

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED
OCT 07 2021

Department of Water Resources
Caldwell, Idaho

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?
13-961 <i>OK</i>	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: Ray Sauer Farms, Inc.
Name of current water right holder/claimant

3. New Owner(s)/Claimant(s): Carpenter Ranch, LLC
New owner(s) as listed on the conveyance document

186 River Rd
Mailing address
208-716-3037
Telephone

Grace ID 83241
City State Zip
carpenterranch4@yahoo.com
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: 10-1-2021
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: *Hank Carpenter* Manager/Member 9/30/21
 Signature of new owner/claimant Title, if applicable Date
Hank Carpenter
 Print name
- Signature: *Melissa Carpenter* Member 9/30/21
 Signature of new owner/claimant Title, if applicable Date
Melissa Carpenter
 Print name

Received by: JB Date: 10/7/2021 For IDWR Office Use Only: \$25. - for this app.
 Receipt No. E047435 Receipt Amt. \$50. -

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 JB Approved by JB Processed by JB Date 10/23/2021

RECORDING REQUESTED BY
First American Title Company

AND WHEN RECORDED MAIL TO:
First American Title Company
241 S Main Street Suite 1
Soda Springs, ID 83276

Instrument # 208229

CARIBOU COUNTY, IDAHO
10-01-2021 11:13:56 No. of Pages: 4
Recorded for: FIRST AMERICAN TITLE CO, INC - SODA SPRINGS
Denise Horsley Fee: \$15.00
Ex-Officio Recorder Deputy Linda Young
Index to: WARRANTY DEED

Space Above This Line for Recorder's Use Only

WARRANTY DEED

File No.: **1003541SOD (ku)**

Date: **September 29, 2021**

For Value Received, **Ray Sauer Farms, Inc.**, hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto **Carpenter Ranch, LLC, an Idaho limited liability company**, hereinafter called the Grantee, whose current address is **186 River Road, Grace, ID 83241**, the following described premises, situated in **Caribou County, Idaho**, to-wit: **Legal Description attached hereto as Exhibit A, and by this referenced incorporated herein.**

SUBJECT TO all easements, right of ways, covenants, restrictions, reservations, applicable building and zoning ordinances and use regulations and restrictions of record, and payment of accruing present year taxes and assessments as agreed to by parties above.

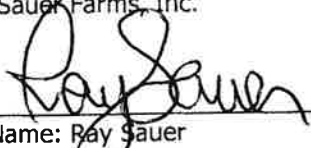
TO HAVE AND TO HOLD the said premises, with its appurtenances, unto the said Grantee, and to the Grantee's heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that the Grantor is the owner in fee simple of said premises; that said premises are free from all encumbrances except current years taxes, levies, and assessments, and except U.S. Patent reservations, restrictions, easements of record and easements visible upon the premises, and that Grantor will warrant and defend the same from all claims whatsoever.

Date: **09/29/2021**

Warranty Deed
- continued

File No.: **1003541SOD (ku)**

Ray Sauer Farms, Inc.

By: 

Name: Ray Sauer

Title: President & Director

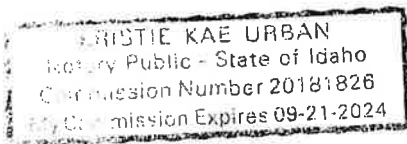
By: 

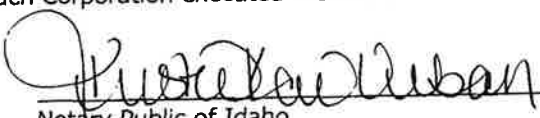
Name: Clarice Sauer

Title: Treasurer & Director

STATE OF Idaho)
SS.
COUNTY OF Caribou)

On this **30th day of September, 2021**, before me, a Notary Public in and for said State, personally appeared **Ray Sauer**, known or identified to me, to be the **President and Director** of the Corporation that executed the instrument or the person who executed the instrument on behalf of said Corporation, and acknowledged to me that such Corporation executed the same.




Notary Public of Idaho
Residing at: Soda Springs, Idaho
Commission Expires: 09-21-2024

STATE OF Idaho)
SS.
COUNTY OF Caribou)

On this **30th day of September, 2021**, before me, a Notary Public in and for said State, personally appeared **Clarice Sauer**, known or identified to me, to be the **Treasurer and Director** of the Corporation that executed the instrument or the person who executed the instrument on behalf of said Corporation, and acknowledged to me that such Corporation executed the same.



