

RECEIVED

FEB 28 2022

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCESWATER RESOURCES
WESTERN 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?
61-269	Yes ☒	Yes ☐	61-7709	Yes ☐	Yes ☐
61-270B	Yes ☐	Yes ☐	61-10047	Yes ☐	Yes ☐
61-275	Yes ☐	Yes ☐	61-10841	Yes ☐	Yes ☐
61-7069E	Yes ☐	Yes ☐	61-11826	Yes ☐	Yes ☐
61-7708	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Stephen H Percy Helen S Percy
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

Mailing address 11408 E Hwy 20 City MTW Home State IN Zip 83647
Telephone 208-340-9565 Email clayons714@gmail.com

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: 3/20/2018
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 Title, if applicable: Manager Date: 2/22/22
 Signature of new owner/claimant
 Print name: CHARLES LYONS
- Signature: Stephen Percy Title, if applicable: Co-owner Date: 2/22/22
 Signature of new owner/claimant
 Print name: Stephen Percy

For IDWR Office Use Only:

Received by W Date 02/25/2022 Receipt No. W05052 Receipt Amt. \$250.00
 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 sf Date 3/25/22

Warranty Deed

For Value Received, Stephen H. & Helen S. Percy Trust, Grantor, does 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

Stephen H. Percy

Stephen H. Percy, Trustee
Stephen H. & Helen S. Percy Trust

Helen S. Percy

Helen S. Percy, Trustee
Stephen H. & Helen S. Percy Trust

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 Stephen H. Percy, Trustee & Helen S. Percy, Trustee 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.

Notary Public: Sharon Goldsby

Residing at: Elmore County

My Commission Expires: July 21, 2020



EXHIBIT A

Township 1 South, Range 7 East, Boise Meridian, Elmore County, Idaho

Section 10	S ½ SW ¼; SE ¼ SE ¼
Section 13	SW ¼ SW ¼
Section 14	W ½ NE ¼; W ½; SE ¼
Section 15	N ½; N ½ S ½; S ½ SE ¼; SE ¼ SW ¼
Section 21	N ½ NE ¼
Section 22	N ½; NE ¼ SE ¼
Section 23	NW ¼ NE ¼; NW ¼; N ½ SW ¼; SE ¼ SW ¼
Section 24	N ½ NW ¼; SE ¼ NW ¼; SW ¼ NE ¼; E ½ SE ¼
Section 25	E ½ E ½

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

Section 19	U.S. Government Lots 2, 3, and 4; E ½ SW ¼; W ½ SE ¼
Section 27	S ½ N ½; N ½ S ½
Section 30	U.S. Government Lots 1, 2, 3, and 4; W ½ E ½; E ½ W ½

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

Section 23	E ½ SE ¼
Section 24	W ½ W ½

EXCEPTING that portion conveyed to the State of Idaho for a public highway by Warranty Deed, recorded April 12, 1979, as instrument number 187345, records of Elmore County, Idaho.

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

Section 24	W ½ W ½ North and East of US Highway 20
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Township 3 South, Range 7 East, Boise Meridian, Elmore County, Idaho

Section 1	U.S. Government Lots 1, 2, 3 and 4; S ½ NE ¼; SE ¼ NW ¼; E ½ SW ¼; SE ¼; SW ¼ NW ¼
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Township 3 South Range 7 East, Boise Meridian, Elmore County, Idaho

Section 1	NE ¼ NE ¼
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EXCEPTING therefrom the following described parcel:

A parcel of land located in the NE ¼ of Section 1, Township 3 South, Range 7 East, Boise Meridian, Elmore County, Idaho, more particularly described as follows:

Commencing at the Northeast corner of Section 1, Township 3 South, Range 7 East, Boise Meridian, Elmore County, Idaho, the Initial Point of this description;

Thence along the East line of said Section 1 S 00°58'56" W 1034.83 feet to the North right of way line of the U.S. Highway 20;

Thence along said right of way S 70°47'12" W 183.39 feet to a highway right of monument;

Thence continuing along said right of way line S 73°54'48" W 1826.28 feet to a point on the centerline of an existing driveway;

Thence along said centerline N 08°02'45" W 693.04 feet;

Thence N 70°41'44" E 215.16 feet;

Thence N 72°20'30" E 76.78 feet;

Thence N 33°41'42" E 91.35 feet;

Thence N 85°30'30" E 448.64 feet;

Thence N 12°55'09" W 895.56 feet to a point on the North line of said Section 1;

Thence along said north line S 89°22'20" E 1432.78 feet to the Initial Point of this description.

