

04/30/2007

IDAHO DEPARTMENT OF WATER RESOURCES
RECOMMENDED WATER RIGHTS ACQUIRED UNDER STATE LAW

RIGHT NUMBER: 22-13696

NAME AND ADDRESS: BATES RANCH LLC
1025 S COOK ST
DENVER CO 80209

SOURCE: UNNAMED SLOUGHS

TRIBUTARY: TETON RIVER

QUANTITY: 0.640 CFS

PRIORITY DATE: 06/01/1903

POINT OF

DIVERSION: T05N R45E S30 SESESE Within TETON County

PURPOSE AND

PERIOD OF USE:

PURPOSE OF USE

PERIOD OF USE

QUANTITY

IRRIGATION

04/15 10/31

0.640 CFS

PLACE OF USE: IRRIGATION in TETON County

T05N R45E S30

SWSE

21.00

T05N R45E S30

SESE

11.00

32 ACRES TOTAL

The rights listed below are limited to the irrigation of a combined total of 34 acres in a single irrigation season. Combined Right Nos.: 22-13696 and 22-13699.

OTHER PROVISIONS NECESSARY FOR DEFINITION OR ADMINISTRATION OF THIS WATER RIGHT:

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.

EXPLANATORY MATERIAL: BASIS OF CLAIM - Decreed

This right is a split from former right 22-677 .

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Idaho Department of Water Resources

SRBA Recommendation:

22-13696 and

(Irrigation)

22-13699

Legend

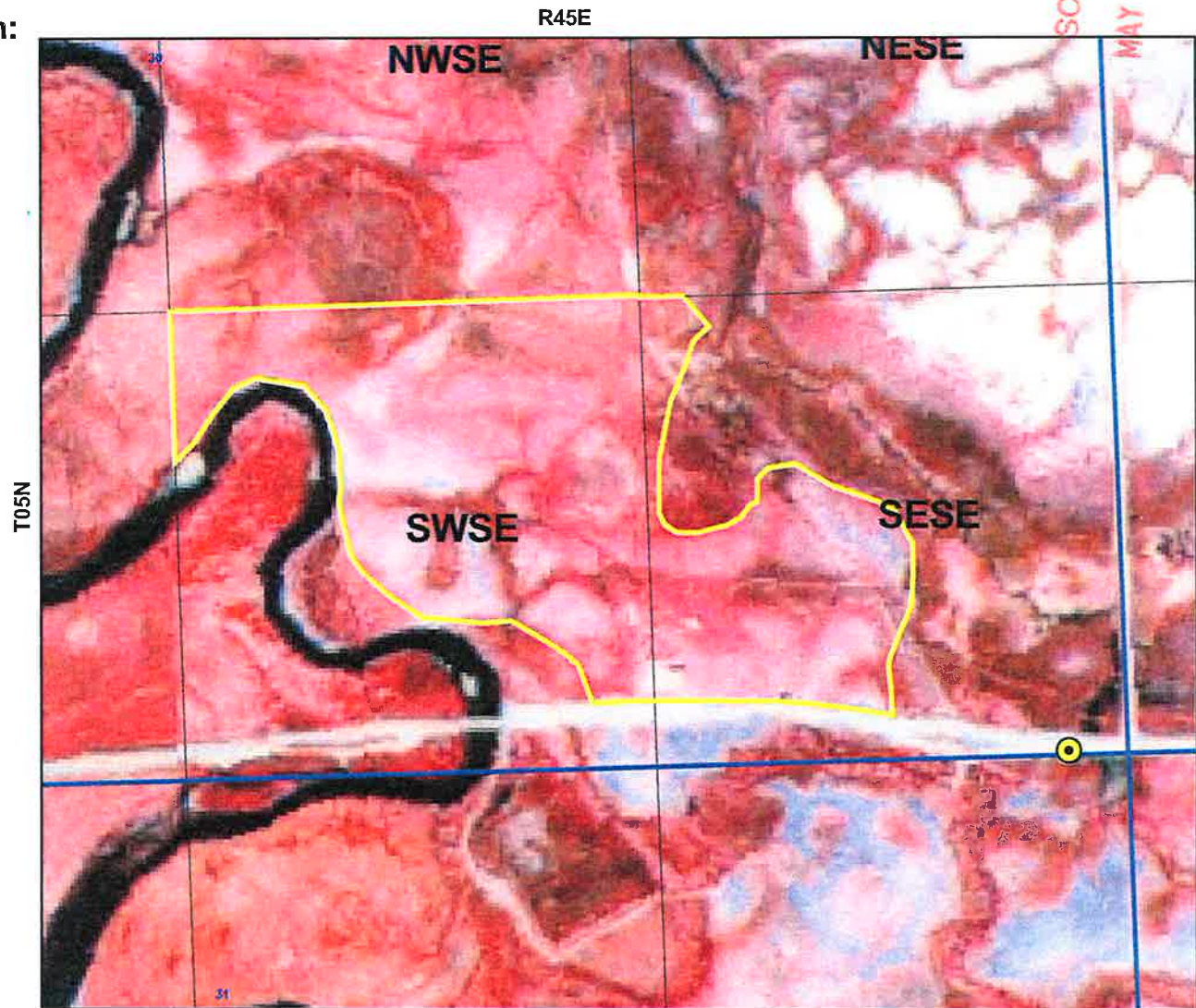
-  Point of Diversion
-  Place of Use
-  Townships
-  PLS Sections
-  Quarter Quarters



