

IN THE DISTRICT COURT OF THE FIFTH JUDICIAL DISTRICT OF THE
STATE OF IDAHO, IN AND FOR THE COUNTY OF TWIN FALLS

In Re SRBA

Water Rights: 21-7154, 21-7155

Case No. 39576

NOTICE OF COMPLETED
ADMINISTRATIVE
PROCEEDING

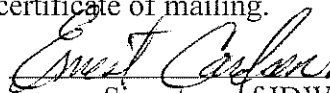
IDWR has completed the following Administrative proceeding:

- ☐ Address change
- ☒ Substitution of Party NEDROW – GARLOCK & ONE SOURCE PARTNERS LLC
- ☐ I.C. § 42-222 transfer
 - ☐ point of diversion ☐ place of use
 - ☐ period of use ☐ nature of use
 - ☐ split of water right ☐ change in ownership

IDWR certifies that it has completed its investigation into the changes to the elements of the water rights listed above as set forth in the attached *Amended Director's Reports* for said water rights. No other changes have been made to the elements of these water rights except as set forth above.

IDWR has served copies of the *Notice of Completed Administrative Proceeding* and *Amended Director's Report(s)* on the claimant(s), prior claimant(s) and all parties in the subcases affected, if any, as reflected on the attached certificate of mailing.

DATED: June 9, 2006



Signature of IDWR Representative

CERTIFICATE OF MAILING

I certify that on June 16, 2006, I mailed the original and copies of this form to the following persons, postage prepaid by regular mail and addressed as follows:

1. Original to:

Clerk of the District Court
Snake River Basin Adjudication
PO Box 2707
Twin Falls ID 83303-2707

2. One copy to:

Claimant/Seller for Substitution of Party or attorney of record:
J RICHARD NEDROW
3280 E 1200 N
ASHTON ID 83420

3. One copy to:

Claimant/Purchaser for Substitution of Party, or attorney of record:
THOMAS W GARLOCK ONE SOURCE PARTNERS LLC
KAREN A GARLOCK 970 W BROADWAY #446
970 W BROADWAY #446 JACKSON WY 83001
JACKSON WY 83001

4. One copy to:

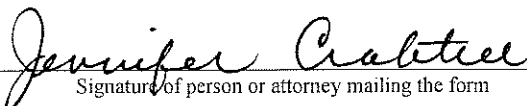
Each party in the subcase, or attorney of record
N/A

5. One copy each to:

Chief Natural Resources Division
Office of the Attorney General
PO Box 44449
Boise ID 83711-4449

6. One Copy to:

United States Dept of Justice
Environment & Natural Resource Div
550 West Fort Street MSC 033
Boise ID 83724



Signature of person or attorney mailing the form

OK
JC
6-8-06

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.

1. 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 (under the "split" heading), 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
A21-7154					
A21-7155					

(w/ncap)
NCAP/

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) is 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) | J. Richard Nedrow
3280 E. 1200 N., Ashton, ID 83420 |
| 4. | New Owner/Claimant(s) | Thomas W. and Karen A. Garlock and One Source Partners, LLC
Name Connector (Check one): ☒ and, ☐ or, ☐ and/or |
| | New Mailing Address | 970 West Broadway #446 |
| | City, State and ZIP Code | Jackson, WY 83001 |
| | New Telephone Number | (800) 914-2689 |
| 5. | Date you acquired the property | July 15, 2005 |

RECEIVED

JUN 07 2006

Department of Water Resources
Eastern Region

6. **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 _____		
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)

Thomas W. Garlock *Karen A. Garlock*
 Thomas W. Garlock and Karen A. Garlock
Richard L. Jones
 Richard L. Jones, Manager of One Source Partners, LLC

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 _____

1,3829 A

First American Title Company

496252

WHEN RECORDED RETURN TO:
Thomas W. Garlock
970 West Broadway #446
Jackson, Wyoming 83001

Microfilm No. 15 Day July 20 05
N 2:30 PM
ABBE MACE
FREMONT CO RECORDER
Fee \$ 9 Deputy
Recorded at Request of
First American Title Company