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

A parcel of land lying in the NE ¼ of Section 1, Township 3 South, Range 7 East, Boise Meridian, Elmore County, Idaho, said parcel being more particularly described as follows:

Commencing at a 5/8 inch rebar marking the N ¼ Corner of said Section 1;

Thence S 89°22'20" E 2627.31 feet along the north line of the said NE ¼ 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 ¼ of Section 1 to a point lying on the northerly right of way of W.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 1682.12 feet to a ½ inch rebar, said rebar being the POINT OF BEGINNING;
Thence continuing S 73°54'48"W 144.16 feet to a 5/8 inch rebar;
Thence leaving the said northerly right of way of U.S. Highway 20, N 05°20'45"W 527.35 feet to a ½ inch rebar;
Thence N 82°38'08"E 168.22 feet to a ½ inch rebar;
Thence S 02°02'30"E 507.25 feet to the POINT OF BEGINNING.

Township 3 South Range 7 East, Boise Meridian, Elmore County, Idaho
 Section 12 N ½ NE ¼

Township 3 South Range 8 East, Boise Meridian, Elmore County, Idaho
 Section 5 SW ¼ SW ¼
 Section 6 U.S. Government Lots 3, 4, 5, 6 and 7; SE ¼ NW ¼ ; NE ¼ SW ¼ ; SW ¼ NE ¼ ;
 NW ¼ SE ¼

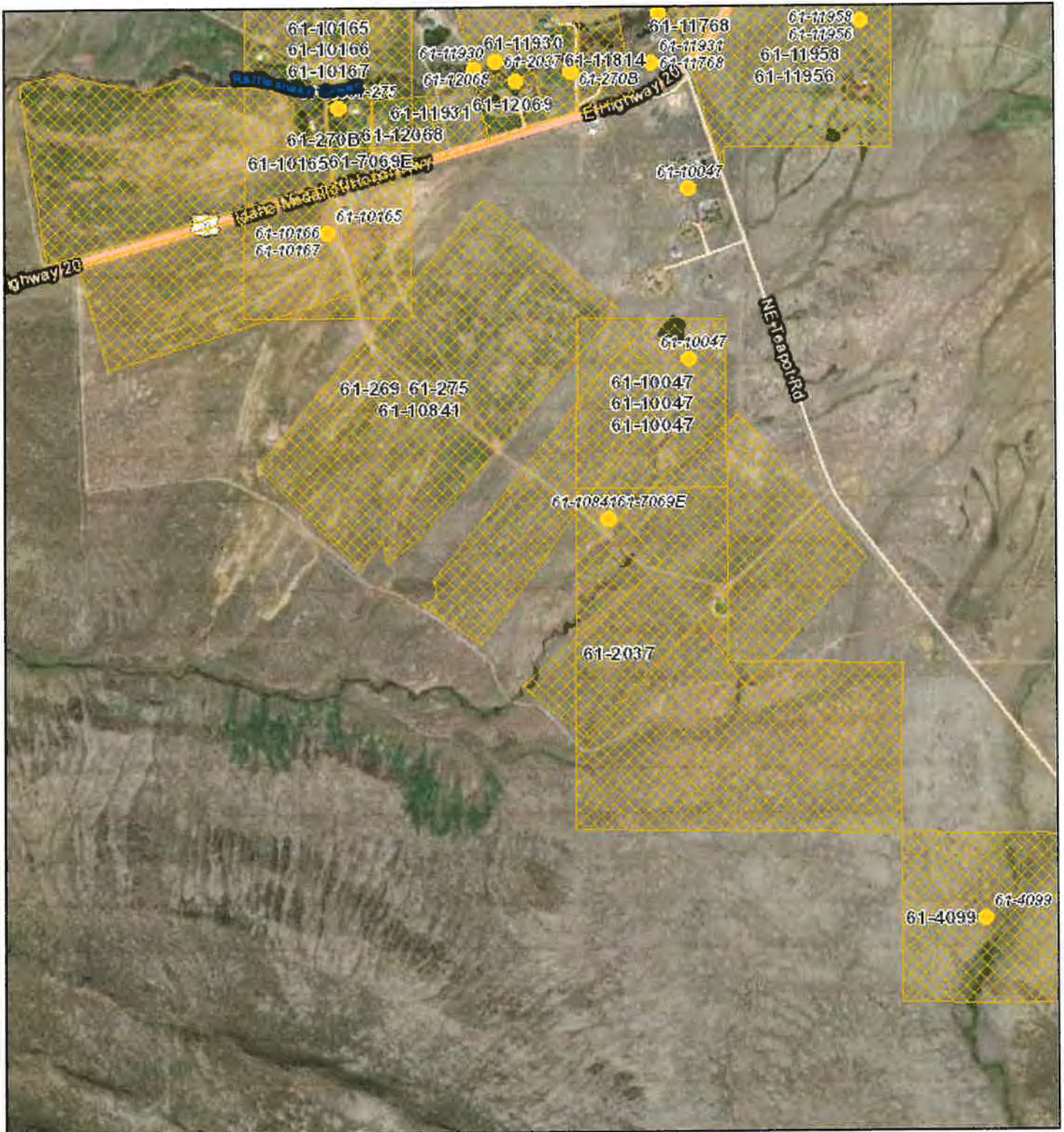
SAVE AND EXCEPTING Therefrom the following described parcel;
 A parcel of land being a portion of the SE ¼ of the NW ¼ of Section 6, Township 3 South, Range 8 East, Boise Meridian, Elmore County, Idaho, more particularly described as follows:
 Commencing at the southwest corner of the NW ¼ (the west ¼ corner) of Section 6, Township 3, South Range 8 East, Boise Meridian
Thence S 89°53'15" E 1176.71 feet to the southwest corner of the SE ¼ of NW ¼ ;
Thence N 00°09'03" W 98.00 feet along the west line of the SE ¼ of the NW ¼ to the REAL POINT OF BEGINNING of this description;
Thence 00°09'03" W 843.43 feet along the west line of the SE ¼ of the NW ¼ to a point;
Thence S 18°55'54" E 913.20 feet to a point;
Thence N 89°02'14" W 294.76 feet to the REAL POINT OF BEGINNING of this description.