Teton County
IDWR Basin 22



Prepared by J. Crabtree
On Monday, April 30, 2007
1987/88 Aerial Photography



0 0.2 0.4 Miles

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State of Idaho

DEPARTMENT OF WATER RESOURCES

900 N. Skyline Dr., Suite A • Idaho Falls, Idaho 83402-1718

Phone: (208) 525-7161 • Fax: (208) 525-7177 • Web Site: www.idwr.idaho.gov

EASTERN REGION

C. L. "BUTCH" OTTER
Governor

DAVID R. TUTHILL, JR.
Interim Director

April 30, 2007

DUCK BELL LLC
BATES RANCH LLC
1025 S COOK ST
DENVER CO 80209

RE: Notice of Change of Water Right Ownership (NCO) for
22-677, 22-4189 and Notice of Completed Administrative Proceeding
(NCAP)

Dear Claimants:

The Idaho Department of Water Resources (IDWR) received an NCO changing the right holder for a portion of the above referenced water right(s). Based on this NCO, IDWR water right records for the Snake River Basin Adjudication (SRBA) have been updated with new water right numbers reflecting the division of the water right(s).

Furthermore, as directed by the SRBA Court, this office mailed a copy of the updated water right record(s) to each party listed on the enclosed NCAP. The intent of this mailing is to ensure each party has a current record of the water right(s) as recorded in the SRBA.

Please feel free to contact me if you have any questions concerning this matter.

Respectfully,

Jennifer Crabtree
Technical Records Specialist

Enclosure

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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: 22-677 split into
22-13694, 22-13695, 22-13696

Case No. 39576)

NOTICE OF COMPLETED
ADMINISTRATIVE
PROCEEDING

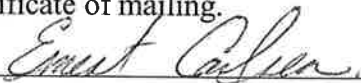
IDWR has completed the following Administrative proceeding:

- ☐ Address change
- ☒ Substitution of Party **WILSON – WILSON, DUCK BELL LLC, BATES RANCH 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: 5-4-07



Signature of IDWR Representative

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MAY 11 2007

CERTIFICATE OF MAILING

I certify that on May 7, 2007, 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:
ROBERT & SHARMAN WILSON
17245 GREEN TURTLE LN E
SUGARLOAF KEY FL 33042