WARRANTY DEED

J. RICHARD NEDROW aka JAMES RICHARD NEDROW and MARY NEDROW, husband and wife, 3280 East 1200 North, Ashton, Idaho 83420, as GRANTORS, for a good and valuable consideration, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey unto THOMAS W. GARLOCK and KAREN A. GARLOCK, 970 West Broadway #446, Jackson, Wyoming 83001, and ONE SOURCE PARTNERS, LLC, an Idaho limited liability company, 970 West Broadway #446, Jackson, Wyoming 83001, as tenants in common (hereinafter referred to collectively as "GRANTEES"), and to GRANTEES' heirs, successors and assigns forever, all of the following described property situated in Fremont County, Idaho:

An undivided 45.85% interest in common in the Tract of Land located in Section 1, Township 8 North, Range 41 E.B.M., and Section 6, Township 8 North, Range 42 E.B.M., Fremont County, Idaho, described as:

Beginning at the Southeast corner of Section 1, Township 8 North, Range 41 East, Boise Meridian, Idaho, said point being located on the Westerly Bank of the Henry's Fork of the Snake River; thence North 89°51'20" West along the South line of said section 587.84 feet; thence South 53°17'44" West, 581.99 feet; thence North 36°41'55" West, 1,067.66 feet; thence North 53°17'44" East, 983.86 feet; thence North 47°04'30" West, 553.70 feet to the East 1/16th section line for Section 1; thence North 0°23'31" East, along said 1/16 section line 687.23 feet; thence North 52°51'16" East, 699.02 feet to the POINT OF BEGINNING; thence North 52°51'16" East, 1,043.55 feet; thence South 35°44'46" East, 1,043.55 feet; thence South 52°51'16" West 1,043.55 feet; thence North 35°44'46" West, 1,043.55 feet to the point of beginning.

TOGETHER with all improvements, easements, hereditaments and appurtenances thereto.

SUBJECT to real property taxes and assessments not yet due and payable and all patent reservations, easements, rights of way, protective and restrictive covenants, zoning ordinances, applicable building codes and other agreements and laws and regulations of record, including the following:

1. Levies and assessments of Fremont-Madison Irrigation District.

2. Any claim arising from the difference in the mean high water line of the Henry's Fork of the Snake River and the meander line as shown by the Original Government Survey.

3. All matters, and any rights, easements, interests or claims which may exist by reason thereof, disclosed by survey recorded January 10, 1988, as Instrument No. 408593.

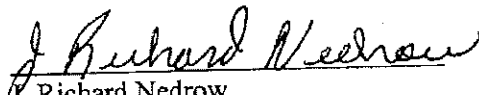
4. Agreement for Easement for Ingress and Egress upon the terms, conditions and provisions contained therein, Recorded December 31, 2003, Instrument No. 486018.

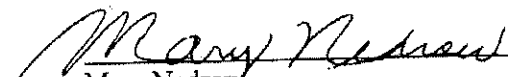
5. Easement for Ingress and Egress upon the terms, conditions and provisions contained therein, Recorded December 31, 2003, Instrument No. 486019.

GRANTORS, for themselves, their heirs and assigns do hereby covenant, warrant and shall defend the quiet and peaceable possession of said premises by the GRANTEEES, their heirs, successors and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, GRANTORS have hereunto subscribed their names to this instrument this 15th day of July, 2005.

GRANTORS:


Richard Nedrow
aka James Richard Nedrow


Mary Nedrow

496252

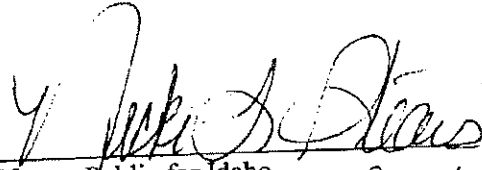
STATE OF IDAHO)

:ss

County of Madison)

On this 5th day of July, in the year 2005, before me, a Notary Public in and for said State, personally appeared J. Richard Nedrow aka James Richard Nedrow and Mary Nedrow, husband and wife, known or identified to me (or proved to me on the oath of _____), to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same.

