

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED

OCT 07 2021

DEPT. OF WATER RESOURCES
SOUTHERN 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?
37-2386B	Yes ☐	Yes ☐		Yes ☐	Yes ☐
37-4159	Yes ☐	Yes ☐		Yes ☐	Yes ☐
37-20629	Yes ☐	Yes ☐		Yes ☐	Yes ☐
37-2552	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Goeffrey C. Smith
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Lee P. Ritzau
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or
- PO Box 2400 Ketchum ID 83340
Mailing address City State Zip
- 208-726-8219 lritzau@lwfrlaw.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: September 29, 2021
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.

SUPPORT DATA

IN FILE # 37-2386B

8. Signature: Lee P. Ritzau 9-29-2021
 Signature of new owner/claimant Title, if applicable Date
Lee P. Ritzau
 Print name

Signature: _____
 Signature of new owner/claimant Title, if applicable Date
 Print name

Received by: SG Date: 10/7/21 For IDWR Office Use Only: Receipt No. 5038866 Receipt Amt. \$100.00
 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: DM Date: 10-15-2021

Instrument # 687042

HAILEY, BLAINE, IDAHO
09-29-2021 11:06:04 AM No. of Pages: 1
Recorded for: BLAINE COUNTY TITLE
STEPHEN MCDUGALL GRAHAM Fee: \$15.00
Ex-Officio Recorder Deputy: JB
Electronically Recorded by Simplifile

**RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:**

James P. Speck, Esq.
SPECK & AANESTAD
A Professional Corporation
Post Office Box 987
Ketchum, Idaho 83340

(space above line for Recorder's use)

WATER RIGHTS QUITCLAIM DEED

GEOFFREY C. SMITH, an unmarried man ("Grantor"), does hereby convey, release, remise and forever quitclaim to LEE P. RITZAU, a single man, whose address is P.O. Box 2400, Ketchum, Idaho 83340 ("Grantee"), all of Grantor's right, title and interest in and to Water Rights Nos. 37-2386B, 37-4159, 37-20629 and 37-2552.

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed this 20 day of SEPTEMBER, 2021.

GRANTOR:

Date: 9/28/21

Geoffrey C. Smith
GEOFFREY C. SMITH

STATE OF Idaho
County of Blaine ss.

This record was acknowledged before me on Sept. 28th, 2021, by
GEOFFREY C. SMITH

WITNESS my hand and official seal.



[Signature]
Name: _____
Notary Public for Idaho
Residing at Ketchum
My commission expires 7-26-2023

WATER RIGHTS QUITCLAIM DEED - 1



WARRANTY DEED

FOR VALUE RECEIVED

Geoffrey C. Smith, an unmarried man

GRANTOR(S), hereby grants, bargains, sells, conveys and warrants unto

Lee P. Ritzau, a single man

GRANTEE(S) whose current address is: PO Box 2400, Ketchum, ID 83340

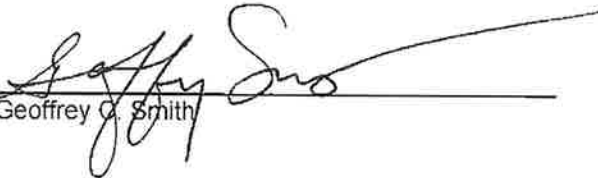
the following described premises, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO

And as replacement property in an I.R.C. 1031 Tax Deferred Exchange

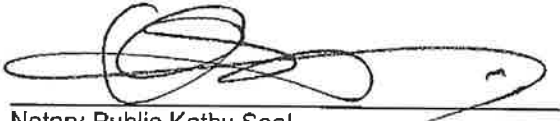
TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, its heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that Grantor is the owner in fee simple of said premises; that they are free from all encumbrances except those to which this conveyance is expressly made subject to and those made, suffered or done by the Grantee; and subject to all existing patent reservations; restrictions in railroad deeds of record; easements and rights of way established and of record; protective covenants of record; zoning ordinances and applicable building codes, use restrictions, ordinances, laws and regulations of any governmental unit; general taxes and assessments, including irrigation and utility assessments (if any) for the current year, which are not due and payable; and that Grantor will warrant and defend the same from all lawful claims whatsoever. Whenever the context so requires, the singular number includes the plural.

Dated this 28 day of September, 2021.


Geoffrey C. Smith

State of Idaho
County of Blaine

This record was acknowledged before me on 28 day of September, 2021, by Geoffrey C. Smith.