3. One copy to:

Claimant/Purchaser for Substitution of Party, or attorney of record:
ROBERT & SHARMAN WILSON DUCK BELL LLC BATES RANCH LLC
17245 GREEN TURTLE LN E 1025 S COOK ST 1025 S COOK ST
SUGARLOAF KEY FL 33042 DENVER CO 80209 DENVER CO 80209

4. One copy to:

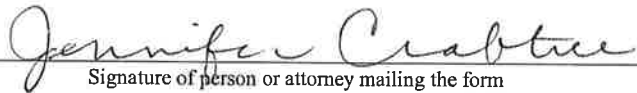
Each party in the subcase, or attorney of record
RAY RIGBY
PO BOX 250
REXBURG ID 83440

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

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MAY 11 2007

STATE OF IDAHO

IDAHO DEPARTMENT OF WATER RESOURCES

NOTICE OF CHANGE OF WATER RIGHT OWNERSHIP

Please print or type. Attach pages with additional information. Instructions are on the back of this page.
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
22-677		√			
22-4189		√			

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 rights(s) or claims(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 your water rights(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 Robert Jewell Wilson and Sharman Lee Wilson
4. New Owner/Claimant(s) Bates Ranch, LLC
 Name connector (check one): [] and [] or, [] and/or
 New Mailing Address 1025 S. Cook St.
 City, State and ZIP Code Denver, CO 80209
 New Telephone Number _____
5. Date you acquired the property February 7, 2006

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MAY 11 2007

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 Use	Diversion Rate or Volume (cubic feet per second or acre-feet per annum)	Description (acres, number and type of stock,
Water right and/or Adjudication Claim Number 22-677		
Irrigation	0.66 cfs	33 acres
Stock		
Domestic		
Other		
Totals	0.66 cfs	33 acres
Water right and/or Adjudication Claim Number 22-4189		
Irrigation	0.66 cfs	33 acres
Stock		
Domestic		
Other		
Totals	0.66	33 acres
Water right and/or Adjudication Claim Number		
Irrigation		
Stock		
Domestic		
Other		
Totals		

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

7. Signature of New Owner(s) Or Claimant(s)
(include title if applicable)

[Signature] (Bates Ranch LLC)
Mgs, Bates Ranch LLC

For IDWR Office Use Only

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

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MAY 11 2007

RECEIVED

FEB 6 2006

TETON CO., ID
CLERK/RECORDER
Order No.: 3050614345TD
FOR VALUE RECEIVED174880
WARRANTY DEED

Instrument # 174880
 DATES, TETON, IDAHO
 2006-02-16 04:00:12 No. of Pages: 1
 Recorded for: ALLIANCE TITLE & E-CROW
 NOLAN G. BOWMEY
 E-Official Recorder Deputy
 Index to: DEED, WARRANTY

Robert Jewell Wilson and Sharman Lee Wilson, Husband and Wife

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

Bates Ranch LLC, a Delaware limited liability company

whose current address is

PO Box 334 Jackson, WY 83001

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

Township 5 North, Range 45 East, Boise Meridian, Teton County, Idaho.
 Section 30: South Half Southeast Quarter.

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: 2/07/2006

Robert Jewell Wilson
 Robert Jewell Wilson

Sharman Lee Wilson
 Sharman Lee Wilson

174880

State of

County of

On this 15 day of February, in the year 2006, before me, a Notary Public in and for said state, personally appeared Robert Jewell Wilson and Sharman Lee Wilson known or identified to me to be the person whose name is subscribed to the within instrument and acknowledged to me that they executed the same.

