5/8 inch diameter steel rebar with a 2 1/2" diameter aluminum cap inscribed "PLS 7481";

Thence along the East line of the SE1/4SW1/4, S00°32'14" W, 855.47 feet more or less to an intersection with the centerline of an existing gravel road;

Thence departing said East line and following along said centerline through the following courses;

N87°40'52" W, 56.51 feet;

N83°11'46" W, 43.25 feet;

N79°48'57" W, 94.27 feet;

Thence continuing along said centerline along a curve to the left with a radius

of 600.00 feet and an arc length of 202.45 feet, through a central angle of 19°19'56", being subtended by a chord of N89°28'55" W, 201.49 feet;
Thence following said centerline, S80°51'07" W, 106.27 feet;
Thence continuing along said centerline along a curve to the right with a radius of 300.00 feet and an arc length of 71.08 feet, through a central angle of 13°34'31", being subtended by a chord of S87°38'22" W, 70.91 feet;
Thence following said centerline through the following courses;
N85°34'22" W, 70.10 feet;
S87°19'53" W, 175.88 feet;
Thence continuing along said centerline along a curve to the right with a radius of 200.00 feet and an arc length of 122.63 feet, through a central angle of 35°07'47", being subtended by a chord of N75°06'13" W, 120.71 feet;
Thence following said centerline through the following courses;
N57°32'20" W, 48.05 feet;
N51°15'45" W, 35.34 feet;
Thence continuing along said centerline along a curve to the left with a radius of 200.00 feet and an arc length of 86.60 feet, through a central angle of 24°48'33", being subtended by a chord of N63°40'01" W, 85.93 feet;
Thence following said centerline, N76°04'18" W, 44.80 feet;
Thence continuing along said centerline along a curve to the right with a radius of 300.00 feet and an arc length of 106.63 feet through a central angle of 20°21'54", being subtended by a chord of N65°53'21" W, 106.07 feet;
Thence continuing along said centerline N55°42'24" W, 122.66 feet to an intersection with the east line of the SW1/4SW1/4 of said section 10;
Thence departing said centerline and following along the said east line S00°37'38" W, 104.29 feet more or less to an intersection with the thread of Darby Creek;
Thence departing said East line and following the thread of Darby Creek generally through the following courses;
N70°44'25" W, 118.99 feet;
S55°11'14" W, 26.51 feet;
N32°24'40" W, 29.18 feet;
N33°44'06" W, 51.66 feet;
S89°36'12" W, 121.60 feet;
S53°50'33" W, 56.34 feet;
N43°54'15" W, 64.30 feet;
S69°22'10" W, 57.59 feet;
S02°10'30" W, 88.50 feet;
S70°24'55" W, 43.24 feet;
N20°09'31" W, 81.24 feet;
N67°13'14" W, 29.17 feet;
S38°03'59" W, 78.65 feet;
N64°44'40" W, 44.23 feet;

S16°00'31" W, 90.42 feet;
N71°53'40" W, 56.00 feet;
S46°03'27" W, 58.24 feet;
N84°50'56" W, 112.33 feet;
N18°12'41" E, 40.70 feet;
N68°22'42" E, 122.54 feet;
N50°02'01" W, 106.03 feet;
N02°05'15" E, 138.17 feet;
N05°51'30" W, 53.03 feet;
S80°43'00" W, 59.34 feet;
N37°52'09" W, 70.54 feet;
N46°29'05" E, 94.73 feet;
N30°04'08" W, 65.92 feet;
S54°23'09" W, 50.06 feet;
N47°44'40" W, 76.12 feet;
S89°24'55" W, 34.98 feet;
S02°30'10" E, 37.46 feet;
S22°32'01" W, 77.10 feet;
N67°24'03" W, 112.98 feet;
S78°23'55" W, 39.65 feet;
S09°31'35" W, 13.25 feet;
S82°28'29" W, 9.40 feet;
Thence departing said thread of Darby Creek, N00°43'00" E, 124.51 feet more
or less to an intersection with the centerline of said gravel road;
Thence along said centerline along the following courses;
S89°44'58" W, 66.30 feet;
N85°22'33" W, 50.82 feet to an intersection with the west line of the
SW1/4SW1/4 of said Section 10;
Thence along the said West line, N00°43'00" E, a distance of 215.54 feet to the
POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM the existing county road right-of-way that
falls within the boundaries of the above described property.

