

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED

AUG 13 2026

NOTICE OF CHANGE IN WATER RIGHT OWNERSHIP

DEPT. OF WATER RESOURCES
EASTERN REGION

1. List the numbers of all water rights and/or adjudication claim records to be changed. If you only acquired a portion of the water right or adjudication claim, check "Yes" in the "Split?" column. If the water right is leased to the Water Supply Bank, check "Yes". If you are not sure if the water right is leased to the Water Supply Bank, see #7 of the instructions. *WD 34*

Water Right/Claim No.	Split?	Leased to Water Supply Bank?	Water Right/Claim No.	Split?	Leased to Water Supply Bank?
34 13598 <i>OK</i>	Yes ☐	Yes ☐		Yes ☐	Yes ☐
34 13605 <i>OK</i>	Yes ☐	Yes ☐		Yes ☐	Yes ☐
34 13610 <i>OK</i>	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Gwen J. Rickards, Trustee of the Gwen J. Rickards Revocable Trust

Name of current water right holder/claimant

3. New Owner(s)/Claimant(s): Mountain Springs Ranch LLC

New owner(s) as listed on the conveyance document

Name connector ☐ and ☐ or

5550 Barton Flat Rd
Mailing address

MacKay
City

Id 83251
State Zip

208-588-3086
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: _____
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.

SUPPORT DATA

IN FILE # 34-13598

8. Signature: Shane Rosentrance Manager P.O.A. MSR
Signature of new owner/claimant Title, if applicable

Date

Shane Rosentrance
Print name

Signature: _____ Title, if applicable _____ Date _____

Print name

Received by JB Date 8/13/2026 Receipt No. E051854 Receipt Amt. \$25. -

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 8/19/2026

For IDWR Office Use Only:

E051852
E051853
E051854

\$25. -
\$25. -
\$25. -



WARRANTY DEED

For Value Received

Gwen J. Rickards, Trustee of the Gwen J. Rickards Revocable Trust dated June 8, 1999 and any amendments thereto and Dana L. Rickard, Trustee or her Successor in interest of the Rickard Joint Living Trust dated August 7, 2023 and Jonathan S. Rickard and Dana L. Rickard, Trustees, or their successors in interest of the Rickard Joint Living Trust dated August 7, 2023,

the Grantor, hereby grants, bargains, sells, conveys and warrants unto

Mountain Springs Ranch LLC, an Oregon limited liability company

the Grantee, whose current address is 5550 Barton Flat Road, Mackay, ID 83251, the following described premises, to wit:

See Attached Exhibit A

Parcel Numbers: **RP04N24E293000A, RP04N24E290150A, RP04N24E291801A,
RP04N24E320150A, RP04N24E325550A, RP03N24E050101A, RP03N24E052400A,
RP03N24E057200A, RP03N24E051800A, RP03N24E061800A**

SUBJECT TO: Current General Taxes, a lien in the process of assessments, not yet due or payable. Easements, restrictions, reservations, provisions of record and assessments, if any.

TO HAVE AND TO HOLD, the said premises, together with the appurtenances, unto the said Grantee and to their heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that they are the owner in fee simple of said premises, that said premises are free from all encumbrances and that he/she/they will warrant and defend the same from all lawful claims whatsoever.

Dated this 20 day of JULY, 2026.

The Gwen J. Rickards Revocable Trust

By: Gwen J. Rickards
Gwen J. Rickards, Trustee

The Rickard Joint Living Trust

By: Dana L. Rickard
Dana L. Rickard, Trustee

The Rickard Joint Living Trust

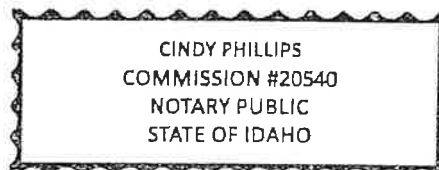
By: Jonathan S. Rickard
Jonathan S. Rickard, Trustee

By: Dana L. Rickard
Dana L. Rickard, Trustee

State of Idaho, County of Ada

On this 20th day of JULY, 2026, before me, the undersigned, a notary public in and for said State, personally appeared Gwen J. Rickards, as Trustee of the Gwen J. Rickards Revocable Trust.

