

JAN 24 2022

WATER RESOURCES
WESTERN REGIONSTATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

JAN 26 2022

DEPARTMENT OF
WATER RESOURCES

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. DE

Water Right/Claim No.	Split?	Leased to Water Supply Bank?	Water Right/Claim No.	Split?	Leased to Water Supply Bank?
67-15006	Yes <input type="checkbox"/>	Yes <input type="checkbox"/>		Yes <input type="checkbox"/>	Yes <input type="checkbox"/>
67-15029	Yes <input type="checkbox"/>	Yes <input type="checkbox"/>		Yes <input type="checkbox"/>	Yes <input type="checkbox"/>
67-15423	Yes <input type="checkbox"/>	Yes <input type="checkbox"/>		Yes <input type="checkbox"/>	Yes <input type="checkbox"/>
67-15424	Yes <input type="checkbox"/>	Yes <input type="checkbox"/>		Yes <input type="checkbox"/>	Yes <input type="checkbox"/>
	Yes <input type="checkbox"/>	Yes <input type="checkbox"/>		Yes <input type="checkbox"/>	Yes <input type="checkbox"/>

2. Previous Owner's Name: Verona M. Spreadbury
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Ellis Hay Farm LLC
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or
- 5010 N. Mounta Shadow Lane Boise ID 83714
Mailing address City State Zip
- (208) 794-2576 EllisHayFarm@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: 1/20/2022
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: [Signature] Registered Agent 1/20/2022
 Signature of new owner/claimant Title, if applicable Date
Dwayne Ellis
 Print name
- Signature: _____
 Signature of new owner/claimant Title, if applicable Date
 Print name

For IDWR Office Use Only:

Received by LE Date 01/24/2022 Receipt No. W050075 Receipt Amt. \$50.00
 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 dh Date 2/10/2022

01/21/2022

Water Map

Parcel PR12N01W036150

Water rights 67-15006 & 67-15029

New Owner Ellis Hay Farm LLC single member Dwayne Ellis

Diversion point marked on Crane Creek of both water rights





ADDENDUM # 4(four) (All addendums shall be numbered sequentially.)

**OCTOBER 2021
EDITION**

RE-11 ADDENDUM

THIS IS A LEGALLY BINDING CONTRACT, READ THE ENTIRE DOCUMENT, INCLUDING ANY ATTACHMENTS.
IF YOU HAVE ANY QUESTIONS, CONSULT YOUR ATTORNEY AND/OR ACCOUNTANT BEFORE SIGNING.



1 Today's Date: 01/12/2022

2

3 This is an **ADDENDUM** to the ☒ Purchase and Sale Agreement ☐ Other _____

4 ("Addendum" means that the information below is added material for the agreement {such as lists or descriptions} and/or means the form is

5 being used to change, correct or revise the agreement {such as modification, addition or deletion of a term}).

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7 **AGREEMENT DATED:** 12/27/2021 **ID #** Ellis 106ac Crane Rd

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9 **ADDRESS:** TBD N Crane Rd (106 acres) **Midvale** **ID** 83645

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11 **BUYER(S):** Ellis Hay Farm, LLC

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13 **SELLER(S):** Verona M Spreadbury by Shamona L Spreadbury PR

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15 The undersigned parties hereby agree as follows:

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17 1) All water rights in the name of Verona M Spreadbury to be transferred to the buyer with the sale of parcel # PR12N01W036150

18

19 2) Water rights 67-15006 & 67-15029 subject to Idaho Department of Water Resources

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21 3) Buyer to be responsible for water rights/shares transfer fee

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23 4) Correct address is TBD N Crane Rd (106 acres) Midvale, ID 83645

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25 5) Correct spelling of seller shall be Verona M Spreadbury by Shamona L Spreadbury PR

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27 6) Earnest money received at title in the form of a cashier check

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29 6) All other terms to remain the same

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31 **END.....**

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48 To the extent the terms of this ADDENDUM modify or conflict with any provisions of the Purchase and Sale Agreement including all prior

49 Addendums or Counter Offers, these terms shall control. **All other terms of the Purchase and Sale Agreement including all prior**

50 **Addendums or Counter Offers not modified by this ADDENDUM shall remain the same.** Upon its execution by both parties, this agreement

51 is made an integral part of the aforementioned Agreement.

52

53 **BUYER:** Dwayne Ellis **Date:** 01/12/22

54 Ellis Hay Farm, LLC

55 **BUYER:** _____ **Date:** _____

56

57 **SELLER:** Shamona L Spreadbury PR **Date:** _____

58 Verona M Spreadbury by Shamona L Spreadbury PR **Date:** 01/12/22

59 **SELLER:** _____ **Date:** _____

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES
TRANSFER OF WATER RIGHT
TRANSFER NO. 75797

This is to certify that: VERONA M SPREADBURY
 1715 N CRANE RD
 MIDVALE ID 83645
 (208) 355-4525

has requested a change to the water right(s) listed below. This change in water right(s) is authorized pursuant to the provisions of Section 42-222, Idaho Code. A summary of the changes is also listed below. The authorized change for each affected water right, including conditions of approval, is shown on the following pages of this document.

