Form 42-248/42-1409(6) Rev. 6/22

RECEIVED
JUL 03 2025
DEPARTMENT OF WATER RESOURCES

RECEIVED
JUN 25 2025
DEPT. OF WATER RESOURCES
EASTERN REGION

STATE OF IDAHO
DEPARTMENT 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?
22-2128	Yes ☐	Yes ■		Yes ☐	Yes ☐
22-10835	Yes ☐	Yes ■		Yes ☐	Yes ☐
22-2281	Yes ☐	Yes ■		Yes ☐	Yes ☐
22-10831	Yes ☐	Yes ☐		Yes ☐	Yes ☐
22-10832	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: McCulloch Ranches, LLC
   Name of current water right holder/claimant

3. New Owner(s)/Claimant(s): 862 Teton, LLC
   New owner(s) as listed on the conveyance document Name connector ☐ **and** ☐ **or**

   8350 N Central Expressway #M-1020 (Mailing address) | Dallas (City) | TX (State) | 75206 (Zip)

   [phone redacted] (Telephone) | [email redacted] (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: June 13, 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.

     SUPPORT DATA IN FILE # 22-2128
   - ☐ 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 of new owner/claimant) | Manager (Title, if applicable) | 6/19/25 (Date)
   George Allen (Print name)

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

For IDWR Office Use Only: $125.- for this app

Receipted by SB Date 6/25/2025 Receipt No. E050955 Receipt Amt $425.-

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 JM Date 7-10-25

RECORDING REQUESTED BY
Flying S Title and Escrow of Idaho, Inc.

AND WHEN RECORDED MAIL TO:
Flying S Title and Escrow of Idaho, Inc.
81 North Main Street/P.O. Box 42
Driggs, ID 83422

Instrument # 290684
Teton County, Driggs, Idaho
06/20/2025 01:33:16 PM No. of Pages: 4
Recorded for: FLYING S TITLE AND ESCROW - DRIGGS
Kim Keeley Fee: $15.00
Deputy jwenger
Index to: DEED, WARRANTY
Electronically Recorded

Space Above This Line for Recorder's Use Only

WARRANTY DEED

File No.: **1178598A (jw)** Date: **June 16, 2025**

For Value Received, **McCulloch Ranches LLC**, hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto **862 Teton LLC, a Texas limited liability company**, hereinafter called the Grantee, whose current address is **8350 N Central Expressway, Suite M-1020, Dallas, TX 75206**, the following described premises, situated in **Teton** County, **Idaho**, to-wit:

TRACT 1:
Township 6 North, Range 45 East, Teton County, Idaho
Section 29: SW1/4NE1/4; SE1/4NE1/4;

LESS AND EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PROPERTY: TAX# 1470 (BEGINNING AT A POINT 40 FEET WEST OF THE EAST 1/4 CORNER OF SAID SECTION 29, TOWNSHIP 6 NORTH, RANGE 45 EAST, BOISE, MERIDIAN, TETON COUNTY, IDAHO, AND RUNNING THENCE NORTH 10 RODS, WEST 80 RODS, SOUTH 10 RODS, EAST 80 RODS TO THE POINT OF BEGINNING.);

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Township 6 North, Range 45 East, Teton County, Idaho
Section 29: E½SW¼; W½SE¼

LESS AND EXCEPTING THAT PORTION DESCRIBED IN:
Warranty deed recorded July 02, 1912, in Book 1 of Deeds, at Page 304.

ALSO LESS AND EXCEPTING THEREFROM:
A parcel of land beginning as the NW corner of the E½SW¼ and running thence East 350 feet, thence South 622 feet, thence West 350 feet, thence North 622 feet to the point of beginning.

ALSO LESS AND EXCEPTING THEREFROM:
Commencing as a point 350 feet East of the NW corner of the E½SW¼ and running thence South 622 feet, thence West 350 feet, thence South 38 feet, thence East 660 feet, thence North 660 feet, thence West 310 feet to the point of beginning.

ALSO LESS AND EXCEPTING THEREFROM:
Commencing as a point 660 feet South of the NW Corner of the E½SW¼ and running thence East 660 feet, thence South 660 feet, thence West 660 feet, thence North 660 feet to the point of beginning.

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.

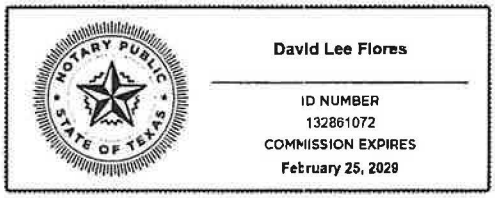
TO HAVE AND TO HOLD the said premises, with its appurtenances, unto the said Grantee, and to the Grantee's heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that the Grantor is the owner in fee simple of said premises; that said premises are free from 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.