Notary Public Kathy Seal
My Commission Expires: 7.26.2023

(STAMP)

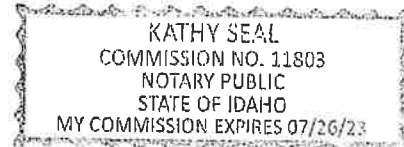


EXHIBIT "A"
LEGAL DESCRIPTION

A PARCEL OF LAND IN TOWNSHIP 1 SOUTH, RANGE 19 EAST, SECTION 18, BOISE MERIDIAN, BLAINE COUNTY, IDAHO.

Commencing at the brass cap marking the West $\frac{1}{4}$ corner of Section 18, said corner lying North $00^{\circ}01'02''$ West, 2641.70 feet from a brass cap marking the Southwest Section corner of said Section 18, said West $\frac{1}{4}$ corner being the TRUE POINT OF THE BEGINNING;

Thence North $89^{\circ}29'11''$ East, 2772.85 feet along the Northerly boundary of the SW $\frac{1}{4}$ of said Section 18 to a 5/8" rebar marking the Center $\frac{1}{4}$ corner of said Section 18;

Thence South $00^{\circ}03'44''$ East, 1915.65 feet along the easterly boundary the SW $\frac{1}{4}$ of said Section 18 to a 5/8" rebar on the Northerly boundary of U.S. Highway 20;

Thence North. $74^{\circ}42'42''$ West, 311.54 feet along said Northerly boundary of the highway to a brass cap;

Thence North $78^{\circ}42'21''$ West, 404.46 feet along said Northerly boundary of the highway to a brass cap;

Thence 1143.75 feet along a curve on said Northerly boundary of the highway, said curve being concave to the South with central angle of $11^{\circ}18'33''$, a radius of 5794.60 feet, and a chord length of 1141.90 that bears North $86^{\circ}21'58''$ West to a brass cap;

Thence South $87^{\circ}58'37''$ West, 938.16 feet along said Northerly boundary of the highway to a brass cap on the Westerly Section line of said Section 18;

Thence leaving said highway North $00^{\circ}01'02''$ West, 1690.18 feet to the TRUE POINT OF BEGINNING.
(TL 6776)

Instrument # 687045

HAILEY, BLAINE, IDAHO
09-29-2021 11:08:59 AM No. of Pages: 2
Recorded for: BLAINE COUNTY TITLE
STEPHEN MCDUGALL GRAHAM Fee: \$15.00
Ex-Officio Recorder Deputy: JB
Electronically Recorded by Simplifile



WARRANTY DEED

For Value Received

Picabo Limited Partnership, an Idaho Limited Partnership,

the Grantor, hereby grants, bargains, sells, conveys and warrants unto

Lee P. Ritzau, a single man,

the Grantee, whose current address is: PO Box 2400, Ketchum, ID 83340

the following described premises, to-wit:

Township 1 South, Range 18 East, Boise Meridian, Blaine County, Idaho.

Section 13: SE¼NE¼

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, its heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that Grantor is the owner in fee simple of said premises; that they are free from all encumbrances except those to which this conveyance is expressly made subject to and those made, suffered or done by the Grantee; and subject to all existing patent reservations; restrictions in railroad deeds of record; easements and rights of way established and of record; protective covenants of record; zoning ordinances and applicable building codes, use restrictions, ordinances, laws and regulations of any governmental unit; general taxes and assessments, including irrigation and utility assessments (if any) for the current year, which are not due and payable; and that Grantor will warrant and defend the same from all lawful claims whatsoever. Whenever the context so requires, the singular number includes the plural.

Dated this 28 day of September, 2021.

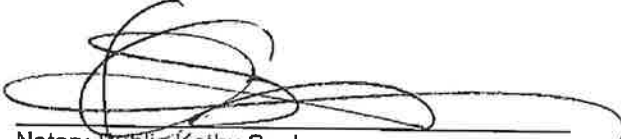
PICABO LIMITED PARTNERSHIP
an Idaho limited partnership

By: 

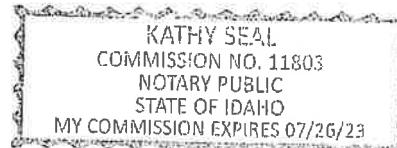
Geoffrey Smith
Member
As to Parcel 11

State of Idaho
County of Blaine

This record was acknowledged before me on 28th day of September, 2021, by Geoffrey Smith, as Member of Picabo Limited Partnership.


Notary Public Kathy Seal
My Commission Expires: 9.26.2023

(STAMP)



QUITCLAIM DEED

50150-7 10:32

373642

KNOW ALL MEN BY THESE PRESENTS,

That I, GEOFFREY C. SMITH, an unmarried man, hereby convey, release, remise and forever quitclaim all my right, title and interest unto THE PICABO LIMITED PARTNERSHIP in the following described property situated in the P'aine County, State of Idaho:

Township 1 South, Range 18 East, Boise Meridian
Blaine County, Idaho

SECTION 13: SE 1/4 NE 1/4

IN WITNESS WHEREOF, I have set my hand hereto this 15 day of November, 1994.