Summary of Water Rights Before the Proposed Change

Right	Origin/Basis	Priority	Rate	Volume	Acre Limit	Total Acres	Source
67-15006	WR/Decreed	02/18/1884	0.38 cfs	N/A	N/A	15.2	NORTH CRANE CREEK
67-15029	WR/Decreed	02/18/1884	0.42 cfs	N/A	N/A	16.6	NORTH CRANE CREEK

Purpose of Transfer (Changes Proposed)

Current Number	Split	POD	POU	Add POD	Period of Use	Nature of Use
67-15006	NO	YES	YES	NO	NO	NO
67-15029	NO	NO	YES	NO	NO	NO

Summary of Water Rights After the Approved Change

Existing Right	New No. (changed portion)	Transfer Rate	Transfer Volume	Acre Limit	Total Acres	New No. (remaining portion)	Remaining Rate	Remaining Volume	Remaining Acre Limit	Remaining Total Acres
67-15006	67-15006	0.38 cfs	N/A	15.2	102.0		N/A	N/A	N/A	N/A
67-15029	67-15029	0.42 cfs	N/A	16.6	102.0		N/A	N/A	N/A	N/A
COMBINED TOTALS		0.38 cfs	N/A	31.8	102.0		N/A	N/A	N/A	N/A

Detailed Water Right Description(s) attached

Dated this 6th day of October, 2009


 John Westra, Western Regional Manager

SUPPORT DATA

IN FILE # 67-15006

2244158

Instrument # 247565

STATE OF IDAHO, COUNTY OF WASHINGTON
2022-01-20 01:58:58 PM No. of Pages: 2
Recorded for: TITLEONE BOISE
DONNA ATWOOD Fee: \$15.00
Ex-Officio Recorder Deputy MMcConnell
Index To: DEED
Electronically Recorded by Simplifile

Personal Representative's Deed

THIS DEED is made by Shamona L. Spreadbury Personal Representative of the Estate of Verona Spreadbury, who acquired title as Verona Phipps deceased (hereinafter "Grantor"), to Ellis Hay Farm, LLC, an Idaho Limited Liability Company (hereinafter "Grantee"), whose address is 5010 N. Mount Shadow Lane, Boise, ID 83714.

WHEREAS, Grantor is the qualified personal representative of said Estate(s), filed as Case No. CV44-19-0474, in Washington County, Idaho;

NOW THEREFORE, for good and valuable consideration received, Grantor does hereby convey, release, remise and forever transfer unto Grantee all of Grantor's interest in the following described premises located at TBD N Crane Rd, in the City of Midvale, Washington County, Idaho more particularly described as:

In Washington County, Idaho:

Township 12 North, Range 1 West, Boise Meridian:
Section 3: S1/2SW1/4 AND SW1/4SE1/4

SAVE AND EXCEPT the following described parcel:

In Washington County, Idaho:

In Township 12 North, Range 1 West, Boise Meridian:
Section 3: All that portion of the SE1/4SW1/4 lying Easterly of the centerline of North Crane Creek and lying Westerly of the centerline of North Crane Road. Save and except the North 300 feet thereof.

To have and to hold said premises, unto the said grantees, heirs and assigns forever.

Remainder of this page intentionally left blank.

Dated this 20th day of January, 20 22.

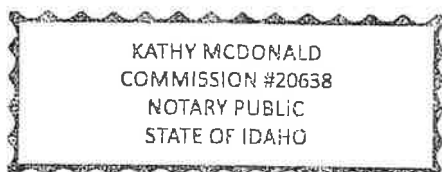
THE ESTATE OF Verona Spreadbury, CV44-19-0474

By: Shamona L. Spreadbury PR
 Shamona L. Spreadbury
 Personal Representative

STATE OF Idaho)
) ss
 COUNTY OF Payette)

On this 20 day of January 2022, before me, the undersigned, a notary public in and for said state, personally appeared, Shamona L. Spreadbury, known or identified to me to be the person whose name is subscribed to the within instrument as the Personal Representative of the Estate of Verona Spreadbury, deceased, and acknowledged to me that he executed the same as such Personal Representative.

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



Kathy McDonald
 NOTARY PUBLIC
 Residing at: Weiser, Idaho
 My Commission Expires: 5/27/2023



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

February 11, 2022

ELLIS HAY FARM LLC
5010 N MOUNT SHADOW LN
BOISE ID 83714-9712

Re: Change in Water Right Ownership: 67-15006 (Split into 67-15006 and **67-15423**) and 67-15029
(Split into 67-15029 and **67-15424**)

Dear Water Right Holder:

The Department of Water Resources (Department) acknowledges the receipt of correspondence changing ownership of a portion of the above referenced water rights to you. The Department has modified its records based on the information received and has enclosed a computer-generated report for you.

Your portion of each water right has a specified point of diversion, nature of use and place of use. If you plan to change the authorized point of diversion, nature of use, or place of use, including adding a new point of diversion, you must file an Application for Transfer of Water Right. If you do not plan to change any elements of your water right, then no further action is required at this time.

The portion of the water right retained by the original right holder retains the original water right number. The Department is sending the original right holder a copy of this letter and a computer-generated report showing the changes to the original water right.

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) 287-4920 or debby.judd@idwr.idaho.gov.

Sincerely,

Debby Judd

Technical Records Specialist

Enclosures

c. Veronica M Spreadbury
Water District 67 – via email