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

RECEIVED
NOV 06 2025
DEPARTMENT OF WATER RESOURCES

RECEIVED
OCT 29 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. DEV DEV

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 ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: 862 Teton, LLC
Name of current water right holder/claimant

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

8350 N Central Expressway #M-1020 | Dallas | TX | 75206
Mailing address | City | State | 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: September 2025.

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.

     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] | Manager | 9/8/25
Signature of new owner/claimant | Title, if applicable | Date

George Allen
Print name

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

_____
Print name

For IDWR Office Use Only:

Receipted by M. Pettis Date 10-29-25 Receipt No. E051248 Receipt Amt. 75.00

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 DM Date 11-13-25

Instrument # 292111
Teton County, Driggs, Idaho
09/19/2025 02:15:30 PM No. of Pages: 1
Recorded for: ROCKY MOUNTAIN ENVIRONMENTAL
Kim Keeley Fee: $15.00
Ex-Officio Recorder Deputy: sheward
Index to: DEED, QUIT-CLAIM

QUITCLAIM DEED FOR WATER RIGHT

862 Teton, LLC, a Texas limited liability company, whose address is 8350 N. Central Expressway, STE M-1020, Dallas, Texas 75206-1641, (hereinafter "Grantor") does by these presents remise, release, and forever quitclaim unto **Teton Valley Water, LLC**, a Texas limited liability company, whose address is 8350 N. Central Expressway, STE M-1020, Dallas, Texas 75206-1641, (hereinafter "Grantee") and to Grantee's heirs and assigns forever, all of Grantor's right title and interest in the following water rights:

Water Right No. 22-2128, 22-2281, 22-10835

(hereinafter the "Water Rights").

To have and to hold the said Water Rights unto the Grantee's, and to Grantee's successors and assigns forever.

IN WITNESS WHEREOF, the undersigned have caused their names to be hereunto subscribed.

DATED this 8 day of September, 2025.

862 Teton, LLC, a Texas limited liability company

By: _____
George Allen, Manager

STATE OF TEXAS)
)ss.
County of DALLAS)

On this 8 day of September, 2025, before me, a Notary Public in and for said State, personally appeared George Allen, 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 862 Teton, 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 executed the same in said Limited Liability Company's name.

JANA M. GREENING
NOTARY PUBLIC STATE OF TEXAS
MY COMMISSION EXPIRES
06/28/2026
NOTARY ID: 491451-5
(stamp)

_____
Signature of Notary Public
Residing at: [address redacted]
My Commission Expires: 6/28/26

Form **W-9**
(Rev. March 2024)
Department of the Treasury
Internal Revenue Service

Request for Taxpayer Identification Number and Certification

Go to *www.irs.gov/FormW9* for instructions and the latest information.

Give form to the requester. Do not send to the IRS.

Before you begin. For guidance related to the purpose of Form W-9, see *Purpose of Form*, below.

Print or type. See *Specific Instructions* on page 3.

1 Name of entity/individual. An entry is required. (For a sole proprietor or disregarded entity, enter the owner's name on line 1, and enter the business/disregarded entity's name on line 2.)

862 Teton LLC

2 Business name/disregarded entity name, if different from above.

3a Check the appropriate box for federal tax classification of the entity/individual whose name is entered on line 1. Check only **one** of the following seven boxes.

☐ Individual/sole proprietor ☐ C corporation ☐ S corporation ☐ Partnership ☐ Trust/estate

☑ LLC. Enter the tax classification (C = C corporation, S = S corporation, P = Partnership) . . . . P

Note: Check the "LLC" box above and, in the entry space, enter the appropriate code (C, S, or P) for the tax classification of the LLC, unless it is a disregarded entity. A disregarded entity should instead check the appropriate box for the tax classification of its owner.

☐ Other (see instructions)

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):

Exempt payee code (if any)

Exemption from Foreign Account Tax Compliance Act (FATCA) reporting code (if any)

(Applies to accounts maintained outside the United States.)

3b If on line 3a you checked "Partnership" or "Trust/estate," or checked "LLC" and entered "P" as its tax classification, and you are providing this form to a partnership, trust, or estate in which you have an ownership interest, check this box if you have any foreign partners, owners, or beneficiaries. See instructions . . . . . ☐

5 Address (number, street, and apt. or suite no.). See instructions.

8350 N Central Expressway Suite M-1020

Requester's name and address (optional)

6 City, state, and ZIP code

Dallas, TX 75206

7 List account number(s) here (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. See also *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number

or

Employer identification number

[tax ID redacted]

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and, generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here | **Signature of U.S. person** [signature] **Date** 9/9/25

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to *www.irs.gov/FormW9*.

