

RECEIVED

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

FEB 28 2022

MAR 02 2022

NOTICE OF CHANGE IN WATER RIGHT OWNERSHIP

WATER RESOURCES
WESTERN REGION

1. ~~Discontinue~~ **Discontinue** 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. 2 of 2 DE

Water Right/Claim No.	Split?	Leased to Water Supply Bank?	Water Right/Claim No.	Split?	Leased to Water Supply Bank?
61-4140	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: CHARLES LYONS Rebecca Lyons
Name of current water right holder/claimant

3. New Owner(s)/Claimant(s): Percy Ranch LLC
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or

11408 E Hwy 20 Mtn Home IDA 83647
Mailing address City State Zip
208-340-9565 cl Lyons 714@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: 3/30/2018
6. Do you own the land identified as the water right place of use? Yes ☒ No ☐
 o 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):
 o \$25 per undivided water right.
 o \$100 per split water right.
 o 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: Charles Lyons Manager 2/22/22
Signature of new owner/claimant Title, if applicable Date
CHARLES LYONS
Print name
- Signature: Shirley Co owner 2/22/22
Signature of new owner/claimant Title, if applicable Date
Shirley
Print name

For IDWR Office Use Only:

Received by LE Date 02/28/2022 Receipt No. 141050152 Receipt Amt. 4250.00
 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 SL Date 3/25/22

Warranty Deed

For Value Received, Charles A. Lyons & Rebecca S. Lyons, Grantors, do hereby grant, bargain, sell and convey unto Percy Ranch, LLC, Grantee, whose current address is 11408 E. Highway 20, Mountain Home, Idaho 83647, the following described real property in Elmore County, State of Idaho, more particularly described in Exhibit A.

To have and to hold the said premises, with their appurtenances unto the said Grantee, and Grantees heirs and assigns forever. And the said Grantors do hereby covenant to and with the said Grantee, the Grantors are the owner in fee simple of said premises; that said premises are free from all encumbrances, EXCEPT those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee; and subject to reservations, restrictions, dedications, easements, rights of way and agreements, (if any) of record, and general taxes and assessments, include irrigation and utility assessments, (if any) for the current year which are not yet due and payable, and that Grantors will warrant and defend the same from all lawful claims whatsoever.

Dated: 3/20/18

Charles A Lyons
Charles A. Lyons

Rebecca Lyons
Rebecca S. Lyons

State of Idaho
County of Elmore

On this 20th day of March, in the year of 2018, before me Sharon
Goldsby, a Notary Public, personally appeared Charles A. Lyons & Rebecca S. Lyons, known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to the that he executed the same.

Notary Public: Sharon Goldsby

Residing at: Elmore County, ID

My Commission Expires: July 21, 2020



EXHIBIT A

Township 1 South, Range 8 East, Boise Meridian, Elmore County, Idaho

Section 20: SE $\frac{1}{4}$ SW $\frac{1}{4}$; SW $\frac{1}{4}$ SE $\frac{1}{4}$

Section 29: W $\frac{1}{2}$ NE $\frac{1}{4}$; E $\frac{1}{2}$ NW $\frac{1}{4}$; NE $\frac{1}{4}$ SW $\frac{1}{4}$; NW $\frac{1}{4}$ SE $\frac{1}{4}$

Township 2 South, Range 7 East, Boise Meridian, Elmore County, Idaho

Section 35: SE $\frac{1}{4}$ NE $\frac{1}{4}$; NE $\frac{1}{4}$ SE $\frac{1}{4}$; SW $\frac{1}{4}$ SE $\frac{1}{4}$; SE $\frac{1}{4}$ SE $\frac{1}{4}$

Township 3 South, Range 7 East, Boise Meridian, Elmore County, Idaho

A parcel of land located in the NE $\frac{1}{4}$ of Section 1, Township 3 South, Range 7 East, Boise Meridian, Elmore County, Idaho, more particularly described as follows:

Commencing at a 5/8 inch rebar marking the N $\frac{1}{4}$ Corner of said Section 1;

Thence S 89°22'20"E 2627.31 feet along the north line of the said NE $\frac{1}{4}$ of Section 1 to a 5/8 inch rebar marking the NE Corner of said Section 1;

Thence S 00°58'56"W 1034.83 feet along the east line of the said NE $\frac{1}{4}$ of Section 1 to a point lying on the northerly right of way of U.S. Highway 20, said point being witnessed by a Brass Cap that bears N 70°47'12"E 2.34 feet;

Thence along the said northerly right of way of U.S. Highway 20 the following courses and distances: S 70°47'12"W 183.39 feet to a Brass Cap;

Thence S 73°54'48"W 1526.28 feet to a $\frac{1}{2}$ inch rebar, said rebar being the POINT OF BEGINNING;

Thence continuing S 73°54'48"W 155.84 feet to a $\frac{1}{2}$ inch rebar;

Thence leaving the said northerly right of way of U.S. Highway 20, N 02°02'30"W 507.25 feet to a $\frac{1}{2}$ inch rebar;

Thence S 82°38'08"W 168.22 feet to a $\frac{1}{2}$ inch rebar;

Thence N 05°02'45"W 165.69 feet to a chiseled "x" in bridge;