NOTARY
STATE OF IDAHO
NOTARY--PUBLIC


Notary Public for Idaho
Residing at: MADISON County, ID
My Commission Expires: 1-3-2006



113829

First American Title Company

WHEN RECORDED RETURN TO:

Thomas W. Garlock
970 West Broadway #446
Jackson, Wyoming 83001

Microfilm No. **486251**
At 12 Day July 20 25
At 12 O'Clock P M
ABBE MACE
FREMONT CO RECORDER
Fee \$ 9 Deputy
Recorded at Request of
First American Title Company

WARRANTY DEED

J. RICHARD NEDROW FARMS, INC., an Idaho corporation, 3280 East 1200 North, Ashton, Idaho 83420, as GRANTOR, for a good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto THOMAS W. GARLOCK and KAREN A. GARLOCK, 970 West Broadway #446, Jackson, Wyoming 83001, and ONE SOURCE PARTNERS, LLC, an Idaho limited liability company, 970 West Broadway #446, Jackson, Wyoming 83001, as tenants in common (hereinafter referred to collectively as "GRANTEES"), and to GRANTEES' heirs, successors and assigns forever, all of the following described property situated in Fremont County, Idaho:

An undivided 54.15% interest in common in the Tract of Land located in Section 1, Township 8 North, Range 41 E.B.M., and Section 6, Township 8 North, Range 42 E.B.M., Fremont County, Idaho, described as:

Beginning at the Southeast corner of Section 1, Township 8 North, Range 41 East, Boise Meridian, Idaho, said point being located on the Westerly Bank of the Henry's Fork of the Snake River; thence North 89°51'20" West along the South line of said section 587.84 feet; thence South 53°17'44" West, 581.99 feet; thence North 36°41'55" West, 1,067.66 feet; thence North 53°17'44" East, 983.86 feet; thence North 47°04'30" West, 553.70 feet to the East 1/16th section line for Section 1; thence North 0°23'31" East, along said 1/16 section line 687.23 feet; thence North 52°51'16" East, 699.02 feet to the POINT OF BEGINNING; thence North 52°51'16" East, 1,043.55 feet; thence South 35°44'46" East, 1,043.55 feet; thence South 52°51'16" West 1,043.55 feet; thence North 35°44'46" West, 1,043.55 feet to the point of beginning.

TOGETHER with all improvements, easements, hereditaments and appurtenances thereto.

SUBJECT to real property taxes and assessments not yet due and payable and all patent reservations, easements, rights of way, protective and restrictive covenants, zoning ordinances, applicable building codes and other agreements and laws and regulations of record, including the following:

1. Levies and assessments of Fremont-Madison Irrigation District.

496251

2. Any claim arising from the difference in the mean high water line of the Henry's Fork of the Snake River and the meander line as shown by the Original Government Survey.

3. All matters, and any rights, easements, interests or claims which may exist by reason thereof, disclosed by survey recorded January 10, 1988, as Instrument No. 408593.

4. Agreement for Easement for Ingress and Egress upon the terms, conditions and provisions contained therein, Recorded December 31, 2003, Instrument No. 486018.

5. Easement for Ingress and Egress upon the terms, conditions and provisions contained therein, Recorded December 31, 2003, Instrument No. 486019.

GRANTOR, for itself, its successors and assigns does hereby covenant, warrant and shall defend the quiet and peaceable possession of said premises by the GRANTEES, their heirs, successors and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, GRANTOR has hereunto subscribed its name to this instrument this ____ day of July, 2005.

GRANTOR:

J. RICHARD NEDROW FARMS, INC.

By J. Richard Nedrow

Its President

496251

STATE OF IDAHO)

:SS

County of Madison)

On this 15th day of July, in the year 2005, before me, a Notary Public in and for said State, personally appeared J. Richard Nedrow, known or identified to me (or proved to me on the oath of _____), to be the President of the corporation that executed this instrument or the person who executed this instrument on behalf of said corporation, and acknowledged to me that such corporation executed the same.

NICKI L. BEARS
STATE OF IDAHO
NOTARY PUBLIC

Nicki L. Bears
Notary Public for Idaho

Residing at: MADISON County, ID

My Commission Expires: 1-3-2006

113 829B

WHEN RECORDED RETURN TO:
Billy G. DuPree, Jr.
P.O. Box 723
Rexburg, Idaho 83440

First American Title Company

NOTICE OF CONTRACT OF SALE

NOTICE IS HEREBY GIVEN that RICHARD NEDROW and MARY NEDROW, husband and wife, whose address is 3280 East 1200 North, Ashton, Idaho 83420, hereinafter called "Sellers" are selling pursuant to written Contract of Sale dated effective as of the 1st day of July, 2005 ("Contract of Sale") to THOMAS W. GARLOCK and KAREN A. GARLOCK, husband and wife, 970 West Broadway #446, Jackson, Wyoming 83001, and ONE SOURCE PARTNERS, LLC, an Idaho limited liability company, 970 West Broadway #446, Jackson, Wyoming 83001, hereinafter called "Purchasers," the real property situated in Fremont County, Idaho described on the attached Exhibit A.