TO HAVE AND TO HOLD the said premises, with their appurtenances, unto 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.

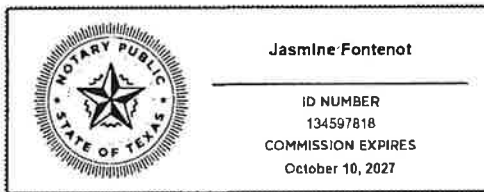
Peri Blue Trust dated May 3, 2024

By: Laura Grabow
Laura Grabow, Trustee

STATE OF Texas

COUNTY OF Galveston

This record was acknowledged before me by use of communication technology on 07/15/2026
by Laura Grabow, Trustee of the Peri Blue Trust dated May 3, 2024, who declared that (he) (she)
(they) (is) (are) located in Sun Valley, ID .



Jasmine Fontenot
Notary Public of Texas
Residing at: Galveston County
Commission Exp: 10/10/2027

Electronically signed and notarized online using the Proof platform.

Instrument # 287851

TETON COUNTY, IDAHO

12-2-2024 09:40:00 AM No. of Pages: 3

Recorded for : GRABOW, LAURA M

KIM KEELEY

Fee: 15.00

Ex-Officio Recorder Deputy

Index to: DEED, QUIT-CLAIM

RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:

R. Kade Beorchia
Beorchia Law, PLLC
2152 Village Park Avenue
Twin Falls, ID 83301

QUITCLAIM DEED

For value received Shooting Star Developments, LLC ("Grantor"), does hereby release and forever quitclaim unto Laura Grabow, Trustee of Peri Blue Trust, dated May 3, 2024. ("Grantee"), whose address is PO Box 6880, Ketchum, ID 83340, and its heirs and assigns forever, all right, title and interest which Grantor now has or may hereafter acquire in the following described real property situated in Teton County, State of Idaho:

A parcel of land within Section 9 and Section 10, T4N, R45E, Boise Meridian, Teton County, Idaho, more particularly described as follows;

The SE1/4NE1/4 of said Section 9, the SW1/4NW1/4 and the NW1/4SW1/4 of said Section 10;

AND TOGETHER WITH the following described portion of the S1/2SW1/4 of said Section 10, more particularly described as follows;

BEGINNING at the South 1/16 corner common to said Section 9 and said Section 10, where is found a 5/8 inch diameter steel rebar with a 2 1/2" diameter aluminum cap inscribed "PLS 7481";

Thence along the North line of said S1/2SW1/4 of said Section 10, N89°57'56" E, 2639.54 feet to the center-South 1/16 corner of said Section 10 where is found a 5/8 inch diameter steel rebar with a 2 1/2" diameter aluminum cap inscribed "PLS 7481";

Thence along the East line of the SE1/4SW1/4, S00°32'14" W, 855.47 feet more or less to an intersection with the centerline of an existing gravel road;

Thence departing said East line and following along said centerline through the following courses;

N87°40'52" W, 56.51 feet;

N83°11'46" W, 43.25 feet;

N79°48'57" W, 94.27 feet;

Thence continuing along said centerline along a curve to the left with a radius of 600.00 feet and an arc length of 202.45 feet, through a central angle of 19°19'56", being subtended by a chord of N89°28'55" W, 201.49 feet;

Thence following said centerline, S80°51'07" W, 106.27 feet;

Thence continuing along said centerline along a curve to the right with a radius of 300.00 feet and an arc length of 71.08 feet, through a central angle of 13°34'31", being subtended by a chord of S87°38'22" W, 70.91 feet;

Thence following said centerline through the following courses;

N85°34'22" W, 70.10 feet;

S87°19'53" W, 175.88 feet;

Thence continuing along said centerline along a curve to the right with a radius of 200.00 feet and an arc length of 122.63 feet, through a central angle of 35°07'47", being subtended by a chord of N75°06'13" W, 120.71 feet;