Township 3 South, Range 8 East, Boise Meridian, Elmore County, Idaho
 Section 7 U. S. Government Lot 1; NE ¼ NW ¼

EXCEPTING that portion conveyed to the State of Idaho for the public highway by Deed recorded July 10, 1946, in book 2 of Highway Deeds at Page 191, and by Deed recorded September 7, 1946, in Book 29 of Deeds at Page 608, records of Elmore County, Idaho.

Township 3 South Range 8 East, Boise Meridian, Elmore County, Idaho
 Section 6 A parcel of land being a portion NW ¼ of Section 6, Township 3 South, Range 8 East, Boise Meridian, more particularly described as follows:
 Commencing at the West ¼ corner of Section 6, Township 3 South, Range 8 East, Boise Meridian
Thence N 00°58'56" E 177.00 feet to a point;
Thence S 86°02'14" E 1176.23 feet to a point;
Thence S 00°09'03" E 90.00 feet to a point;
Thence N 89°53'15" W 1176.71 feet to the real Point of Beginning of the description.

ArcGIS Web Map



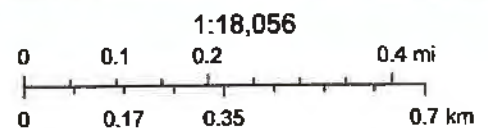
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POU - Water Rights

 All Other POU (non-provider)

Irrigation Providers and Municipal Service Areas

POD - Water Rights



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GeoTechnologies, Inc., Maxar

Web AppBuilder for ArcGIS

ArcGIS Web Map



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POU - Water Rights



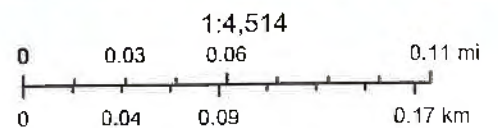
All Other POU (non-provider)