The Contract of Sale is to be performed over a period of time with final payment due from Purchasers to Sellers on July 8, 2025. Except as otherwise provided in the Contract of Sale for partial releases of property and for delivery of a deed subject to compliance with the Contract of Sale five (5) years after the Closing, the deed for the property shall not be delivered until the Contract of Sale is fully performed. Sellers retain remedies in the event of default, all of which are fully set forth in the Contract of Sale.

DATED to be effective as of the 1st day of July, 2005.

SELLERS

Richard Nedrow
Richard Nedrow

Mary Nedrow
Mary Nedrow

PURCHASERS

Thomas W. Garlock
Thomas W. Garlock

Karen A. Garlock
Karen A. Garlock

ONE SOURCE PARTNERS, LLC

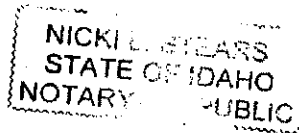
By Richard L. Jones
RICHARD L. JONES
Its MANAGING MEMBER

Microfilm No. 496253
15 Day July 20 05
At 16:29 O'clock PM
ABBE MACC
FREMONT CO RECORDER
Fee \$ 12 Deputy
Recorded at Request of
First American Title Company

496253

STATE OF IDAHO)
)
) :ss
County of Madison)

On this 15th day of July, in the year 2005, before me, a Notary Public in and for said State, personally appeared Richard Nedrow and Mary Nedrow, husband and wife, known or identified to me (or proved to me on the oath of _____), to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same.



Nicki L. Stears
Notary Public for Idaho
Residing at: MADISON County, ID
My Commission Expires: 1-3-2006

STATE OF IDAHO)
)
) :ss
County of Teton ~~Madison~~)

On this 14th day of July, in the year 2005, before me, a Notary Public in and for said State, personally appeared Thomas W. Garlock and Karen A. Garlock, husband and wife, known or identified to me (or proved to me on the oath of _____), to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same.

Jerrilee J. Brower
Notary Public for Idaho
Residing at: Tetonia, Idaho
My Commission Expires: 2-27-10

STATE OF IDAHO)

496253

:SS

County of ~~Madison~~ Teton)

On this 14th day of July, in the year 2005, before me, a Notary Public in and for said State, personally appeared Richard L. Jones, known or identified to me (or proved to me on the oath of _____), to be the manager or member of the limited liability company that executed this instrument or the person who executed this instrument on behalf of said limited liability company, and acknowledged to me that such limited liability company executed the same.

Jerrilee J. Brower
Notary Public for Idaho

Residing at: Tetonia, Idaho

My Commission Expires: 2-27-10

EXHIBIT A

Real Property Description

The following described real property situated in Fremont County, Idaho:

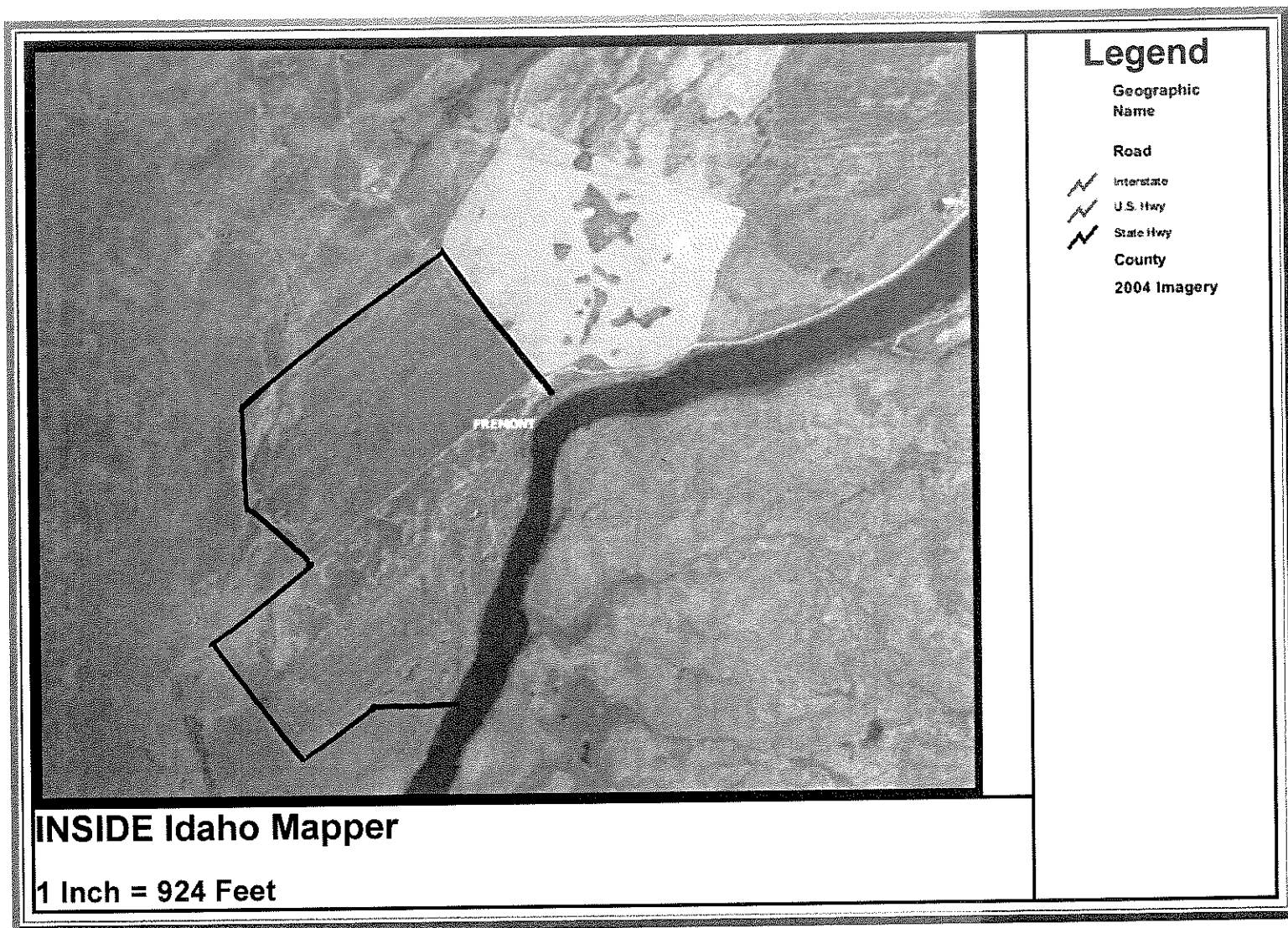
A Tract of Land located in Sections 1 and 12, Township 8 North, Range 41 E.B.M., and Section 6, Township 8 North, Range 42 E.B.M., Fremont County, Idaho, described as:

Beginning at the Southeast corner of Section 1, Township 8 North, Range 41 East, Boise Meridian, Idaho, said point being located on the Westerly Bank of the Henry's Fork of the Snake River; thence North $89^{\circ}51'20''$ West along the South line of said section 587.84 feet; thence South $53^{\circ}17'44''$ West, 581.99 feet; thence North $36^{\circ}41'55''$ West, 1,067.66 feet; thence North $53^{\circ}17'44''$ East, 983.86 feet; thence North $47^{\circ}04'30''$ West, 553.70 feet to the East 1/16th section line for Section 1; thence North $0^{\circ}23'31''$ East, along said 1/16 section line 687.23 feet; thence North $52^{\circ}51'16''$ East, 1,742.57 feet; thence South $35^{\circ}44'46''$ East, 1,325.00 feet to a point on the Westerly bank of the Henry's Fork of the Snake River; thence Southerly along said riverbank, 2,356 feet more or less to the point of beginning.