Thence following said centerline through the following courses;

N57°32'20" W, 48.05 feet;

N51°15'45" W, 35.34 feet;

Thence continuing along said centerline along a curve to the left with a radius of 200.00 feet and an arc length of 86.60 feet, through a central angle of 24°48'33", being subtended by a chord of N63°40'01" W, 85.93 feet;

Thence following said centerline, N76°04'18" W, 44.80 feet;

Thence continuing along said centerline along a curve to the right with a radius of 300.00 feet and an arc length of 106.63 feet through a central angle of 20°21'54", being subtended by a chord of N65°53'21" W, 106.07 feet;

Thence continuing along said centerline N55°42'24" W, 122.66 feet to an intersection with the east line of the SW1/4SW1/4 of said section 10;

Thence departing said centerline and following along the said east line S00°37'38" W, 104.29 feet

more or less to an intersection with the thread of Darby Creek;
Thence departing said East line and following the thread of Darby Creek generally through the following courses;

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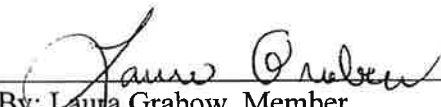
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Thence along the said West line, N00°43'00" E, a distance of 215.54 feet to the POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM the existing county road right-of-way that falls within the boundaries of the above described property.

IN WITNESS WHEREOF, the Grantor has executed this instrument on this 3rd day of May 2024.

Shooting Star Developments, LLC


By: Laura Grabow, Member

STATE OF IDAHO)
) ss.
County of Twin Falls)

On this 3rd day of May 2024, before me, LaShaun M. Cook, a notary public for the State of Idaho, personally appeared Laura Grabow, known or identified to me the governor 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.

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





NOTARY PUBLIC FOR IDAHO
Residing at Twin Falls, ID
My Commission Expires June 22, 2026

First American Title Company

WARRANTY DEED

RECEIVED

MAR 22 2005

TETON CO., ID
CLERK RECORDER

For Value Received **Teton Valley Holdings, LLC, an Idaho limited liability Company**

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

Shooting Star Development, LLC, Limited Liability Company

whose address is: **PO Box 6880, Ketchum, ID 83340**

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

See attached legal description

TOGETHER WITH ALL APPURTENANT WATER RIGHTS

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.

Dated:

Teton Valley Holdings, LLC, an Idaho limited liability company
BY Knight Brothers, LLC, an Idaho limited liability company

BY: C. Knight, manager Teton Valley Holdings, LLC.
Craig Knight, Manager of Knight Brothers, LLC
Manager of Teton Valley Holdings, LLC

STATE OF Idaho

COUNTY OF Blaine

On this 17th day of March, 2005, before me a notary public, personally appeared Craig Knight, manager of Knight Brothers, LLC who is a member of Teton Valley Holdings, LLC, and known or identified to me (or proved to me on the oath of), to be the manager or a member 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.

Tami K. Sorenson
Notary Public of Idaho
Residing at Ketchum
Commission Expires 7-12-06



Instrument # 167016

DRIGGS, TETON, IDAHO

2005-03-22 12:12:17 No. of Pages: 4

Recorded for: **FIRST AMERICAN TITLE**

NOLAN G. BOYLE

Ex-Officio Recorder Deputy

Index to: DEED, WARRANTY

167016

ATTACHED LEGAL DESCRIPTION

Order No.: T12378

A parcel of land within Section 9 and Section 10, T4N, R45E, Boise Meridian, Teton County, Idaho, more particularly described as follows;

The SE1/4NE1/4 of said Section 9, the SW1/4NW1/4 and the NW1/4SW1/4 of said Section 10;

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N57°32'20" W, 48.05 feet;

N51°15'45" W, 35.34 feet;

Thence continuing along said centerline along a curve to the left with a radius of 200.00 feet and an arc length of 86.60 feet, through a central angle of 24°48'33", being subtended by a chord of N63°40'01" W, 85.93 feet;

Thence following said centerline, N76°04'18" W, 44.80 feet;