GEOFFREY C. SMITH

STATE OF IDAHO)
) ss.
County of Twin Falls)

On this 15th day of November, 1994, before me, the undersigned, a Notary Public in and for said State, personally appeared GEOFFREY C. SMITH, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same.

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

Steven D. Peterson
NOTARY PUBLIC

Residence: Twin Falls, Id

My Commission Expires: 5-2-94



0004068314

**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 #: 0004068314

Date Filed: 11/16/2020 10:11:14 AM

B0552-5715 11/16/2020 10:11 AM Received by ID Secretary of State Lawrence Denney

Entity Name and Mailing Address:					
Entity Name:	PICABO LIMITED PARTNERSHIP				
The file number of this entity on the records of the Idaho Secretary of State is:	0000017046				
Address	17926 HIGHWAY 20 BELLEVUE, ID 83313-5106				
Entity Details:					
Entity Status	Active-Current				
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:	L2576				
The registered agent on record is:					
Registered Agent	GEOFFREY SMITH Registered Agent Physical Address 17926 HWY 20 BELLEVUE, ID 83313 Mailing Address				
Limited Partnership General Partners					
<table border="1"><thead><tr><th>Name</th><th>Business Address</th></tr></thead><tbody><tr><td> Geoffrey Smith</td><td>17926 HIGHWAY 20 BELLEVUE, ID 83313</td></tr></tbody></table>		Name	Business Address	Geoffrey Smith	17926 HIGHWAY 20 BELLEVUE, ID 83313
Name	Business Address				
Geoffrey Smith	17926 HIGHWAY 20 BELLEVUE, ID 83313				
The annual report must be signed by an authorized signer of the entity.					
<i>Geoffrey Smith</i>	<i>11/16/2020</i>				
Sign Here	Date				
Job Title: Member					



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 • Web: idwr.idaho.gov

Governor Brad Little

Director Gary Spackman

October 15, 2021

LEE P RITZAU
PO BOX 2400
KETCHUM ID 83340-2400

Re: Change in Ownership for Water Right No(s): 37-2386B, 37-2552, 37-4159 & 37-20629

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: Speck & Aanestad
Water District 37

JAMES P. SPECK
jim@speckandaanestad.com

DOUGLAS J. AANESTAD
(retired)

SPECK & AANESTAD
A PROFESSIONAL CORPORATION
ATTORNEYS

120 EAST AVENUE NORTH
P. O. BOX 987
KETCHUM, IDAHO 83340

TELEPHONE
(208)726-4421
FACSIMILE
(208)726-0752

October 4, 2021

RECEIVED

OCT 07 2021

DEPT OF WATER RESOURCES
SOUTHERN REGION

Denise Maline
Idaho Department of Water Resources
650 Addison Ave. W
Suite 500
Twin Falls, ID 83301

**Re: Notice of Change of Water Right Ownership -
Water Right Nos. 37-2386B, 37-4159, 37-20629 and 37-2552**

Dear Denise:

I represent Lee P. Ritzau who has recently purchased two parcels of property together with appurtenant water rights. Enclosed is the *original* and one copy of the **Notice of Change of Water Right Ownership** for the above-described water rights accompanied by our firm check for the \$100.00 Application filing fee. The Department's records list Jeffrey C. Smith as the current owner of all of these water rights. Included with the Notice is a Water Rights Quitclaim Deed signed by Mr. Smith conveying all of his right, title and interest in and to these four water rights to Mr. Ritzau. Also included with the Notice are the deeds in the chain of title to the forty acre parcel to which water rights No. 37-2386B, 37-4159 and 37-20629 are appurtenant. These deeds consist of a Quitclaim Deed from Mr. Smith to Picabo Limited Partnership recorded in the Blaine County records as Instrument No. 373642 and the Warranty Deed from Picabo Limited Partnership to Mr. Ritzau recorded in those records as Instrument No. 687045. Copies of the Department's maps for these three water rights are also included.

Water Right No. 37-2552 is appurtenant to a separate parcel which was conveyed directly by Mr. Smith to Mr. Ritzau by the Warranty Deed recorded as Instrument No. 687041, a copy of which included. Last, the Department's map for No.37-2552 is included.

✓ BM

Please return the receipt date-stamped copy to me in the postage prepaid self-addressed envelope I have included for that purpose. Please contact me right away if you have any questions or concerns about this filing.

Thank you.

Sincerely yours,

SPECK & AANESTAD
A Professional Corporation

By: 

James P. Speck

Enclosures

cc: Lee P. Ritzau (w/enclosures) - via email