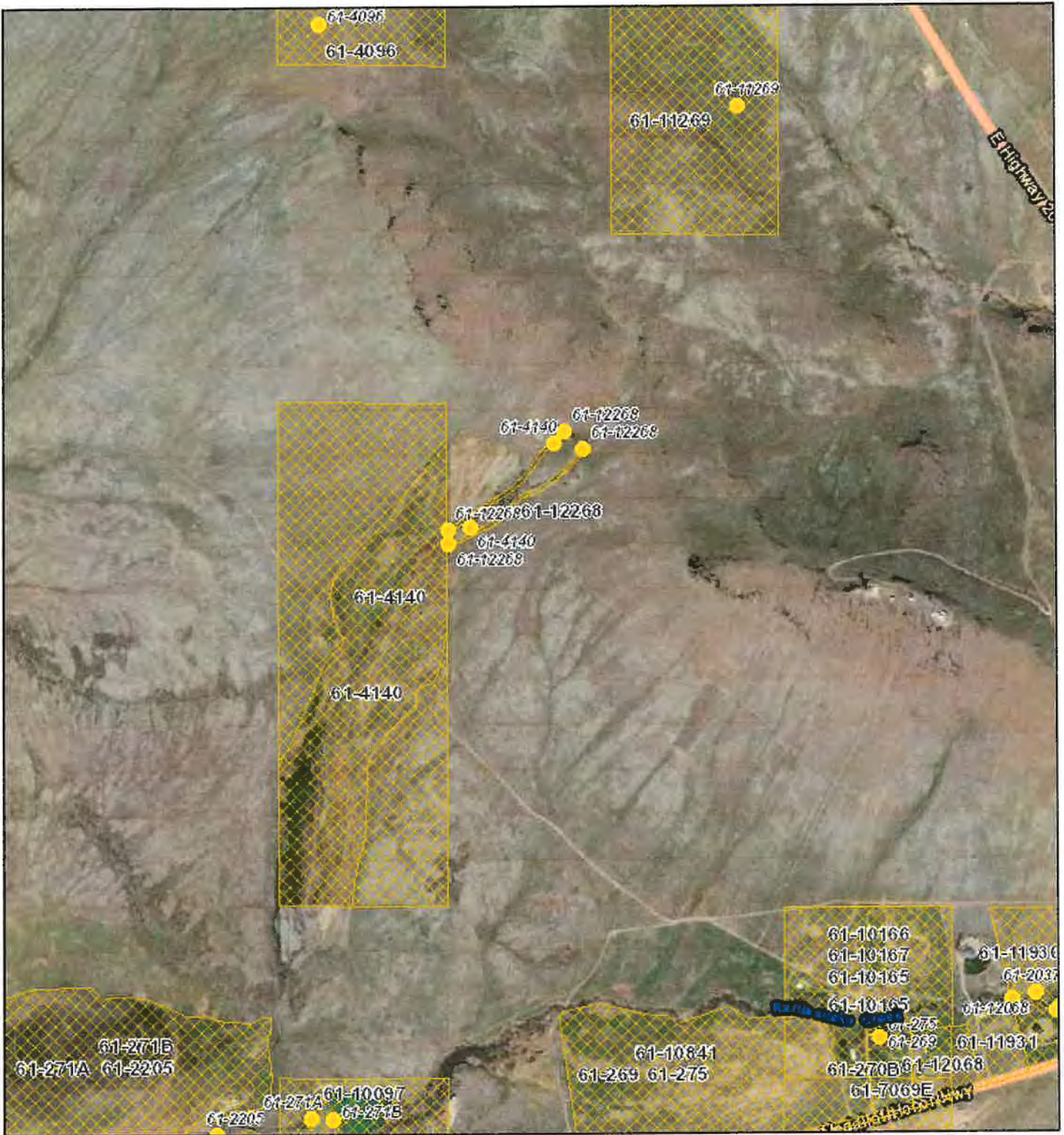
Thence N 70°41'44"E 215.16 feet to a 5/8 inch rebar;

Thence N 72°20'30"E 76.78 feet to a 5/8 inch rebar;

Thence S 33°41'42"E 91.35 feet to a 5/8 inch rebar;

Thence S 02°02'30"E 626.04 feet to the POINT OF BEGINNING.

ArcGIS Web Map



2/24/2022, 3:44:51 PM

POU - Water Rights



All Other POU (non-provider)

Irrigation Providers and Municipal Service Areas

POD - Water Rights

1:18,056

0 0.1 0.2 0.4 mi

0 0.17 0.35 0.7 km

Esri, HERE, GeoTechnologies, Inc., Esri, HERE, Garmin,
GeoTechnologies, Inc., Maxar

Minor | Eeri | HEC | ConTent | In | 11/25/2011 | Web AppBuilder for ArcGIS | Minor | Eeri | HEC | ConTent | In | 11/25/2011



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 Gary Spackman

March 25, 2022

PERCY RANCH LLC
11408 E HIGHWAY 20
MOUNTAIN HOME ID 83647-5316

Re: Change in Ownership for Water Right No(s): 61-4140, 61-269, 61-270B, 61-275, 61-7069E, 61-7708, 61-7709, 61-10047, 61-10841, 61-11826

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)287-4921.

Sincerely,

Sidney Palmer

Sidney Palmer
Technical Records Specialist 1

Enclosure(s)