What's New

Line 3a has been modified to clarify how a disregarded entity completes this line. An LLC that is a disregarded entity should check the appropriate box for the tax classification of its owner. Otherwise, it should check the "LLC" box and enter its appropriate tax classification.

New line 3b has been added to this form. A flow-through entity is required to complete this line to indicate that it has direct or indirect foreign partners, owners, or beneficiaries when it provides the Form W-9 to another flow-through entity in which it has an ownership interest. This change is intended to provide a flow-through entity with information regarding the status of its indirect foreign partners, owners, or beneficiaries, so that it can satisfy any applicable reporting requirements. For example, a partnership that has any indirect foreign partners may be required to complete Schedules K-2 and K-3. See the Partnership Instructions for Schedules K-2 and K-3 (Form 1065).

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS is giving you this form because they

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

November 14, 2025

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

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

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 rights 22-2128, 22-2281 and 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 rights while it is in the bank, even if the rights are not rented from the bank. The rights 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,

Debra Mansfield

Debra Mansfield
Technical Records Specialist 1

Enclosure(s)

Proof Report

Water Right 22-2128

Owner Type	Name and Address
Current Owner	TETON VALLEY WATER LLC 8350 N CENTRAL EXPY STE M1020 DALLAS, TX 75[phone redacted] [phone redacted]
Directors Report Owner	LOIS MC CULLOCH [address redacted] REXBURG, ID 83440 [phone redacted]
Original Owner	JAY RAPPLEYE , ZZ
Original Owner	GEORGE BRYCE RAPPLEYE TETONIA, ID 83452
Original Owner	SCOTTIE ALOA RAPPLEYE , ZZ
Previous Owner	862 TETON LLC 8350 N CENTRAL EXPY STE M1020 DALLAS, TX 75[phone redacted]

Priority Date: 9/4/1948
Basis: Decreed
Status: Active

Source	Tributary
GROUND WATER	

Beneficial Use	From	To	Diversion Rate	Volume
IRRIGATION	04/15	10/31	2.780 CFS	622.8 AF
	Total Diversion		2.780 CFS	622.8 AF

Source and Point(s) of Diversion:
GROUND WATER SESWNE Sec. 29, Twp 06N, Rge 45E, TETON County

Place Of Use:
IRRIGATION within TETON County

			NE				NW				SW				SE				
Twp	Rng	Sec	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	Totals
06N	45E	29	30.0	36.0	14.2	37.0	39.0	33.0	11.0	39.0									239.2

Right Acre Limit: 177.80
POU Total Acres: 239.2

Conditions of Approval:

1.	E55	Right Nos. 22-2128 and 22-10835 are limited to the irrigation of a combined total of 239.2 acres in a single irrigation season.
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.	E51	Right Nos. 22-2128 and 22-10835 are limited to a total combined diversion rate of 2.78 cfs.
4.	K06	This right is limited to the irrigation of 177.8 acres within the place of use described above in a single irrigation season.
5.	C05	Right includes accomplished change in place of use pursuant to Section 42-1425, Idaho Code.
6.	F05	Right No. 22-10835, 22-14668 & 22-14669 are also diverted through point of diversion described above.

Dates and Other Information:
Decreed Date: 12/9/2009
Civil Case Number: 39576
Judicial District: FIFTH
State or Federal: S
Water District Number: TBD
Mitigation Plan: False

Combined Use Limits:

Rate	Volume	Acres	Water Rights
2.780		239.2	22-2128 ,22-10835

SubCase:
SubCaseNumber: 22-2128
Class: 1
SF5 Filed Date:

Special Master Recom Signed Date:
Attorney Assigned:
Adjudication Agent:
Basis of Claim: License
Date Filed: 7/10/2007
Objection Status: Active

Water Supply Bank:

Lease ID: 1807
Lease Type: Contract
Lease Status: Active
Lease Start Date: 1/1/2024
Lease End Date: 12/31/2028

Beneficial Use	Div Rate Leased	Div Volume Leased	Acre Limit Leased	Total Acres Leased
Irrigation	0.26	57.40	16.40	16.40

Proof Report

Water Right 22-2281

Owner Type	Name and Address
Current Owner	TETON VALLEY WATER LLC 8350 N CENTRAL EXPY STE M1020 DALLAS, TX 75[phone redacted] [phone redacted]
Directors Report Owner	LOIS MC CULLOCH [address redacted]W [address redacted] [phone redacted]
Original Owner	MC CULLOCH RANCHES LLC [address redacted] SALT LAKE CTY, UT 84121-3259 [phone redacted]
Previous Owner	862 TETON LLC 8350 N CENTRAL EXPY STE M1020 DALLAS, TX 75[phone redacted]