McCulloch Ranches LLC

By: Christopher M Poch
Name: Christopher M Poch
Title: Manager

STATE OF Texas)
SS.
COUNTY OF Hidalgo)

On this 06/18/2025, before me, a Notary Public in and for said State, personally appeared **Christopher M Poch**, known or identified to me to be the person whose name is subscribed to the within Instrument as one of the Managers/Members of the **McCulloch Ranches LLC**, which is known or identified to me to be the entity whose name is subscribed to the within instrument and acknowledged to me that he executed the same in said Limited Liability Company's name.



Notary Public of Texas
Residing at: State of Texas | City of Weslaco
Commission Expires: 02/25/2029

Electronically signed and notarized online using the Proof platform.

RECORDING REQUESTED BY
Flying S Title and Escrow of Idaho, Inc.

AND WHEN RECORDED MAIL TO:
Flying S Title and Escrow of Idaho, Inc.
81 North Main Street/P.O. Box 42
Driggs, ID 83422

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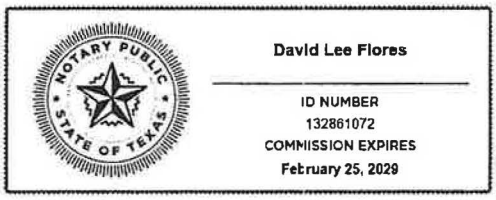
McCulloch Ranches LLC

By: *Christopher M Poch*
Name: Christopher M Poch
Title: Manager

STATE OF Texas)
SS.
COUNTY OF Hidalgo)

On this 06/18/2025, before me, a Notary Public in and for said State, personally appeared **Christopher M Poch**, known or identified to me to be the person whose name is subscribed to the within Instrument as one of the Managers/Members of the **McCulloch Ranches LLC**, which is known or identified to me to be the entity whose name is subscribed to the within instrument and acknowledged to me that he executed the same in said Limited Liability Company's name.



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81 North Main Street/P.O. Box 42
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Instrument # 290683
Teton County, Driggs, Idaho
06/20/2025 01:33:16 PM No. of Pages: 3
Recorded for: FLYING S TITLE AND ESCROW - DRIGGS
Kim Keeley Fee: $15.00
Deputy jwenger
Index to: DEED, WARRANTY
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WARRANTY DEED

File No.: **1178598-T (jw)** Date: **May 22, 2025**

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McCulloch Ranches LLC

By: Christopher M Poch
Name: Christopher M Poch
Title: Manager

STATE OF Texas)
SS.
COUNTY OF Hidalgo)

On this 06/18/2025, before me, a Notary Public in and for said State, personally appeared **Christopher M Poch**, known or identified to me to be the person whose name is subscribed to the within Instrument as one of the Managers/Members of the **McCulloch Ranches LLC**, which is known or identified to me to be the entity whose name is subscribed to the within instrument and acknowledged to me that he executed the same in said Limited Liability Company's name.

NOTARY PUBLIC STATE OF TEXAS
David Lee Flores
ID NUMBER
132881072
COMMISSION EXPIRES
February 25, 2029

Notary Public of Texas
Residing at: State of Texas | City of Weslaco
Commission Expires: 02/25/2029

Electronically signed and notarized online using the Proof platform.

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WARRANTY DEED

File No.: **1178598-T (jw)** Date: **May 22, 2025**

For Value Received, **McCulloch Ranches LLC**, hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto **862 Teton LLC, a Texas limited liability company**, hereinafter called the Grantee, whose current address is **8350 N Central Expressway, Suite M-1020, Dallas, TX 75206**, the following described premises, situated in **Teton** County, **Idaho**, to-wit:

TRACT 1:
Township 6 North, Range 45 East, Teton County, Idaho
Section 29: N½NE1/4; NW1/4;

LESS AND EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PROPERTY: TAX# 1470 (BEGINNING AT A POINT 40 FEET WEST OF THE EAST 1/4 CORNER OF SAID SECTION 29, TOWNSHIP 6 NORTH, RANGE 45 EAST, BOISE, MERIDIAN, TETON COUNTY, IDAHO, AND RUNNING THENCE NORTH 10 RODS, WEST 80 RODS, SOUTH 10 RODS, EAST 80 RODS TO THE POINT OF BEGINNING.);

ALSO LESS AND EXCEPTING THEREFROM THE FOLLOWING DESRIBED PROPERTY: TAX# 1246 (BEGINNING AT A POINT 10 RODS NORTH OF THE EAST 1/4 CORNER OF SAID SECTION 29, TOWNSHIP 6 NORTH, RANGE 45 EAST, BOISE, MERIDIAN, TETON COUNTY, IDAHO, AND RUNNING THENCE NORTH 70 RODS, WEST 80 RODS, SOUTH 70 RODS, EAST 80 RODS TO THE POINT OF BEGINNING.)