Thence continuing along said centerline along a curve to the right with a radius of 300.00 feet and an arc length of 106.63 feet through a central angle of 20°21'54", being subtended by a chord of N65°53'21" W, 106.07 feet;

Thence continuing along said centerline N55°42'24" W, 122.66 feet to an intersection with the east line of the SW1/4SW1/4 of said section 10;

Thence departing said centerline and following along the said east line S00°37'38" W, 104.29 feet

ALTA Plain Language Commitment Legal Description
(T12378.PFD/T12378/25)

167016

LEGAL DESCRIPTION

(Continued)

Order No.: T12378

more or less to an intersection with the thread of Darby Creek;

Thence departing said East line and following the thread of Darby Creek generally through the following courses;

N70°44'25" W, 118.99 feet;
S55°11'14" W, 26.51 feet;
N32°24'40" W, 29.18 feet;
N33°44'06" W, 51.66 feet;
S89°36'12" W, 121.60 feet;
S53°50'33" W, 56.34 feet;
N43°54'15" W, 64.30 feet;
S69°22'10" W, 57.59 feet;
S02°10'30" W, 88.50 feet;
S70°24'55" W, 43.24 feet;
N20°09'31" W, 81.24 feet;
N67°13'14" W, 29.17 feet;
S38°03'59" W, 78.65 feet;
N64°44'40" W, 44.23 feet;
S16°00'31" W, 90.42 feet;
N71°53'40" W, 56.00 feet;
S46°03'27" W, 58.24 feet;
N84°50'56" W, 112.33 feet;
N18°12'41" E, 40.70 feet;
N68°22'42" E, 122.54 feet;
N50°02'01" W, 106.03 feet;
N02°05'15" E, 138.17 feet;
N05°51'30" W, 53.03 feet;
S80°43'00" W, 59.34 feet;
N37°52'09" W, 70.54 feet;
N46°29'05" E, 94.73 feet;
N30°04'08" W, 65.92 feet;
S54°23'09" W, 50.06 feet;
N47°44'40" W, 76.12 feet;
S89°24'55" W, 34.98 feet;
S02°30'10" E, 37.46 feet;
S22°32'01" W, 77.10 feet;
N67°24'03" W, 112.98 feet;
S78°23'55" W, 39.65 feet;
S09°31'35" W, 13.25 feet;
S82°28'29" W, 9.40 feet;

Thence departing said thread of Darby Creek, N00°43'00" E, 124.51 feet more or less to an intersection with the centerline of said gravel road;

Thence along said centerline along the following courses;

S89°44'58" W, 66.30 feet;

N85°22'33" W, 50.82 feet to an intersection with the west line of the SW1/4SW1/4 of said Section 10;

ALTA Plain Language Commitment Legal Description
(T12378.PFD/T12378/25)

167010

LEGAL DESCRIPTION

(Continued)

Order No.: T12378

Thence along the said West line, N00°43'00" E, a distance of 215.54 feet to the POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM the existing county road right-of-way that falls within the boundaries of the above described property.

ALTA Plain Language Commitment Legal Description
(T12378.PFD/T12378/25)

167010

WARRANTY DEED

RECEIVED

AUG 01 2002

TETON CO., ID
CLERK RECORDERFor Value Received **Gordon J. Allen and Cherrie P. Allen**

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

Teton Valley Holdings, LLC, an Idaho limited liability company

whose address is:

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

SEE ATTACHED LEGAL DESCRIPTION

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 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: 7-30-02

Gordon J. Allen
Gordon J. Allen

Cherrie P. Allen
Cherrie P. Allen

STATE OF IDAHO

COUNTY OF *Teton*

On this *30th* day of July, 2002, before me a Notary Public, personally appeared Gordon J. Allen and Cherrie P. Allen, known or identified to me (or proved to me on the oath of), to be the person(s) whose name(s) are subscribed to the within instrument, and acknowledged to me that they executed the same.

