

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED

MAR 28 2022

Department of Water Resources
Eastern Region

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?
A24-0407A	Yes ☐	Yes ☐		Yes ☐	Yes ☐
24-4074A OK	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Caribou Mountain Ranch, LLC
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Caribou Ranch, LLC
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or
- PO Box 21 Auburn WY 83111
Mailing address City State Zip
- 208-339-3200 ryanlolsen@gmail.com
Telephone 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: 02/24/2022
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.
☐ 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, Caribou Ranch, LLC 03/18/2022
Signature of new owner/claimant Title, if applicable Date
Ryan L Olsen
Print name
- Signature: _____
Signature of new owner/claimant Title, if applicable Date
Print name

For IDWR Office Use Only:

Received by OK Date 3/28/22 Receipt No. E047948 Receipt Amt. \$25.00

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 JB Processed by JB Date 4/7/2022



WARRANTY DEED

Alliance Title & Escrow, LLC Order No.: 598818

FOR VALUE RECEIVED

Caribou Mountain Ranch, LLC

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

Caribou Ranch, LLC

whose current address is

**PO Box 21
Auburn, WY 83111**

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

See attached Exhibit 'A'
Together with Water Right No. **A24-0407A**
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: 2/22/22

Caribou Mountain Ranch, LLC

Keith J. Miller, Manager

State of Arizona) ss
County of Maricopa)

On this 22 day of February, 2022, before me, Kim Hardy, a Notary Public in and for said state, personally appeared Keith J. Miller known or identified to me to be the Manager in the Limited Liability Company known as Caribou Mountain Ranch, LLC who executed the foregoing instrument in said LLC name.

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

Kim Hardy
Notary Public for the State of Arizona
Residing at: 7373 N. Scottsdale Rd., Ste. B210, Scottsdale, AZ 85253
Commission Expires: Oct 30, 2025



EXHIBIT "A"



598818

A parcel of land located in Sections 5 and 8, Township 5 South, Range 46 East, of the Boise Meridian, Caribou County, Idaho and further described as follows:

BEGINNING at the Southeast corner of said Section 5 from which the South $\frac{1}{4}$ of said Section 5 bears North $89^{\circ}44'32''$ West 2651.37 feet;
Thence North $89^{\circ}44'32''$ West 522.78 feet to a $\frac{5}{8}$ " rebar and cap set by LS 5497 set on the intersection of the South line of said Section and a fence line and being the Northwest corner of Eric Heppler and Joanne Heppler property as recorded under Instrument No. 177129, in the official records of Caribou County, the TRUE POINT OF BEGINNING.
Thence North $02^{\circ}07'01''$ East 13.53 feet to a $\frac{5}{8}$ " rebar with cap labeled "A.A. Hudson, PLS 4735" set at a fence corner;
Thence along said fence through the following courses, each corner point monumented by a $\frac{5}{8}$ " rebar with cap (LS 4735);
Thence North $89^{\circ}28'49''$ West 82.68 feet;
Thence North $70^{\circ}19'42''$ West 40.88 feet;
Thence North $66^{\circ}38'54''$ West 398.91 feet;
Thence North $52^{\circ}51'41''$ West 101.69 feet;
Thence North $59^{\circ}08'58''$ West 149.13 feet;
Thence North $74^{\circ}19'54''$ West 125.89 feet;
Thence North $00^{\circ}31'32''$ West 1054.30 feet;
Thence South $89^{\circ}01'54''$ West 1232.29 feet;
Thence South $88^{\circ}19'34''$ West 320.45 feet;
Thence South $87^{\circ}21'58''$ West 808.40 feet;
Thence South $00^{\circ}35'57''$ East 560.56 feet;
Thence South $11^{\circ}16'18''$ West 30.57 feet;
Thence South $10^{\circ}37'12''$ East 33.33 feet to a found $\frac{5}{8}$ " rebar with cap LS 8252 set on the Northwest corner of that parcel of land owned by Evelyn Suter & George L. Linford Family Trust, as described under Instrument No. 175820 in the said official records of Caribou County;
Thence North $88^{\circ}28'47''$ East 388.38 feet along the North line of said parcel to a $\frac{5}{8}$ " rebar with cap (LS 4735) set North $19^{\circ}22'34''$ East 16.97 feet from a found $\frac{5}{8}$ " rebar with cap labeled, PLS 8252;
Thence North $46^{\circ}11'31''$ East 200.04 feet to a rebar with cap (LS 4735);
Thence South $89^{\circ}33'19''$ East 177.79 feet to a rebar with cap (LS 4735);
Thence South $04^{\circ}07'49''$ West 304.95 feet to a rebar with cap (LS 4735) set at the Northeast corner of that parcel of land owned by Vaughn J. Haderlie and Danise Haderlie recorded under Instrument No. 175815, in said records of Caribou County;
Thence South $00^{\circ}37'43''$ East 143.97 feet (South $00^{\circ}53'06''$ East 143.97 feet by record) along the East line of said parcel to a rebar with cap (LS 4735) set on the Southeast corner of said Haderlie Parcel;
Thence South $01^{\circ}23'03''$ West 126.27 feet (South $01^{\circ}06'50''$ West 124.88 feet by record) along the East line of the Eric Heppler and Joanne Heppler parcel recorded under Instrument No. 177218, in said official records to a rebar with cap (LS 4735) set on the Southeast corner of said Heppler Parcel;
Thence South $00^{\circ}53'18''$ West 1087.86 feet along the Westerly edge of a private road, being the East boundary of that parcel owned by Jay Hamilton as recorded under Instrument No. 174020 in said official records, to a found rebar with cap (LS 8252), said point being the point of curvature of a 617.70 foot

radius curve concave to the East;