ALSO LESS AND EXCEPTING THAT PORTION DESCRIBED IN:
Warranty Deed recorded December 03, 1912, in Book 2 of Deeds, at Page 40.

ALSO LESS AND EXCEPTING THAT PORTION DESCRIBED IN:
Deed recorded March 17, 1938, in Book 67 of Deeds, at Page 400.

ALSO LESS AND EXCEPTING THAT PORTION DESCRIBED IN:
Deed recorded April 26, 1938, in Book 67 of Deeds, at Page 416.

ALSO LESS AND EXCEPTING THAT PORTION DESCRIBED IN:
Warranty Deed recorded December 03, 1912, in Book 1 of Deeds, at Page 506.

ALSO LESS AND EXCEPTING THAT PORTION DESCRIBED IN:
Warranty Deed recorded December 5, 1988 as Instrument No. 103529 and rerecorded December 16, 1988 as Instrument No. 103570.

TRACT 2:
TAX# 1246 (BEGINNING AT A POINT 10 RODS NORTH OF THE EAST 1/4 CORNER OF SAID SECTION 29, TOWNSHIP 6 NORTH, RANGE 45 EAST, BOISE, MERIDIAN, TETON COUNTY, IDAHO, AND RUNNING THENCE NORTH 70 RODS, WEST 80 RODS, SOUTH 70 RODS, EAST 80 RODS TO THE POINT OF BEGINNING.)

LESS AND EXCEPTING THAT PORTION DESCRIBED IN:
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ALSO LESS AND EXCEPTING THAT PORTION DESCRIBED IN:
Warranty Deed recorded December 5, 1988 as Instrument No. 103529 and rerecorded December 16, 1988 as Instrument No. 103570.

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.

McCulloch Ranches LLC

By: *Christopher M Poch*
Name: Christopher M Poch
Title: Manager

STATE OF Texas)
SS.
COUNTY OF Hidalgo)

On this 06/18/2025, before me, a Notary Public in and for said State, personally appeared **Christopher M Poch**, known or identified to me to be the person whose name is subscribed to the within Instrument as one of the Managers/Members of the **McCulloch Ranches LLC**, which is known or identified to me to be the entity whose name is subscribed to the within instrument and acknowledged to me that he executed the same in said Limited Liability Company's name.

NOTARY PUBLIC STATE OF TEXAS
David Lee Flores
ID NUMBER
132861072
COMMISSION EXPIRES
February 25, 2029

David Lee Flores
Notary Public of Texas
Residing at: State of Texas | City of Weslaco
Commission Expires: 02/25/2029

Electronically signed and notarized online using the Proof platform.



0 250 500 1,000 1,500 Feet

Basemap: 2023 NAIP

Irrigation Water Rights

Legend

- PropertyBoundary
- POD 22-2128 & 22-10835
- POD 22-2281
- POU 22-2128 & 22-10835
- POU 22-2281