Irrigation Providers and Municipal Service Areas

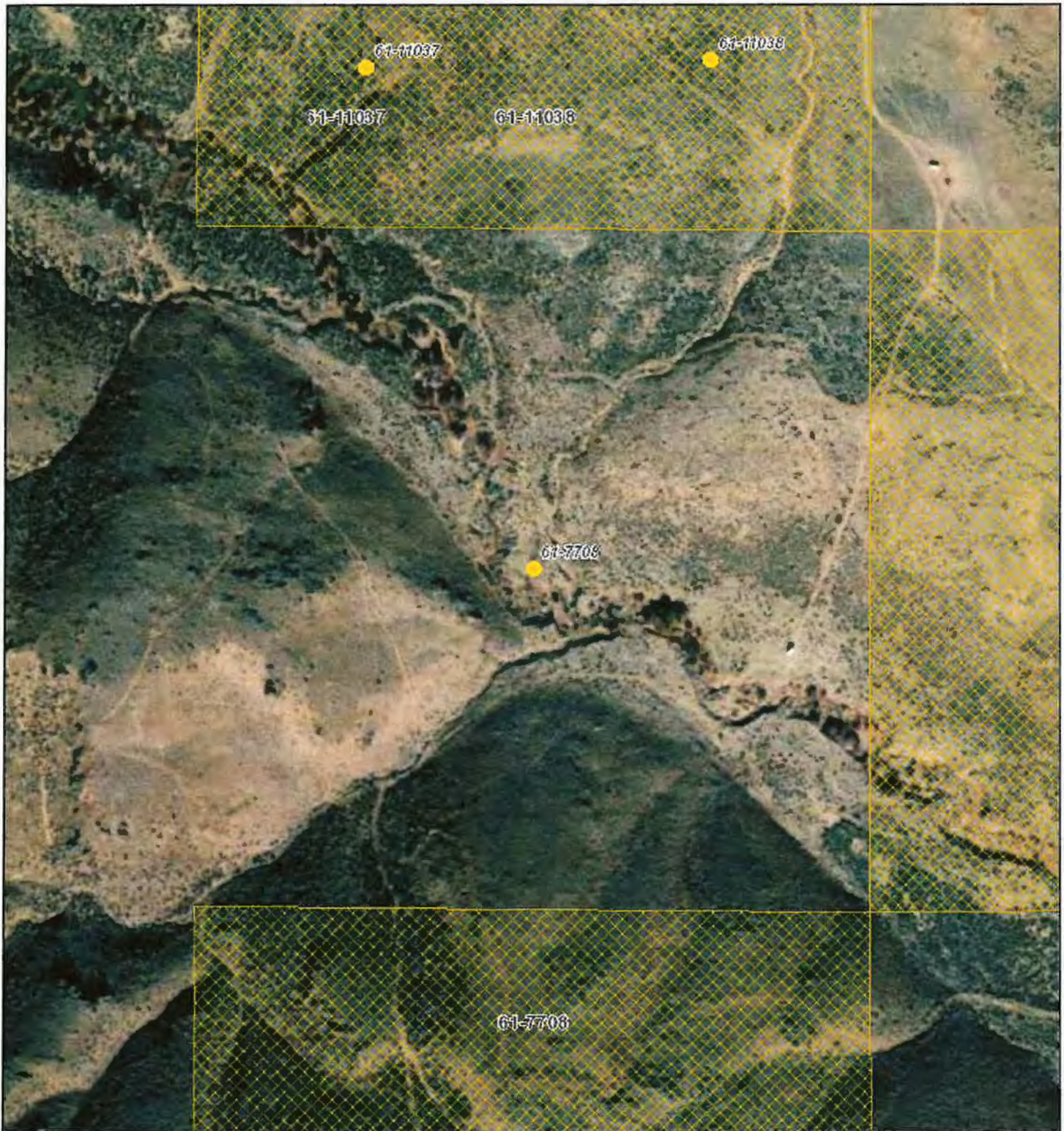


POD - Water Rights



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ArcGIS Web Map



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POU - Water Rights



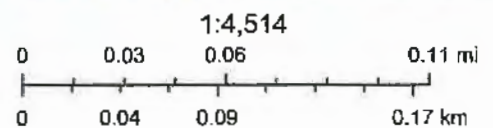
All Other POU (non-provider)



