

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES
NOTICE OF CHANGE IN WATER RIGHT OWNERSHIP

Please print or type. Attach pages with additional information. Instructions are included at the end of this form.
Incomplete forms will be returned.

Please list the water right number(s) and/or adjudication claim number(s) (if any) for each water right to be changed. List just the adjudication claim number if there is no corresponding water right record on file with the department. Indicate, by checking in the space provided, if the change in ownership is limited to a portion of a water right in which case division of the existing water right or adjudication claim record will be required.

Water Right No(s).	Adjudication Claim No(s).	Split	Water Right No(s).	Adjudication Claim No(s).	Split
	<u>A2212012</u>	☒	<u>22-13337</u>		
			<u>22-13338 (docs.)</u>		

2. The following REQUIRED information must be submitted with this form:

A. The appropriate FILING FEE. See instructions for fee amounts.

☒ B. A copy of the most recent DEED, TITLE POLICY, CONTRACT OF SALE or other legal document indicating your ownership of the property and water right(s) or claim(s) in question, WITH ATTACHED LEGAL DESCRIPTION.

C. Either of the following (if necessary to clarify division of water rights or other complex property descriptions):
PLAT OF PROPERTY or SURVEY MAP clearly showing the location of the point(s) of diversion and place of use of your water right(s) and/or adjudication claim(s) (these are usually attached to your deed or on file with the county).

OR

If your water right(s) and/or adjudication claim(s) are for ten or more acres of irrigation, you must submit a USDA Farm Service Agency AERIAL PHOTO with the irrigated acres outlined and point(s) of diversion clearly marked. The AERIAL PHOTO should be submitted in place of the PLAT OF PROPERTY or SURVEY MAP.

3. Name and Address of Former Owner/Claimant(s)

David H. Johnson

4. New Owner/Claimant(s)

Teton Valley Associates LLC
Name Connector (Check one): ☐ and, ☐ or, ☐ and/or

New Mailing Address

100 W 200 S

City, State and ZIP Code

Driggs, Idaho 83422

New Telephone Number

208, 354-8159

5. Date you acquired the property

May 1996

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES
NOTICE OF CHANGE IN WATER RIGHT OWNERSHIP

LARRY H JOHNSON

123 N 100W

Drills PO 83422

The following REQUIRED information must be submitted with this form:

A. The applicant shall provide the information for the transfer.

B. A copy of the most recent DEED, TITLE POLICY, CONTRACT OF SALE or other legal document reflecting your ownership of the property and water right(s) or claim(s) is required, WITH ATTACHED LEGAL DESCRIPTION.

C. If one of the following is necessary to clarify division of water rights or other complex property description: PLAT OF SURVEY or SURVEY MAP, clearly showing the location of the point(s) of division and then it one of your water right(s) under right(s) claim(s) (there are usually attached to your deeds on the with the survey).

If your water right(s) under right(s) claim(s) are for use in more than one location, you must submit a USDA Form Service Agency AERIAL PHOTO with the highest water right(s) and point(s) of division clearly marked. The AERIAL PHOTO should be submitted in place of the PLAT OF SURVEY or SURVEY MAP.

Larry H Johnson

John Valley Associates LLC

Box 202

Idaho Falls, Idaho 83402

Dr. 244-2123

Name and Address of Transferor

New Owner(s)

New Mailing Address

City, State and ZIP Code

New Telephone Number

Is this form submitted for property

5.

If the change in ownership affects the entire water right for each water right or adjudication claim number listed in item 1, THEN SKIP THIS ITEM AND GO TO ITEM 7. If the change in ownership divides the water right(s) among multiple owners, you must describe, in detail, your portion of each water right after the change. Fill in the appropriate spaces in the box(es) below to describe your water right(s) after the change (one water right per box, you may copy this page as necessary). If your quantity of water is greater than a proportionate split, you must attach documentation to show justification for a larger amount. If you are not sure how to identify your portion of the original water right or adjudication claim records, please contact the nearest IDWR office for assistance.

