

OCT 01 2026

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

SEP 28 2026

DEPT. OF WATER RESOURCES
EASTERN REGION

WATER RESOURCES
WESTERN 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.

Water Right/Claim No.	Split?	Leased to Water Supply Bank?	Water Right/Claim No.	Split?	Leased to Water Supply Bank?
75-4027 <i>OK</i>	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: Bailey & Bailey Ranches LLC
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): SB Ranches, LLC
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or
- PO Box 108 Tendoy ID 83468
Mailing address City State Zip
(208) 940-0000
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: August 14, 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: *Shane Bailey* Manager 8/14/26
Signature of new owner/claimant Title, if applicable Date
Shane Bailey
Print name
- Signature: *Alesha Bailey* Manager 8/14/26
Signature of new owner/claimant Title, if applicable Date
Alesha Bailey
Print name

For IDWR Office Use Only: *\$25.- for this app*
Received by CC Date 9-28-26 Receipt No. W053309 Receipt Amt. \$50.00
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 CC Approved by JB Processed by MP Date 10/7/2026



WARRANTY DEED

Alliance Title & Escrow Corp. Order No.: 466106

FOR VALUE RECEIVED

Bailey and Bailey Ranches, LLC, an Iowa Limited Liability Company

the grantor(s), do(es) hereby grant, bargain, sell and convey unto

SB Ranches, LLC, an Idaho Limited Liability Company

whose current address is

**PO Box 108
Tendoy, ID 83468**

the grantee(s), the following described premises, in Lemhi County, Idaho, TO WIT:

Parcel I

A portion of Abandoned/Vacated Deer Creek Valley at Salmon River Subdivision (Order filed as Inst. No. 305391) which is a portion of the S1/2SE1/4, the NW1/4SE1/4 Section 32, T 19 N, R 21 E, and portions of the NE1/4NE1/4 Section 5, and the NW1/4NW1/4 Section 4, T 18 N, R 21 E, Boise Meridian, Lemhi County, Idaho, more particularly described as follows:

Beginning at the SE Corner of said Section 32 from which the South 1/4 Corner of said Section bears N89°41'08"W, 2637.05 feet, the Basis of Bearing of this description, run thence S89°36'11"E along the north line of said Section 4, 1319.27 feet to a found 1/2" iron rod marked J&C LS 970;

Thence S00°06'06"E, 643.18 feet to a found 1/2" iron rod;

Thence N89°47'51"W, 1979.08 feet;

Thence N00°06'03"W, 648.95 feet;

Thence N89°41'08"W, 659.85 feet to a found 1/2" iron rod;

Thence N89°41'08"W, 656.96 feet to a found 1/2" iron rod marked J&C LS 970;

Thence N00°10'19"W, 658.64 feet to a found 1/2" iron rod marked J&C LS 970;

Thence N89°39'19"W, 659.13 feet;

Thence N00°03'40"W, 1978.55 feet to a found 1/2" iron rod;

Thence S89°43'48"E, 1319.53 feet to a found 1/2" iron rod marked J&C LS 970;

Thence S00°02'17"E, 1319.18 feet to a found 1/2" iron rod;

Thence S89°42'20"E, 661.03 feet;

Thence S89°42'20"E, 655.34 feet;

Thence S00°08'04"E, 1319.85 feet the Point of Beginning.

Parcel II

The W1/2NE1/4SE1/4 Section 32, T 19 N, R 21 E, Boise Meridian, Lemhi County, Idaho.

Parcel III

**The W1/2SW1/4SW1/4 and the SE1/4SW1/4SW1/4 of Section 33, T 19 N, R 21 E,
Boise Meridian, Lemhi County, Idaho.**

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee(s), that (s)he is/are the owner(s) in fee simple of said premises; that they are free from all encumbrances Except: Current Year Taxes, conditions, covenants, restrictions, reservations, easements, rights and rights of way, apparent or of record.