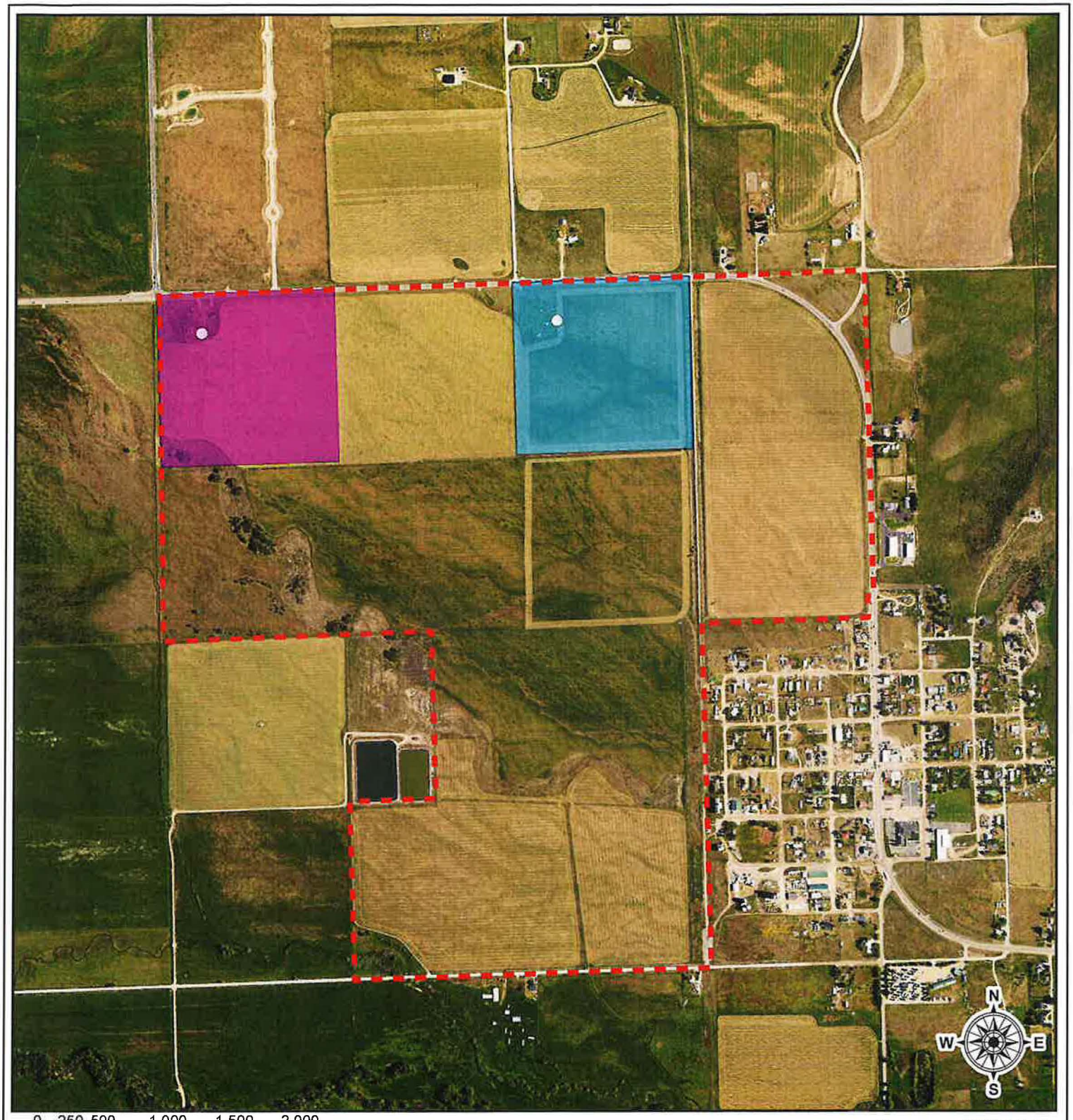
McCulloch Ranches LLC
T6N R 45E Section 29
Tetonia, Idaho

Date: 4/10/2025

RMEA #: 25-0054

Drafted by: KM

Rocky Mountain ENVIRONMENTAL ASSOCIATES, INC.



Basemap: 2023 NAIP

Domestic and Stockwater Rights

Legend

- PropertyBoundary
- POD 22-10831
- POD 22-10832
- POU 22-10831
- POU 22-10832

McCulloch Ranches LLC
T6N R 45E Section 29
Tetonia, Idaho

Date: 4/10/2025

RMEA #: 25-0054

Drafted by: KM

Rocky Mountain ENVIRONMENTAL ASSOCIATES, INC.

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 03, 2025

862 TETON LLC
8350 N CENTRAL EXPY STE M1020
DALLAS TX 75206-1641

Re: Change in Ownership for Water Right No(s): 22-2128, 22-2281, 22-10831, 22-10832 & 22-10835

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(s) or a portion of water right(s) 22-2128, 22-2281 & 22-10835 were leased to the Water Supply Bank (bank) in 2024. In accordance with the bank lease acceptance, the lessor/current right holder (right holder) may not use the right(s) while it is in the bank, even if the right(s) is not rented from the bank. The right(s) will remain in the bank until December 31, 2028 unless released earlier by the Water Resource Board or upon request by the right holder. To reduce the term of the lease, the right holder must submit a written request to the department. The department will verify if the right is rented or available for release and notify the right holder of the release date.

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 [phone redacted]

Sincerely,

Jean Hersley
Technical Records Specialist 2

Enclosure(s)

c: Rocky Mountain Environmental