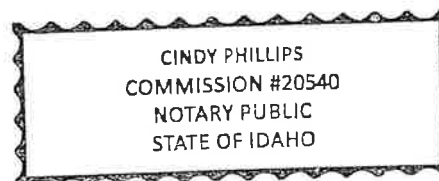
Cindy Phillips
Notary Public
Residing in: Boise
My Commission Expires: 5/5/29



State of Idaho, County of Ada

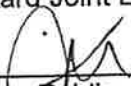
On this 20th day of JULY, 2026, before me, the undersigned, a notary public in and for said State, personally appeared Dana L. Rickard as Trustee of the Rickard Joint Living Trust.

Cindy Phillips
Notary Public
Residing in: Boise
My Commission Expires: 5/5/29



State of Idaho, County of Ada

On this 20th day of JULY, 2026, before me, the undersigned, a notary public in and for said State, personally appeared Jonathan S. Rickard and Dana L. Rickard as Trustee of the Rickard Joint Living Trust



Notary Public
Residing in: Boise
My Commission Expires: 5/5/29

CINDY PHILLIPS
COMMISSION #20540
NOTARY PUBLIC
STATE OF IDAHO

Exhibit A

Legal Description:

TRACT 1:

The Northwest Quarter of the Northwest Quarter (NW1/4NW1/4) and the South Half of the Northeast Quarter of the Northwest Quarter (S1/2NE1/4NW1/4) of Section 29, Township 4 North, Range 24 East, Boise Meridian, Butte County, Idaho.

AND

The North Half of the Northeast Quarter (N1/2NE1/4) lying West of the County Road and the North Half of the Northeast Quarter of the Northwest Quarter (N1/2NE1/4NW1/4) of Section 29, Township 4 North, Range 24, East, Boise Meridian, Butte County, Idaho.

TRACT 2:

All of Section Twenty-Nine (29), lying West of the County Road (except the North half of the North half(N1/2N1/2), Township Four (4) North of Range Twenty-four (24), East, Boise Meridian, Butte County, Idaho.

TRACT 3:

The North One-Half (N1/2) Section 32, Township 4 North Range Twenty Four (24) East, Boise Meridian, Butte County, Idaho lying west of the County Road.

TRACT 4:

The South Half (S1/2) of Section 32, Township 4 North, Range Twenty Four (24) East, Boise Meridian Butte County, Idaho, lying west of the County Road.

TRACT 5:

Lots 1 and 2 of Section 5, Township 3 North, Range 24 East, Boise Meridian, Butte County, Idaho.

TRACT 6:

Lots 3 and 4 of Section 5, Township 3 North, Range 24 East, Boise Meridian, Butte County, Idaho.

TRACT 7:

The South Half of the North Half (S1/2N1/2), the Southwest Quarter (SW1/4), the West Half of the Southeast Quarter (W1/2SE1/4), and the Northeast Quarter of the Southeast Quarter (NE1/4SE1/4) of Section Five (5) and the Southeast Quarter of the Northeast Quarter (SE1/4NE1/4) of Section Six (6) in Township Three (3) North of Range Twenty Four (24), East, Boise Meridian, Butte County, Idaho.

Sawmill Canyon Property	Deed	Parcel	Acres
Lot 1&2 (N2NE4) Sec 5	59246	RP03N24E050101	64.81
Lot 3&4 (N2NW4) Sec 5	59463	RP03N24E052400	65.79
SE4NE4 Sec 6	61558	RP03N24E061800	40
S2NW4;S2NE4;SW4;NW4SE5 Sec 5	61558	RP03N24E051800	360
		Water Rights - 34-13610	
SW4SE4;NE4SE4 SEC 5	61558	RP03N24E057200	80
		Water Rights - 34-13598	
S2 Lying West of County Rd Sec 32	61558	RP04N24E325550	301
		Water Rights - 34-135605	
		Total	911.6



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

October 29, 2024

GWEN J RICKARDS
824 N NICKLAUS LN
EAGLE ID 83616-5360

Re: Change in Ownership for Water Right No(s): 34-13598, 34-13605, 34-13610

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) 497-3787.

