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THE ORIGINAL DOCUMENT.

TWIN FALLS COUNTY  
RECORDED FOR:  
TITLEONE - TWIN FALLS  
02:17:12 PM 09-21-2021  
**2021022417**  
NO. PAGES 4 FEE: \$15.00  
KRISTINA GLASCOCK  
COUNTY CLERK  
DEPUTY: AR  
Electronically Recorded by Simplifile

21424581

## WARRANTY DEED

A. FOR VALUE RECEIVED, the receipt and sufficiency of which is hereby acknowledged, Carol Stotts, an <sup>unmarried woman</sup> individual ("Grantor"), does hereby grant, bargain, sell and convey unto Selkey Salmon Creek, LLC, an Idaho limited liability company, whose current mailing address is 323 S Main St, Cedar Grove, Wisconsin 53013-1611 ("Grantee"), the following described real property, located in Twin Falls County, Idaho, to wit (the "Premises"):

See Exhibit A attached hereto and incorporated herein by this reference.

TOGETHER WITH all water and water rights and other entitlements to water appurtenant to or beneficially used upon the Premises including, but not limited to, those described on Exhibit B, and all others represented by any decree, license, permit, claim, permit application or storage entitlement, and all other ditch and canal company, water association, irrigation district, or other water delivery entity shares and entitlements to receive water from any such company, association, district or other entity, and all ditch rights, easements, and rights of way associated with any irrigation or other water well, pump, delivery ditch, canal, lateral, pipeline, or facilities used to divert, convey or deliver any water, water rights, or entitlements appurtenant to or beneficially used upon the Premises, and all minerals and mineral rights appurtenant thereto, and all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, the reversion and reversions, remainder and remainders, rents, issues and profits thereof and all estate, right, title and interest in and to the Premises, as well in law as in equity.

DATED effective as of the 17 day of September, 2021.

A.  
Carol Stotts, as an Individual

By: Carol Stotts  
Carol Stotts

STATE OF IDAHO )  
County of Twin Falls : ss.

On this 17<sup>th</sup> day of September, 2021, before me, a Notary Public in and for said state, personally appeared Carol Stotts, who executed the instrument in her individual interest.

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

Susie Moore  
Notary Public for Idaho  
Residing at: Twin Falls Idaho  
My commission expires: 11-28-2024



Exhibit A to Warranty Deed

EXHIBIT A

Township 8 South, Range 14 East of the Boise Meridian, Twin Falls County,  
Idaho

SECTION 30: A portion of the NW1/4SE1/4 known as Lot 15 Salmon River Ranches  
described as follows:

COMMENCING at the Southeast corner of said Section 30;  
THENCE South 89°11'26" West 1022.01 feet along the Southerly boundary of said  
Section 30 to the Easterly right of way boundary of U.S. Highway 30;  
THENCE North 27°16'27" West 651.31 feet along said right of way boundary to  
the Westerly boundary of the SE1/4SE1/4 of said Section 30;  
THENCE North 0°02'59" West 729.32 feet to the Northwest corner of said  
SE1/4SE1/4 the TRUE POINT OF BEGINNING;  
THENCE South 89°10'17" West 389.39 feet;  
THENCE North 27°16'27" West 322.37 feet;  
THENCE North 61°35'23" East 402.71 feet;  
THENCE North 56°38'13" East 94.64 feet;  
THENCE South 86°03'06" East 222.75 feet;  
THENCE South 13°05'47" West 522.72 feet to the POINT OF BEGINNING.

Exhibit B to Warranty Deed

**WATER RIGHTS**

All water and water rights, and other entitlements to water, appurtenant to or beneficially used upon the Land, including but not limited to the following decreed water rights identified in the records of the Idaho Department of Water Resources:

- 1) 47-17709



0004457367

**STATE OF IDAHO***Office of the secretary of state, Lawrence Denney***ANNUAL REPORT**

Idaho Secretary of State  
PO Box 83720  
Boise, ID 83720-0080  
(208) 334-2301  
Filing Fee: \$0.00

*For Office Use Only***-FILED-**

File #: 0004457367

Date Filed: 10/21/2021 11:15:29 AM

## Entity Name and Mailing Address:

Entity Name: Selkey Salmon Creek, LLC  
The file number of this entity on the records of the Idaho Secretary of State is: 0004075823  
Address: 323 S MAIN ST  
CEDAR GROVE, WI 53013-1611

## Entity Details:

Entity Status: Active-Existing  
This entity is organized under the laws of: IDAHO  
If applicable, the old file number of this entity on the records of the Idaho Secretary of State was:

## The registered agent on record is:

Registered Agent: EVAN ROTH  
Registered Agent  
Physical Address  
213 CANYON CREST DR  
SUITE 200  
TWIN FALLS, ID 83301  
Mailing Address  
213 CANYON CREST DR  
SUITE 200  
[[NULL]]

## Agent or Address Change

☐ Select if you are appointing a new agent.

## Limited Liability Company Managers and Members

| Name     | Title   | Business Address                            |
|----------|---------|---------------------------------------------|
| Ray Selk | Manager | 323 SOUTH MAIN ST.<br>CEDAR GROVE, WI 53013 |

The annual report must be signed by an authorized signer of the entity.

Job Title: Registered Agent

*Evan T. Roth*

Sign Here

*10/21/2021*

Date

B0656-7756 10/21/2021 11:15 AM Received by ID Secretary of State Lawrence Denney



IDAHO DEPARTMENT OF  
**WATER RESOURCES**

Southern Region • 650 Addison Ave W, Suite 500 • Twin Falls, ID 83301-5858

Phone: 208-736-3033 • Fax: 208-736-3037 • Email: [southerninfo@idwr.idaho.gov](mailto:southerninfo@idwr.idaho.gov) • Web: [idwr.idaho.gov](http://idwr.idaho.gov)

**Governor Brad Little**

**Director Gary Spackman**

November 29, 2021

SELKEY SALMON CREEK LLC  
323 S MAIN ST  
CEDAR GROVE WI 53013-1611

Re: Change in Ownership for Water Right No(s): 47-17709

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) 293-9908.

Sincerely,

*Denise Maline*

Denise Maline  
Administrative Assistant 1

Enclosure(s)

c: TitleOne, Jerome (File #21424581)



237 N. Lincoln  
Jerome, ID 83338  
Ph. (208) 324-3357  
Fx. (866) 310-3443  
www.titleonecorp.com

Idaho Department of Water Resources  
650 Addison Ave W, Ste 500  
Twin Falls, ID 83301

RECEIVED

OCT 12 2021

DEPT OF WATER RESOURCES  
SOUTHERN REGION

Date: 10/07/2021

Escrow No. 21424581

Greetings,

Enclosed please find the following documents in connection to the above referred to transaction.

- TitleOne Check no. 37516 in the amount of \$25.00
- Notice of Change in Water Right Ownership
- Copy of Recorded Warranty Deed Instrument no. 2021022417

Please make necessary changes and return receipted copy to TitleOne Jerome, 237 N. Lincoln, Jerome, ID 83338.

Should you have any questions please do not hesitate to call the number listed above.

Best Regards,

*Alyssa Olsen*  
Alyssa Olsen