Grant Moedl
Notary Public of Idaho
Residing at: *Pickburg, ID*
Commission Expires: *8-2-2004*



Instrument # 149437

DRIGGS, TETON, IDAHO
2002-08-01 11:42:20 No. of Pages: 3
Recorded for: FIRST AMERICAN TITLE
NOLAN G. BOYLE Fee: 9.00
Ex-Officio Recorder Deputy *Nolan G. Boyle*
Index to: DEED, WARRANTY

ATTACHED LEGAL DESCRIPTION

Order No.: T9769

A parcel of land within Section 9 and Section 10, Township 4 North, Range 45 East, Boise Meridian, Teton County, Idaho, more particularly described as follows;

The SE $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 9, the SW $\frac{1}{4}$ NW $\frac{1}{4}$ and the NW $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 10, AND TOGETHER WITH the following described portion of the S $\frac{1}{2}$ SW $\frac{1}{4}$ of said Section 10, more particularly described as follows;

BEGINNING at the South 1/16 corner common to said Section 9 and said Section 10 where is found a 5/8 inch diameter steel rebar;

THENCE along the west line of said Section 10, S 00°43'00"W, 215.54 feet, more or less to an intersection with the centerline of an existing gravel road;

THENCE following the centerline of said gravel road through the following courses,

S 85°22'33"E, 50.82 feet;

N 89°44'58"E, 155.54 feet;

S 88°59'46"E, 110.50 feet;

THENCE continuing along said centerline along a curve to the right with a radius of 250.00 feet and an arc length of 140.81 feet, through a central angle of 32°16'14", being subtended by a chord of S 72°51'39"E, 138.95 feet;

THENCE following said centerline through the following courses,

S 56°43'31"E, 64.02 feet;

S 67°13'28"E, 10.07 feet;

THENCE continuing along said centerline along a curve to the left with a radius of 300.00 feet and an arc length of 152.22 feet, through a central angle of 29°04'18", being subtended by a chord of

S 81°45'37"E, 150.59 feet;

THENCE following said centerline through the following courses,

N 83°42'14"E, 65.60 feet;

N 79°53'02"E, 90.91 feet;

N 74°31'00"E, 137.94 feet;

N 78°39'10"E, 50.35 feet;

THENCE continuing along said centerline along a curve to the right with a radius of 150.00 feet and an arc length of 232.71 feet, through a central angle of 88°53'17", being subtended by a chord of

S 56°54'11"E, 210.06 feet;

THENCE following said centerline through the following courses,

S 12°27'32"E, 39.74 feet;

S 11°55'29"E, 60.62 feet;

THENCE continuing along said centerline along a curve to the left with a radius of 175.00 feet and an arc length of 124.07 feet, through a central angle of 40°37'11", being subtended by a chord of

S 32°14'04"E, 121.48 feet;

THENCE following said centerline through the following courses,

S 52°32'40"E, 63.21 feet;

S 55°42'24"E, 129.21 feet;

THENCE continuing along said centerline along a curve to the left with a radius of 300.00 feet and an arc length of 106.63 feet, through a central angle of 20°21'54", being subtended by a chord of

S 65°53'21"E, 106.07 feet;

ALTA Plain Language Commitment Legal Description
(T9769.PFD/T9769/29)

149437

LEGAL DESCRIPTION

(Continued)

Order No.: T9769

THENCE following said centerline, S 76°04'18"E, 44.80 feet;
THENCE continuing along said centerline along a curve to the right with a radius of 200.00 feet and an arc length of 86.60 feet, through a central angle of 24°48'33", being subtended by a chord of S 63°40'01"E, 85.93 feet;
THENCE following said centerline through the following courses,
S 51°15'45"E, 35.34 feet;
S 57°32'20"E, 48.05 feet;
THENCE continuing along said centerline along a curve to the left with a radius of 200.00 feet and an arc length of 122.63 feet, through a central angle of 35°07'47", being subtended by a chord of S 75°06'13"E, 120.71 feet;
THENCE following said centerline through the following courses,
N 87°19'53"E, 175.88 feet;
S 85°34'22"E, 70.10 feet;
THENCE continuing along said centerline along a curve to the left with a radius of 300.00 feet and an arc length of 71.08 feet, through a central angle of 13°34'31", being subtended by a chord of N 87°38'22"E, 70.91 feet;
THENCE following said centerline, N 80°51'07"E, 106.27 feet;
THENCE continuing along said centerline along a curve to the right with a radius of 600.00 feet and an arc length of 202.45 feet, through a central angle of 19°19'56", being subtended by a chord of S 89°28'55"E, 201.49 feet;
THENCE following said centerline through the following courses,
S 79°48'57"E, 94.27 feet;
S 83°11'46"E, 43.25 feet;
S 87°40'52"E, 56.51 feet more or less to an intersection with the east line of the said S½SW¼;
THENCE departing said centerline and followig said east line, N 00°32'14"E, 855.47 feet to the center-south 1/16 corner of said Section 10;
THENCE along the north line of said S½SW¼, S 89°57'56"W, 2639.54 feet to the POINT OF BEGINNING;