Sincerely,


Jonie Bailly
Technical Records Specialist 1

Enclosure(s)

cc: WATER DISTRICT 34

IDAHO DEPARTMENT OF WATER RESOURCES

10/29/2024

Proof Report

Water Right 34-13598

Owner Type **Name and Address**
 Current Owner GWEN J RICKARDS
 824 N NICKLAUS LN
 EAGLE, ID 83616-5360
 (208) 850-7048

Priority Date: 8/17/1899**Basis:** Decreed**Status:** Active

Source
 SPRING

Tributary
 SINKS

Beneficial Use	From	To	Diversion Rate	Volume
STOCKWATER	07/01	10/31	0.030 CFS	
	Total Diversion		0.030 CFS	

Source and Point(s) of Diversion:

SPRING NESWSE Sec. 5, Twp 03N, Rge 24E, BUTTE County

Place Of Use:

STOCKWATER within BUTTE County

Twp	Rng	Sec	NE				NW				SW				SE				Totals
			NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE					
03N	24E	5																	X

Conditions of Approval:

1. N11 THE QUANTITY OF WATER DECREED FOR THIS WATER RIGHT IS NOT A DETERMINATION OF HISTORICAL BENEFICIAL USE.
2. C18 THIS PARTIAL DECREE IS SUBJECT TO SUCH GENERAL PROVISIONS NECESSARY FOR THE DEFINITION OF THE RIGHTS OR FOR THE EFFICIENT ADMINISTRATION OF THE WATER RIGHTS AS MAY BE ULTIMATELY DETERMINED BY THE COURT AT A POINT IN TIME NO LATER THAN THE ENTRY OF A FINAL UNIFIED DECREE. SECTION 42-1412(6), IDAHO CODE.
3. N13 THE QUANTITY OF WATER UNDER THIS RIGHT SHALL NOT EXCEED 13,000 GALLONS PER DAY.

IDAHO DEPARTMENT OF WATER RESOURCES

10/29/2024

Proof Report

Water Right 34-13605

Owner Type **Name and Address**
 Current Owner GWEN J RICKARDS
 824 N NICKLAUS LN
 EAGLE, ID 83616-5360
 (208) 850-7048

Priority Date: 9/1/1885**Basis:** Decreed**Status:** Active**Source**
SPRING**Tributary**
SINKS

<u>Beneficial Use</u>	<u>From</u>	<u>To</u>	<u>Diversion Rate</u>	<u>Volume</u>
STOCKWATER	07/01	10/31	0.020 CFS	
	<u>Total Diversion</u>		0.020 CFS	

Source and Point(s) of Diversion:

SPRING NWNENE

Sec. 32, Twp 04N, Rge 24E, BUTTE County

Place Of Use:

STOCKWATER within BUTTE County

Twp	Rng	Sec	NE				NW				SW				SE				Totals
			NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	
04N	24E	32																	X