And that (s)he will warrant and defend the same from all lawful claims whatsoever.

Dated: 3-10-2020

Bailey and Bailey Ranches, LLC, an Iowa Limited Liability Company

[Signature]
Larry D. Bailey, Managing Member

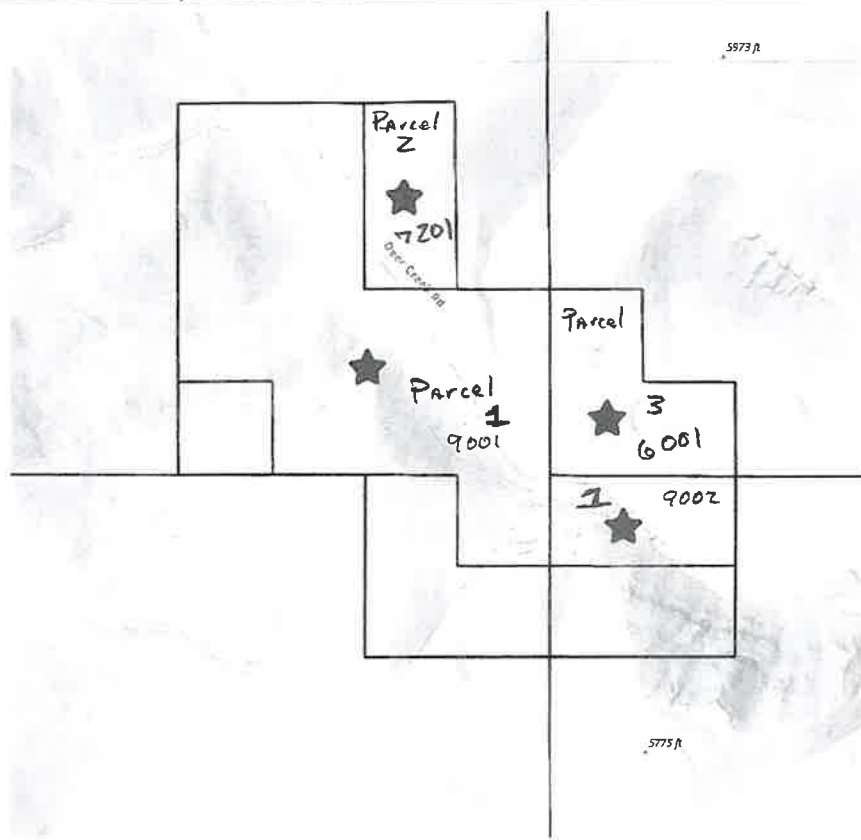
State of IOWA) ss
County of JASPER)

On this 10 day of March, 2020, before me, the undersigned, a Notary Public in and for said state, personally appeared Larry D. Bailey known or identified to me to be the Managing Member in the Limited Liability Company known as Bailey and Bailey Ranches, LLC who executed the foregoing instrument, and acknowledged to me that he/she executed the same in said LLC name.

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

[Signature]
Notary Public for the State of IOWA
Residing at: COVINGTON
Commission Expires: 2-16-22