TOGETHER WITH and SUBJECT TO any other easements, rights-of-way, covenants, conditions, restrictions, agreements, reservations or encumbrances of sight and/or record.

ALTA Plain Language Commitment Legal Description
(T9769.PFD/T9769/29)

119437

135836

RECEIVED

QUITCLAIM DEED

NOV 16 1999

For Value Received

TETON CO. ID
CLERK RECORDER

Cherrie P. Allen

do hereby convey, release, remise and forever quit claim unto
Gordon J. and/or Cherrie P. Allen

whose current address is

4239 E 400 N

Rigby, Idaho 83442

the following described premises, to-wit:

SE4NE4

SEC 9 T4N R45E

SW4NW4, W2SW4, SE4SW4

SEC 10 T4N R45E

SW4NW4; W2SW4; SE4SW4

SEC 10 T4N R45E

NE4NW4

SEC 15 T4N R45E

together with their appurtenances.

Dated: 11-16-99

Cherrie P. AllenSTATE OF IDAHO, COUNTY OF Teton
On this 16th day of November, 1999,
before me, a notary public in and for said State, personally
appeared Cherrie P. Allenknown to me to be the person whose name
subscribed to the within instrument, and acknowledged to
me that She executed the same.Nora RigbyNotary Public
, IdahoResiding at Alta, Hy.
Comm. Expires 3/31/2001

135836

FILED

AT THE REQUEST OF

Cherrie Allen
AT 10 MINUTES PAST 2 P. M.
DATE Nov 16, 1999
BY Nora B. Rigby
CLERK OF RECORD
DEPUTYNORA RIGBY
NOTARY PUBLIC
STATE OF IDAHO

RECEIVED

NOV 16 1994

118187

TETON Co. Id.
Clerk/Recorder

PERSONAL REPRESENTATIVES' DEED

FOR VALUE RECEIVED, the undersigned, *Cherrie P. Allen, Vaun Clements, Ross K. Clements and Madonna Piquet*, Personal Representatives of the Estates of *Opal Weekes Clements and Keith Clements*, deceased, the *Grantors*, do hereby grant, bargain, sell and convey unto *Cherrie P. Allen*, a married person, of 4239 East 400 North, Rigby, County of Jefferson, State of Idaho, as her sole and separate property, the rents, issues and profits therefrom to remain her sole and separate property, the following described premises, in Teton County, State of Idaho, to wit:

160.000 Acres SW4NW4, W2SW4, SE4SW4
SEC 10 T4N R45E; 40.000 Acres SE4NE4
SEC 9 T4N R45E; 40.000 Acres NE4NW4
SEC 15 T4N R45E in Teton County, Idaho.

TO HAVE AND TO HOLD the same, together with the hereditaments and appurtenances unto the said *Grantee*, her successors and assigns forever. The *Grantors* do hereby represent that they are the duly appointed Personal Representatives of the Estates of *Opal Weekes Clements and Keith Clements*, deceased, filed in the Magistrate's Division of the District Court of the Seventh Judicial District of the State of Idaho, in and for Madison County, Case No. SP-94-83, and make this conveyance by virtue of the authority and power granted to them by the Uniform Probate Code of the State of Idaho, and *Grantors* covenant to and with the *Grantee* that the said estates are the owner in fee simple of said land, and that said land is free from encumbrances.

DATED this 3rd day of November, 1994.