Priority Date: 12/2/1966
Basis: Decreed
Status: Active

Source	Tributary
GROUND WATER	

Beneficial Use	From	To	Diversion Rate	Volume
IRRIGATION	04/15	10/15	0.740 CFS	234.3 AF
	Total Diversion		0.740 CFS	234.3 AF

Source and Point(s) of Diversion:

GROUND WATER	NESWSE	Sec. 29, Twp 06N, Rge 45E, TETON County

Place Of Use:
IRRIGATION within TETON County

			NE				NW				SW				SE				
Twp	Rng	Sec	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	Totals
06N	45E	29												37.0			31.3		68.3

POU Total Acres: 68.3

Conditions of Approval:

1.	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.
2.	C05	Right includes accomplished change in place of use pursuant to Section 42-1425, Idaho Code.

Dates and Other Information:
Decreed Date: 12/9/2009
Civil Case Number: 39576
Judicial District: FIFTH
State or Federal: S
Water District Number: TBD
Mitigation Plan: False

Combined Use Limits:
N/A

SubCase:
SubCaseNumber: 22-2281
Class: 1
SF5 Filed Date:
Special Master Recom Signed Date:
Attorney Assigned:
Adjudication Agent:
Basis of Claim: License
Date Filed: 7/10/2007
Objection Status: Active

Water Supply Bank:

Lease ID: 1806
Lease Type: Contract
Lease Status: Active
Lease Start Date: 1/1/2024
Lease End Date: 12/31/2028

Beneficial Use	Div Rate Leased	Div Volume Leased	Acre Limit Leased	Total Acres Leased
Irrigation	1.44	456.00	133.00	133.00

Proof Report

Water Right 22-10835

Owner Type	Name and Address
Current Owner	TETON VALLEY WATER LLC 8350 N CENTRAL EXPY STE M1020 DALLAS, TX 75[phone redacted] [phone redacted]
Directors Report Owner	LOIS MC CULLOCH [address redacted] [address redacted] [phone redacted]
Original Owner	MC CULLOCH RANCHES LLC [address redacted] SALT LAKE CITY, UT 84121-3259 [phone redacted]
Previous Owner	862 TETON LLC 8350 N CENTRAL EXPY STE M1020 DALLAS, TX 75[phone redacted]

Priority Date: 6/1/1961
Basis: Decreed
Status: Active

Source	Tributary
GROUND WATER	

Beneficial Use	From	To	Diversion Rate	Volume
IRRIGATION	04/15	10/31	0.960 CFS	214.8 AF
	Total Diversion		0.960 CFS	214.8 AF

Source and Point(s) of Diversion:

GROUND WATER	SESWNE	Sec. 29, Twp 06N, Rge 45E, TETON County

Place Of Use:
IRRIGATION within TETON County

			NE				NW				SW				SE				
Twp	Rng	Sec	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	Totals
06N	45E	29	30.0	36.0	14.2	37.0	39.0	33.0	11.0	39.0									239.2

Right Acre Limit: 61.40
POU Total Acres: 239.2

Conditions of Approval:

1.	E55	Right Nos. 22-2128 and 22-10835 are limited to the irrigation of a combined total of 239.2 acres in a single irrigation season.
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.	E51	Right Nos. 22-2128 and 22-10835 are limited to a total combined diversion rate of 2.78 cfs.
4.	K06	This right is limited to the irrigation of 61.4 acres within the place of use described above in a single irrigation season.
5.	F05	Right No. 22-2128, 22-14668 & 22-14669 are also diverted through point of diversion described above.

Dates and Other Information:
Decreed Date: 12/9/2009
Civil Case Number: 39576
Judicial District: FIFTH
State or Federal: S
Water District Number: TBD
Mitigation Plan: False

Combined Use Limits:

Rate	Volume	Acres	Water Rights
2.780		239.2	22-2128 ,22-10835

SubCase:
SubCaseNumber: 22-10835
Class: 1
SF5 Filed Date:
Special Master Recom Signed Date:
Attorney Assigned:
Adjudication Agent:
Basis of Claim: Beneficial Use
Date Filed: 7/10/2007
Objection Status: Active

Water Supply Bank:

Lease ID: 1807
Lease Type: Contract
Lease Status: Active
Lease Start Date: 1/1/2024

Lease End Date: 12/31/2028

Beneficial Use	Div Rate Leased	Div Volume Leased	Acre Limit Leased	Total Acres Leased
Irrigation	0.09	19.60	5.60	5.60