DESCRIPTION OF YOUR PORTION OF WATER RIGHT (If the right(s) will not be split, skip this area and proceed to item 7)		
Water Right and/or Adjudication Claim Number <u>A 2212012</u>		
Water Use	Diversion Rate or Volume (cubic feet per second or acre-feet per annum)	Description (acres, number and type of stock, homes, etc)
Irrigation	_____	_____
Stock	_____	_____
Domestic	_____	_____
Other _____	_____	_____
Total	_____	_____

DESCRIPTION OF YOUR PORTION OF WATER RIGHT (If the right(s) will not be split, skip this area and proceed to item 7)		
Water Right and/or Adjudication Claim Number _____		
Water Use	Diversion Rate or Volume (cubic feet per second or acre-feet per annum)	Description (acres, number and type of stock, homes, etc)
Irrigation	_____	_____
Stock	_____	_____
Domestic	_____	_____
Other _____	_____	_____
Total	_____	_____

7.

Signature of New Owner(s) or Claimant(s)
(include title if applicable)

Suton Valley Associates LLC
Sandy G. Sundside - Managing Partner

For Snake River Basin Adjudication Claims: Please attach a Notice of Appearance completed by your attorney, if you wish IDWR to correspond with him/her for all matters related to your claims.

For Office Use Only

Received by _____	Date _____	Fee _____
Receipted by _____	Date _____	Receipt No. _____
Processed by _____ AJ	Date _____	WR _____ Date _____

RECEIVED

MAY 24 1996

TETON Co. ID

123986
WARRANTY DEED

2

80 ac

T-5763

THIS INDENTURE is made this 24th day of May, 1996, by **Lavell H. Johnson**, a married man dealing with his sole and separate property, the "Grantor", and **Peter J. Estay and Stephanie Estay**, whose mailing address is P.O. Box 545, Driggs, Idaho 83422, and **Randy A. Burnside and Nelda K. Burnside**, whose mailing address is 45 West 200 South, Driggs, Idaho 83422, the "Grantee".

WITNESSETH:

That the Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) lawful money of the United States of America, and other good and valuable consideration, to the Grantor in hand paid by the Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, sold, and by these presents does grant, bargain, sell, convey and confirm unto the Grantee, and to the Grantee's heirs and assigns forever, all of the following described property in the County of Teton, State of Idaho, to-wit:

See Schedule "A", attached hereto.

TOGETHER with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, any remainders, rents, issues and profits therefrom; and all estate, right, title and interest in and to the property, as well in law as in equity, of the Grantor.

TO HAVE AND TO HOLD the premises and the appurtenances unto the Grantee, and to the Grantee's heirs and assigns forever. The Grantor and the Grantor's heirs shall warrant and defend the premises in the quiet and peaceable possession of the Grantee and the Grantee's heirs and assigns, against the Grantor and the Grantor's heirs, and against every person whomsoever who lawfully holds (or who later lawfully claims to have held) rights in the premises as of the date hereof.

In construing this Warranty Deed and where the context so requires, the singular includes the plural.

IN WITNESS WHEREOF, the Grantor has executed the within instrument the day and year first above written.

FILED

AT THE REQUEST OF

First American

AT 12 MINUTES PAST 2 P.M.

DATE May 24, 1996

Asa J. Drake

BY Nora Rigby

CLERK OF RECORD

DEPUTY

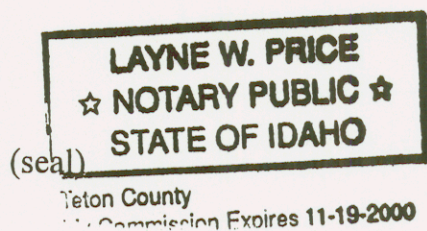
Lavell H. Johnson

Lavell H. Johnson, Grantor

STATE OF IDAHO)
)ss.
County of Teton)

On the this 24th day of May, 1996, before me, the undersigned, a notary public, in and for said State, personally appeared **Lavell H. Johnson**, known or identified to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he 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 DIABLO
My Commission Expires: 11-19-2000

G:\WPDATA\REF3757\WARR1207.WD:jkp

SCHEDULE "A"

123986

THAT PART OF THE S 1/2 NW 1/4 AND N 1/2 SW 1/4 LAYING 5 FEET EAST OF AN IRRIGATION PIPELINE. LESS A 1 ACRE PARCEL IN THE NORTH EAST CORNER AND THE HIGHWAY RIGHT OF WAY. IN SECTION 23, TWP. 5 N, RNG 45 E. 8.M.. TETON COUNTY, IDAHO.