Irrigation Providers and Municipal Service Areas

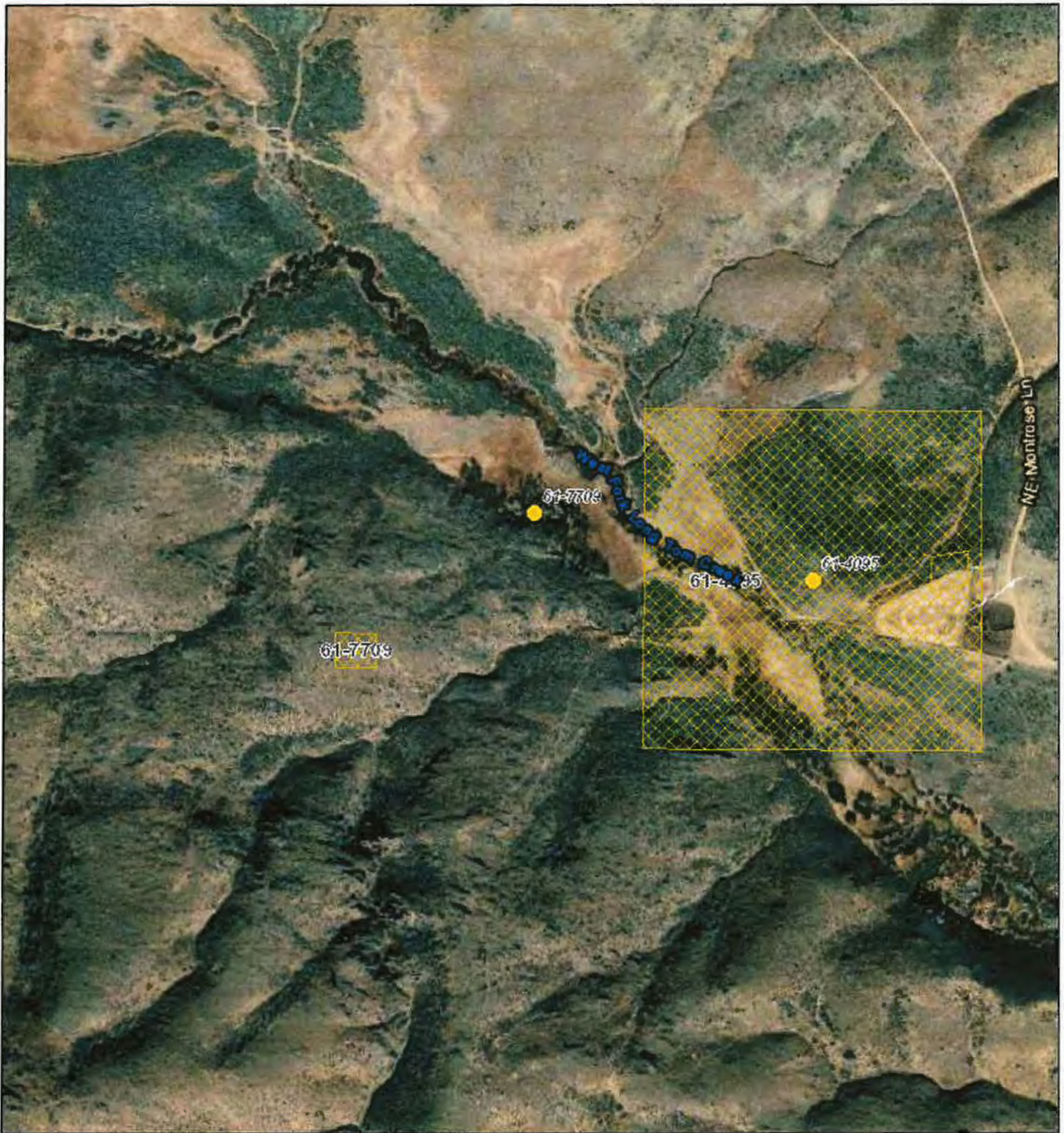


POD - Water Rights



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ArcGIS Web Map



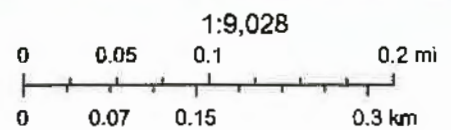
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POU - Water Rights

 All Other POU (non-provider)

 Irrigation Providers and Municipal Service Areas

 POD - Water Rights



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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)