LESS: Beginning at the Southeast corner of Section 1, Township 8 North, Range 41 East, Boise Meridian, Idaho, said point being located on the Westerly Bank of the Henry's Fork of the Snake River; thence North $89^{\circ}51'20''$ West along the South line of said section 587.84 feet; thence South $53^{\circ}17'44''$ West, 581.99 feet; thence North $36^{\circ}41'55''$ West, 1,067.66 feet; thence North $53^{\circ}17'44''$ East, 983.86 feet; thence North $47^{\circ}04'30''$ West, 553.70 feet to the East 1/16th section line for Section 1; thence North $0^{\circ}23'31''$ East, along said 1/16 section line 687.23 feet; thence North $52^{\circ}51'16''$ East, 699.02 feet to the POINT OF BEGINNING; thence North $52^{\circ}51'16''$ East, 1,043.55 feet; thence South $35^{\circ}44'46''$ East, 1,043.55 feet; thence South $52^{\circ}51'16''$ West 1,043.55 feet; thence North $35^{\circ}44'46''$ West, 1,043.55 feet to the point of beginning.

TOGETHER with all improvements, easements, hereditaments and appurtenances thereto.

SUBJECT to existing liens and encumbrances and all existing patent reservations, easements, rights of way, protective and restrictive covenants, zoning ordinances and applicable building codes, laws and regulations apparent or of record.



Frank Hess*
Leonard R. Carlman*
Paul E. D'Amours**

HESS CARLMAN & D'AMOURS, LLC
ATTORNEYS AT LAW
30 East Simpson St.
P.O. Box 449
Jackson, Wyoming 83001

(307) 733-7881 Phone
(307) 733-7882 Fax

pauldamours@yahoo.com

* Admitted in WY
** Admitted in WY, ID & CO

June 5, 2006

IDWR Eastern Region
900 N. Skyline Dr., Suite A
Idaho Falls, ID 83402-1718

Re: Notice of Change in Water Right Ownership:
A21-7154, A21-7155

To Whom It May Concern:

Please find enclosed the following:

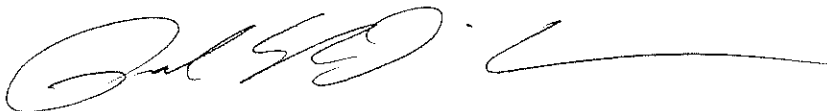
1. Notice of Change of Water Right Ownership for the above-listed water rights;
2. \$50.00 filing fee (\$25.00 for each water right);
3. Two (2) Warranty Deeds, which together make up 100% interest in the property described in the deeds;
4. One (1) Notice of Contract of Sale;
5. One (1) copy of a portion of a survey which describes the underlying property;
6. One (1) copy of a sketch showing the locations of the points of diversion and places of use; and
7. One (1) photograph of the property from the Idaho GIS website.

I represent the purchasers of the underlying property, Thomas and Karen Garlock and One Source Partners, LLC. For purposes of the sale, the property was split into two portions: one which was purchased pursuant to a real estate contract, which is described in the two (2) Warranty Deeds; and the other which was purchased pursuant to a Contract of Sale, which is described in the Notice of Contract of Sale. Together, the entire property purchased consists of that area described on the portion of the attached survey, and as approximated on the attached photograph.

Please let me know should you have any questions or need additional information.

Thank you.

Sincerely,



Paul E. D'Amours

RECEIVED
JUN 07 2006
Department of Water Resources
Eastern Region



State of Idaho

DEPARTMENT OF WATER RESOURCES

900 N. SKYLINE DR., SUITE A, IDAHO FALLS, ID 83402-1718

PHONE: (208) 525-7161 FAX: (208) 525-7177 WEB SITE: www.idwr.state.id.us

EASTERN REGION
June 7, 2006

JAMES E. RISCH
Governor

KARL J. DREHER
Director

PAUL E D'AMOURS
HESS CARLAM & D'AMOURS LLC
PO BOX 449
JACKSON WY 83001

RE: NOTICE OF CHANGE OF WATER RIGHT OWNERSHIP 21-7154, 21-7155
& CHECK NO. 1751 FOR \$50.00

Dear Mr. D'Amours:

I am returning the above referenced check because a fee is not required to change the ownership of these rights. I will process your request as soon as possible, and notify the Snake River Basin Adjudication court of this change.

Respectfully,

Jennifer Crabtree
Technical Records Specialist

Enclosure