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

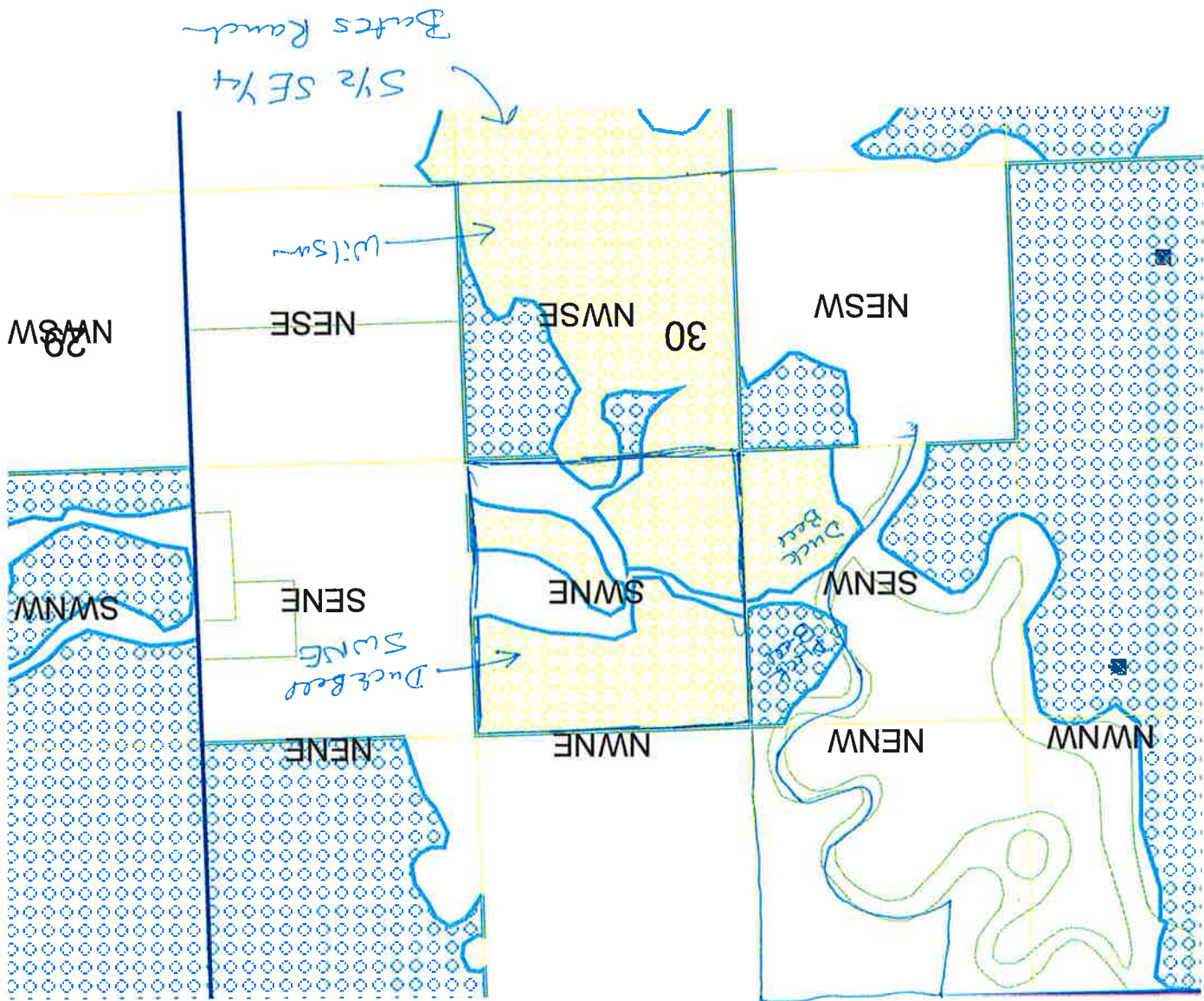
Maal
 Notary Public for the State of FLORIDA
 Residing at: KEY WEST
 Commission Expires: OCT. 10, 2008



Magdalena Badon
 Commission #DD361503
 Expires: OCT. 10, 2008
 WWW.AARONNOTARY.com

174880

22-677



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MAY 11 2007

Sections
Teton taxlots
Recommendation POU
Recommendation POD
GCDB05N45E GCDB