Ross K. Clements

Ross K. Clements
322 East 4th South
Rexburg, ID 83440

Vaun Clements

Vaun Clements
Route #4 Box 410
Buhl, ID 83316

PERSONAL REPRESENTATIVE'S
DEED

1

FILED
AT THE REQUEST OF
Smith & Hancock
AT 05 MINUTES PAST 11 a. M.
DATE *Nov. 16, 1994*
Asa J. Drake
CLERK OF RECORDER
BY *Nora Rigby*
DEPUTY

Filed ☒
Indexed ☒
Plotted ☒

118187

Madonna Piquet
Madonna Piquet
8633 North 55 East
Idaho Falls, ID 83401

Cherrie P. Allen
Cherrie P. Allen
4239 East 400 North
Rigby, ID 83442

STATE OF IDAHO)
 :SS
County of Madison)

On this 3rd day of November, 1994, before me, the undersigned, a Notary Public in and for said state, personally appeared *Ross K. Clements, Vaun Clements, Madonna Piquet and Cherrie P. Allen*, known to me to be the persons whose names are subscribed to the within instrument as Personal Representatives of the Estates of *Opal Weekes Clements and Keith Clements*, deceased, and acknowledged to me that they executed the same as such Personal Representatives.

[Signature]
Notary Public
Residing at Rexburg, Idaho
My Commission Expires: 11/25/98

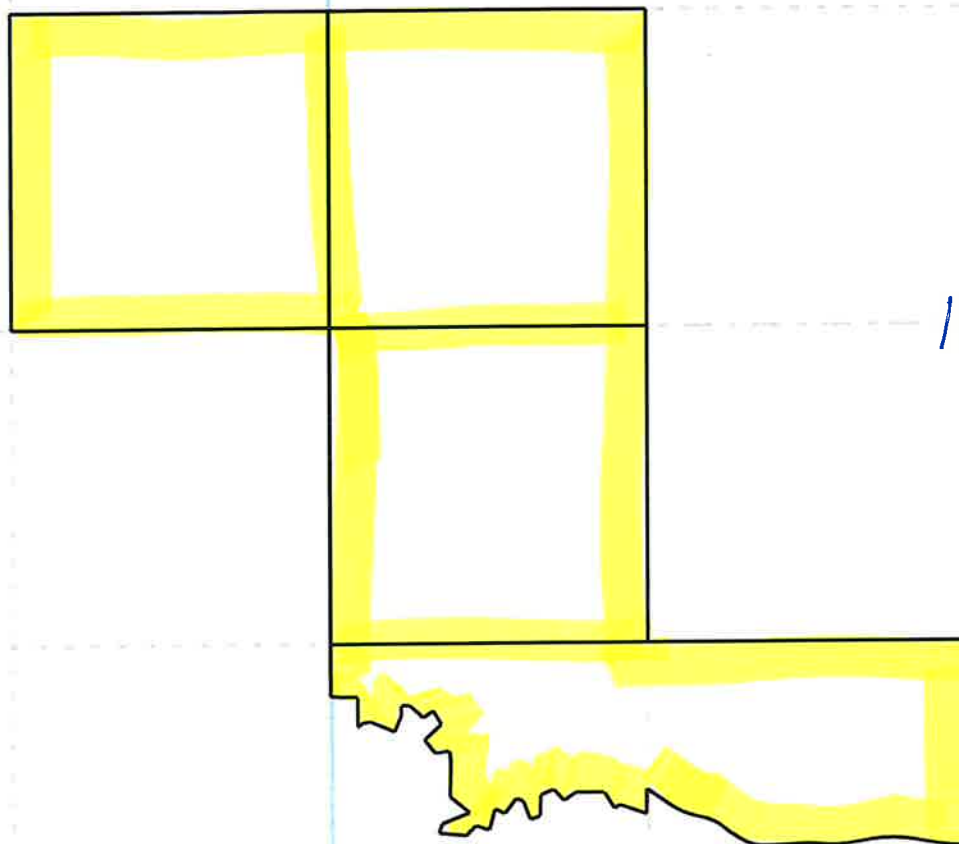
PERSONAL REPRESENTATIVE'S
DEED

118187



9

10



7/22/2026

Scale: 1 inch= 800 feet

File:

Tract 1: 40.0000 Acres, Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=5280 ft.
Tract 2: 40.0000 Acres, Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=5280 ft.
Tract 3: 40.0000 Acres, Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=5280 ft.
Tract 4: 40.8398 Acres, Closure: s10.2054e 0.01 ft. (1/821673), Perimeter=7853 ft.