BEING FURTHER DESCRIBED AS:

COMMENCING AT THE N 1/4 CORNER OF SAID SECTION 23. THENCE S 0°08'41"E. 1324.75 FEET ALONG THE EAST LINE OF THE NW 1/4 TO THE NE CORNER SE 1/4 NW 1/4. AND THENCE S 89°46'21"W. 209.00 FEET ALONG THE NORTH LINE OF SAID SE 1/4 NW 1/4 OF SAID SECTION 23 TO THE POINT OF BEGINNING: THENCE S 0°08'41"E. 209.00 FEET TO A POINT: THENCE N 89°46'21"E. 147.92 FEET TO A POINT ON THE WESTERN RIGHT-OF-WAY LINE OF STATE HIGHWAY 33: THENCE S 0°20'07"E. 2441.84 FEET ALONG SAID RIGHT-OF-WAY LINE TO A POINT ON THE SOUTH LINE OF THE N 1/2 SW 1/4 OF SAID SECTION 23: THENCE S 89°44'15"W. 1306.51 FEET ALONG THE SOUTH LINE OF THE N 1/2 SW 1/4 TO A POINT: THENCE N 0°00'31"W. 2651.64 FEET TO A POINT ON THE NORTH LINE OF THE S 1/2 NW 1/4 OF SAID SECTION 23: THENCE N 89°46'21"E. 1144.17 FEET ALONG THE NORTH LINE OF THE S 1/2 NW 1/4 TO THE POINT OF BEGINNING.

CONTAINS 78.35 ACRES. MORE OR LESS.

SUBJECT TO A 0.34 ACRE FENCELINE ENCROACHMENT ON THE SOUTH SIDE OF THE DESCRIBED PARCEL VARYING IN WIDTH FROM 10 FEET ON THE WEST END TO 22 FEET ON THE EAST END.

SUBJECT TO A 60 FOOT WIDE ROAD AND UTILITY EASEMENT ACROSS THE NORTHERN PORTION OF THE PARCEL. THE CENTERLINE OF THE EASEMENT BEING DESCRIBED: FROM THE NORTH 1/4 CORNER OF SAID SECTION 23. S 0°08'41" E. 2175.11 FEET ALONG THE SECTION 1/4 LINE AND WEST 59.15 FEET TO THE WEST HIGHWAY RIGHT OF WAY, BEING THE POINT OF BEGINNING.

THENCE ALONG THE CENTER OF THE 60 FOOT WIDE ROAD AND UTILITY EASEMENT S 89°40' W. 1298 FEET TO THE WESTERN PROPERTY LINE.

Reserving unto the Party of the First Part and subject to the following ~~15 foot wide~~ irrigation ditch and pipeline installation and maintenance easements:

- On the North side of the property adjacent to the North property line. - 15 ft. wide
- Across the South side of the parcel adjacent to and on the North side of the existing fence line. 15 ft. wide
- Across the center of the parcel with the irrigation easement adjacent to and on the South side of the described road easement and running West, 1306.5 feet across the parcel. - 15 ft. wide
- Across the East side of the parcel with the irrigation easement starting at a point S 0°08'41" E. 2175.11 feet from the North 1/4 corner and West 66.7 feet to the center of the 15 foot easement. Being 75 feet West of the highway right of way and running S 0°20'07" E. 1790 feet to the North line of the SE 1/4 SW 1/4.

Reserving unto Party of the First Part necessary access over all of the property described in this Schedule "A" for maintenance and repair of the ditches and pipelines on said easements.

Less: State Highway right of way

Together with one-half (1/2) of Party of the First Part's Central Teton water rights but specifically excluding any water rights in Grand Teton Canal Company.

SUBJECT to Ditch Right-of-Way recorded December 19, 1978, Recorder's No. 82476, records of Teton County, Idaho; and

SUBJECT to Agreement between The City of Driggs and Lavell Johnson and Lowell Curtis recorded October 3, 1991, Recorder's No. 108783, records of Teton County, Idaho; and

SUBJECT to the easements in State Highway Right-of-Way Deed recorded August 31, 1935, Book 62 at Page 562 and 563, records of Teton County, Idaho; and

SUBJECT to all existing easements or claims of easements, patent reservations, rights of way, protective covenants, zoning ordinances, and applicable building codes, laws and regulations, encroachments, overlaps, boundary line disputes and other matters which would be disclosed by an accurate survey or inspection of the premises.