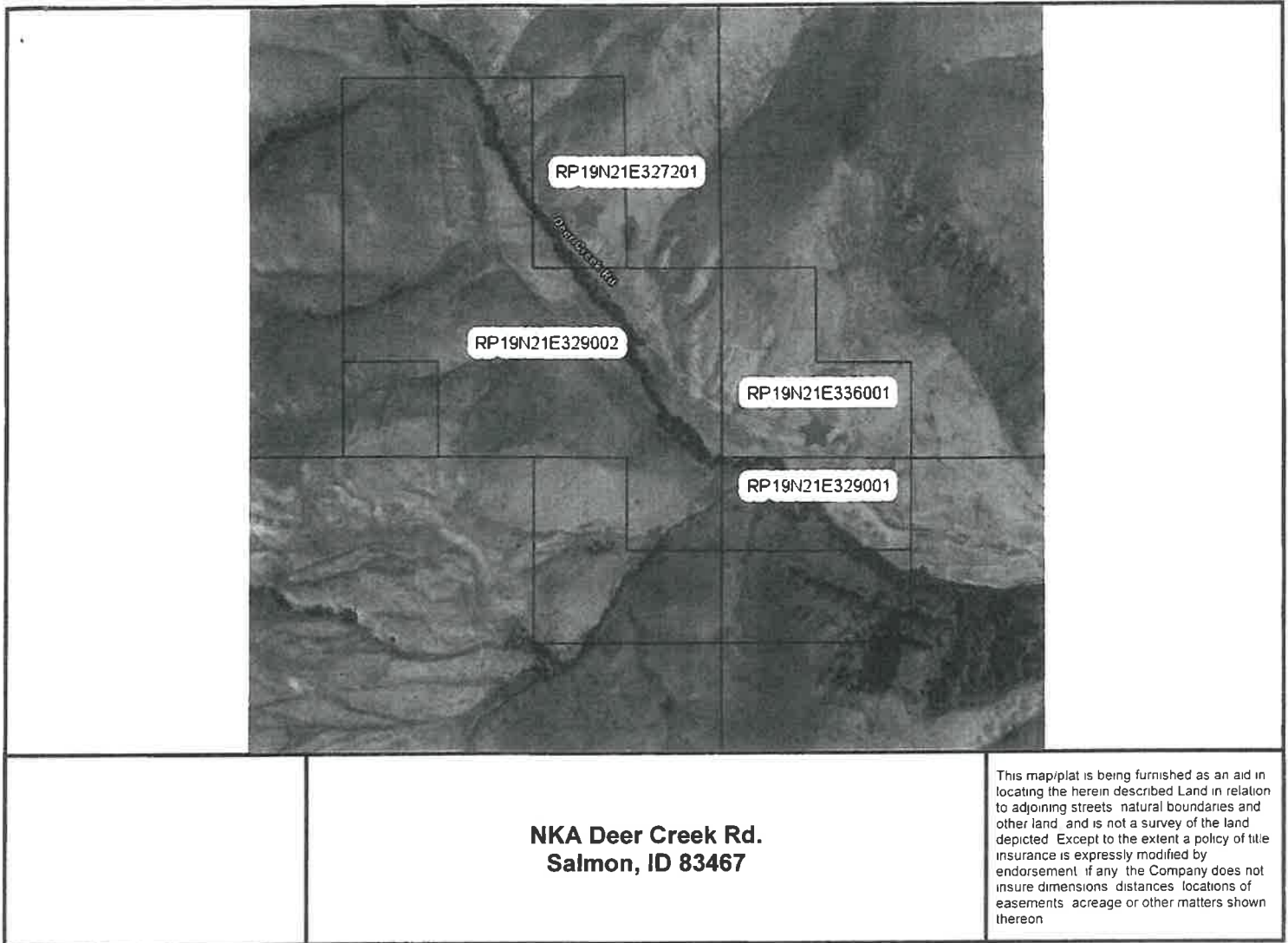


NKA Deer Creek Rd.
Salmon, ID 83467

This map plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, locations of easements, acreage or other matters shown thereon.

I CERTIFY THAT THIS IS A TRUE
AND CORRECT COPY OF THE
ORIGINAL DOCUMENT

KWJDID



**NKA Deer Creek Rd.
Salmon, ID 83467**

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**I CERTIFY THAT THIS IS A TRUE
AND CORRECT COPY OF THE
ORIGINAL DOCUMENT**

Handwritten signature



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 07, 2026

SB RANCHES, LLC
PO BOX 108
TENDON ID 83468

Re: Change in Ownership for Water Right No(s): 75-4027

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 208-5257161.

Sincerely,

Misty Pettis
Office Specialist 2

Enclosure(s)

cc: BANK OF IDAHO
D L EVANS BANK