Tract Data and Deed Calls

Tract 01: 40.0000 Acres, Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=5280 ft.
Tract 02: 40.0000 Acres, Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=5280 ft.
Tract 03: 40.0000 Acres, Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=5280 ft.
Tract 04: 40.8398 Acres, Closure: s10.2054e 0.01 ft. (1/821673), Perimeter=7853 ft.
Tract 04: 40.8398 Acres, Closure: s10.2054e 0.01 ft. (1/821673), Perimeter=7853 ft.

1: /ne,se,ne,9,4n,45e
2: s0w 1320.00
3: s90w 1320.00
4: n0e 1320.00
5: n90e 1320.00
6: @0
7: /ne,sw,nw,10,4n,45e
8: s0w 1320.00
9: s90w 1320.00
10: n0e 1320.00
11: n90e 1320.00
12: @0
13: /ne,nw,sw,10,4n,45e
14: s0w 1320.00
15: s90w 1320.00
16: n0e 1320.00
17: n90e 1320.00
18: @0
19: /nw,sw,sw,10,4n,45e
20: n89.5756e 2639.54
21: s00.3214w 855.47
22: n87.4052w 56.51
23: n83.1146w 43.25
24: n79.4857w 94.27
25: curve left radius 600.00 arc 202.45 delta 19.1956 chord n89.2855w 201.49
26: s80.5107w 106.27
27: curve right radius 300 arc 71.08 delta 13.3431 chord s87.3822w 70.91
28: n85.3422w 70.10
29: s87.1953w 175.88
30: curve right radius 200.00 arc 122.63 delta 35.0747 chord n75.0613w 120.71
31: n57.3220w 48.05
32: n51.1545w 35.34
33: curve left radius 200 arc 86.60 delta 24.4833 chord n63.4001w 85.93
34: n76.0418w 44.80
35: curve right radius 300 arc 106.63 delta 20.2154 chord n65.5321w 106.07
36: n55.4224w 122.66
37: s00.3738w 104.29
38: n70.4425w 118.99
39: s55.1114w 26.51
40: n32.2440w 29.18
41: n33.4406w 51.66
42: s89.3612w 121.60
43: s53.5033w 56.34
44: n43.5415w 64.30
45: s69.2210w 57.59
46: s02.1030w 88.50
47: s70.2455w 43.24
48: n20.0931w 81.24
49: n67.1314w 29.17
50: s38.0359w 78.65
51: n64.4440w 44.23
52: s16.0031w 90.42
53: n71.5340w 56.00
54: s46.0327w 58.24
55: n84.5056w 112.33
56: n18.1241e 40.70

Tract Data and Deed Calls

57: n68.2242e 122.54
58: n50.0201w 106.03
59: n02.0515e 138.17
60: n05.5130w 53.03
61: s80.4300w 59.34
62: n37.5209w 70.54
63: n46.2905e 94.73
64: n30.0408w 65.92
65: s54.2309w 50.06
66: n47.4440w 76.12
67: s89.2455w 34.98
68: s02.3010e 37.46
69: s22.3201w 77.10
70: n67.2403w 112.98
71: s78.2355w 39.65
72: s09.3135w 13.25
73: s82.2829w 9.40
74: n00.4300e 124.51
75: s89.4458w 66.30
76: n85.2233w 50.82
77: n00.4300e 215.54



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

July 22, 2026

FERRARONE FAMILY LIVING TRUST
8 RYAN AVE
MILL VALLEY CA 94941-2124

Re: Change in Ownership for Water Right No(s): 22-4032, 22-13264, 22-13373, 22-10534

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 208-497-3797.

Sincerely,

Misty Pettis
Office Specialist 2

Enclosure(s)
Cc: Water District 01
Water District 122