Thence Southeasterly along said curve through a central angle of $11^{\circ}49'18''$ a distance of 127.45 feet to a rebar with cap (LS 4735) set at a point of reverse curvature with a 1182.30 foot radius curve concave to the West;

Thence Southeasterly along said curve through a central angle of $08^{\circ}20'00''$ a distance of 171.96 feet to a rebar with cap (LS 4735) set on the bank of Tin Cup Creek;

Thence South $89^{\circ}57'37''$ West 690.67 feet to a $5/8''$ rebar with cap;

Thence North $78^{\circ}13'09''$ West 31.79 feet to a $5/8''$ rebar with cap;

Thence North $61^{\circ}38'56''$ West 79.82 feet to a rebar with cap (LS 4735) set on a fence line;

Thence South $00^{\circ}26'49''$ East 271.95 feet along said fence to a rebar with cap (LS 4735) set on the South line of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of said Section 8;

Thence South $89^{\circ}48'03''$ East 17.92 feet to the Southwest corner of that parcel owned by Terry G and Anna Haderlie as recorded under Instrument No. 160146 under said official records;

Thence South $89^{\circ}48'03''$ East 886.32 feet along said South line to a rebar and cap (LS 4735) set in a fence line and being the Southwest corner of that parcel of land owned by Eric and Joanne Heppler as recorded under Instrument No. 177129, in said official records;

Thence North $30^{\circ}52'21''$ West 15.41 feet along said fence;

Thence North $17^{\circ}30'21''$ West 180.66 feet along said fence to a rebar with cap (LS 4735) set on the Northeast corner of said parcel and being on the West line of that parcel owned by Eric Heppler and Joanne Heppler as recorded under Instrument No. 177129 in said official records;

Thence North $00^{\circ}06'56''$ East 47.70 feet (North $00^{\circ}01'30''$ East by record) along said West line to the center of Tin Cup Creek, said point is South $00^{\circ}06'56''$ West 24.45 feet from a found rebar with cap (LS 5497) set as a witness corner to the Northwest corner of said parcel;

Thence along said center of Tin Cup Creek, "The center is deemed the property line as the creek moves in perpetuity" as surveyed by LS 5497 and held as the North boundary of said Heppler parcel;

Thence North $76^{\circ}26'51''$ East 218.19 feet (North $76^{\circ}18.5'$ East 216.5 feet by record);

Thence South $89^{\circ}57'39''$ East 130.01 feet (North $89^{\circ}54'$ East 129.0 feet by record);

Thence South $75^{\circ}20'39''$ East 207.20 feet (South $75^{\circ}29'$ East 205.6 feet by record);

Thence North $33^{\circ}41'21''$ East 153.19 feet (North $33^{\circ}33'$ East 152.0 feet by record);

Thence South $88^{\circ}11'39''$ East 538.57 feet (South $88^{\circ}20'$ East 534.4 feet by record);

Thence North $44^{\circ}28'21''$ East 107.53 feet (North $44^{\circ}02'$ East 106.7 feet by record);

Thence South $77^{\circ}15'09''$ East 364.62 feet (South $77^{\circ}23.5'$ East 381.8 feet by record);

Thence North $81^{\circ}08'21''$ East 777.24 feet (North $81^{\circ}00'$ East 770.90 feet by record);

Thence North $00^{\circ}51'06''$ East 210.95 feet (North $0^{\circ}52.5'$ East 211.0 feet by record) to a found witness corner (LS 5497) set on a fence line;

Thence North $00^{\circ}51'06''$ East 642.85 feet (North $0^{\circ}52.5'$ East by record) along a fence, to the TRUE POINT OF BEGINNING.



IDAHO DEPARTMENT OF
WATER RESOURCES

Eastern Region • 900 N Skyline Drive, Suite A • Idaho Falls, ID 83402-1718

Phone: 208-525-7161 • Fax: 208-525-7177 • Email: easterninfo@idwr.idaho.gov • Web: idwr.idaho.gov

Governor Brad Little

Director Gary Spackman

April 07, 2022

CARIBOU RANCH LLC
PO BOX 21
AUBURN WY 83111-0021

Re: Change in Ownership for Water Right No(s): 24-4074A

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 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 (208) 497-3787.

Sincerely,

Jonie Barg
Technical Records Specialist 1

Enclosure(s)