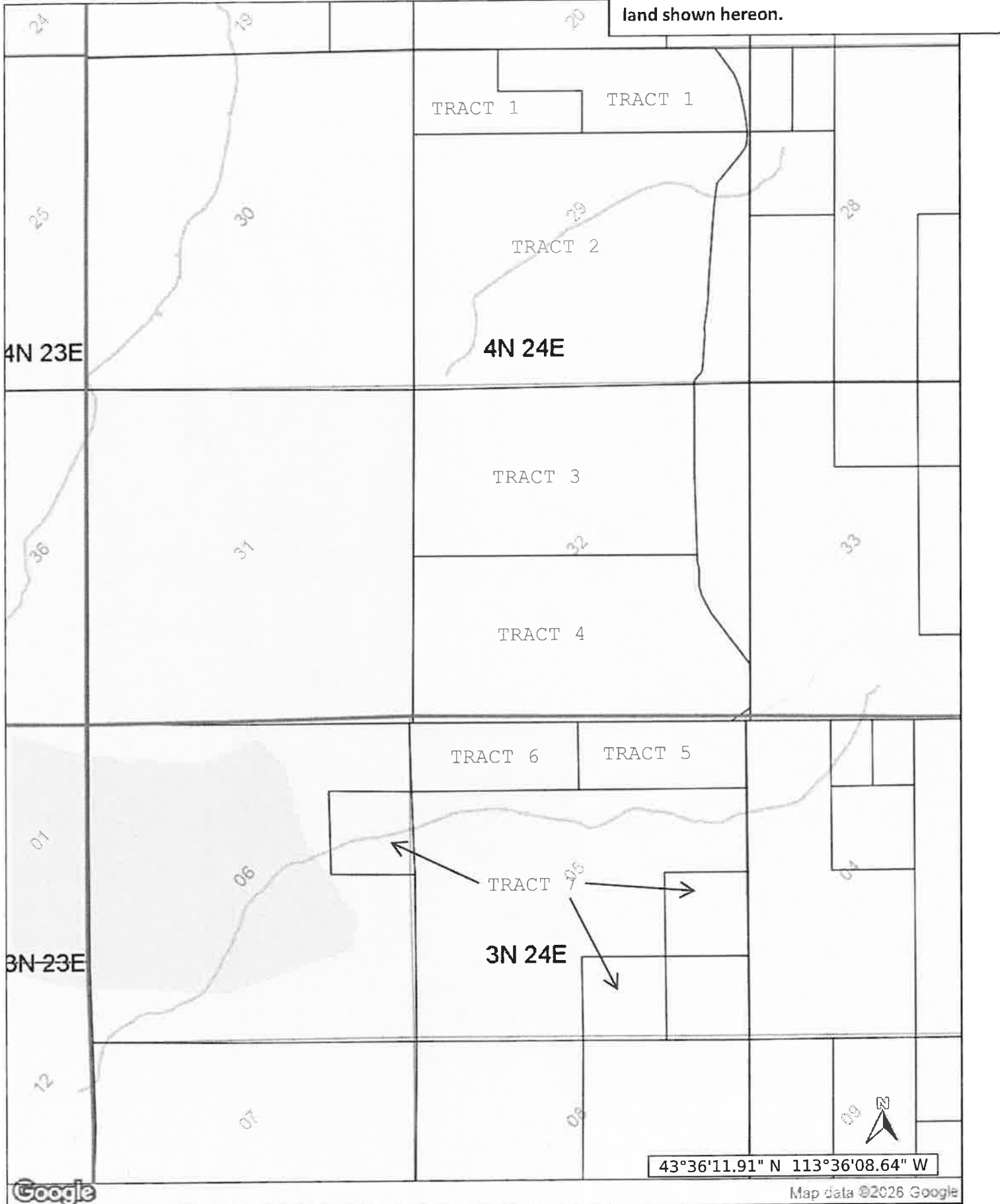
Conditions of Approval:

1. N11 THE QUANTITY OF WATER DECREED FOR THIS WATER RIGHT IS NOT A DETERMINATION OF HISTORICAL BENEFICIAL USE.
2. N13 THE QUANTITY OF WATER UNDER THIS RIGHT SHALL NOT EXCEED 13,000 GALLONS PER DAY.
3. C18 THIS PARTIAL DECREE IS SUBJECT TO SUCH GENERAL PROVISIONS NECESSARY FOR THE DEFINITION OF THE RIGHTS OR FOR THE EFFICIENT ADMINISTRATION OF THE WATER RIGHTS AS MAY BE ULTIMATELY DETERMINED BY THE COURT AT A POINT IN TIME NO LATER THAN THE ENTRY OF A FINAL UNIFIED DECREE. SECTION 42-1412(6), IDAHO CODE.

10/29/2024

34-13610

This map is furnished as an accommodation strictly for the purposes of generally locating the land. It does not represent a survey of the land or imply any representations as to the size, area, or any other facts related to the land shown hereon.





IDAHO DEPARTMENT OF
WATER RESOURCES

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Governor Brad Little

Director Mathew Weaver

August 19, 2026

MOUNTAIN SPRINGS RANCH LLC
5550 BARTON FLAT RD
MACKAY ID 83251-4429

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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 34