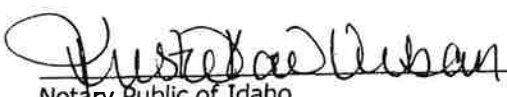

Notary Public of Idaho
Residing at: Soda Springs, Idaho
Commission Expires: 09-21-2024

EXHIBIT A

Caribou County, Idaho:

Township 11 South, Range 40 East of the Boise Meridian:

Sections 25 and 26: Beginning at the Northwest Corner of said Section 26, and running Thence South in the West line of the NW $\frac{1}{4}$ of said Section 26, 1980 feet, more or less, to the Northwest Corner of the S $\frac{1}{2}$ SW $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 26;

Thence East in the North line of the S $\frac{1}{2}$ SW $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 26, 805.2 feet, more or less, to a point in the center line of a County Road;

Thence in a Southerly direction in center line of said Road in the distances as follows:

Thence South 7°17' West 186.12 feet;

Thence South 3°10' East 462 feet;

Thence South 13°14' East 331.98 feet;

Thence North 89°51' East in line of an old fence 491.04 feet to the East line of a North and South lane;

Thence North 84°25' East on the South side of an irrigation ditch for a distance of 968.88 feet;

Thence South 89°33' East and parallel with the South line of the N $\frac{1}{2}$ S $\frac{1}{2}$ of said Section 26, 2948.88 feet, more or less, to the East line of said Section 26, at a point 2816.88 feet South of the Northeast Corner of said Section 26;

Thence East in a line parallel with the Latitudinal center line of said Section 25, 1122 feet, more or less, to the center of Bear River;

Thence up the center line of said river following the meanderings thereof for a distance of 2310 feet, more or less, to its intersection with a line that is 132 feet South of and parallel with the South line of the N $\frac{1}{2}$ NW $\frac{1}{4}$ of said Section 25;

Thence West and parallel with the South line of the N $\frac{1}{2}$ NW $\frac{1}{4}$ of said Section 25, 2310 feet, more or less, to the West line of the NW $\frac{1}{4}$ of said Section 25 at a point 132 feet South of the Southeast Corner of the NE $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 26;

Thence North in the East line of the NE $\frac{1}{4}$ of said Section 26, 1452 feet, more or less, to the Northeast Corner of said Section 26;

Thence West in the North line of said Section 26, 5280 feet, more or less, To the Point of Beginning.

EXCEPT THEREFROM, a tract of land in the NW $\frac{1}{4}$ NW $\frac{1}{4}$ and in the N $\frac{1}{2}$ SW $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 26, described as follows:

Beginning at the fence corner accepted as the Northwest corner of Section 26, said fence corner being South 89°58'40" West 5241.73 feet from a brass cap monument marking the Northeast corner of said Section 26, and running

Thence South 0°29'11" East 1979.9 feet along the West line of Section 26 to a fence line running East and West;

Thence South 89°46' East 748.9 feet along said fence to the Westerly right of way fence of the County Road;

Thence North 12°35' East 966.0 feet along said right of way fence;

Thence North 10°45' East 266.5 feet along said right of way fence;

Thence North 08°04' West 256.3 feet along said right of way fence;

Date: 09/29/2021

Warranty Deed
- continued

File No.: 1003541SOD (ku)

**Thence North 17°26' West 264.6 feet along said right of way fence;
Thence North 35°01' West 332.5 feet along said right of way fence to the intersection with
the North line of said Section 26;
Thence South 89°58'40" West 719.8 feet;
To the Point of Beginning.**

State of Idaho
Department of Water Resources

Water Right 13-961

IRRIGATION

The map depicts the place of use for the water use listed above and point(s) of diversion of this right as currently derived from interpretations of the paper records and is used solely for illustrative purposes. Discrepancies between the computer representation and the permanent document file will be resolved in favor of the actual water right documents in the water right file.



- Point of Diversion
- Place Of Use Boundary
- Townships
- PLS Sections
- Quarter Quarters

0 1.25 2.5 5 Miles





IDAHO DEPARTMENT OF
WATER RESOURCES

Eastern Region • 900 N Skyline Drive, Suite A • Idaho Falls, ID 83402-1718

Phone: 208-525-7161 • Fax: 208-525-7177 • Email: easterninfo@idwr.idaho.gov • Web: idwr.idaho.gov

Governor Brad Little

Director Gary Spackman

October 22, 2021

CARPENTER RANCH LLC
186 RIVER RD
GRACE ID 83241-5230

Re: Change in Ownership for Water Right No(s): 13-961

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) 497-3787.

Sincerely,

Jonie Barg
Technical Records Specialist 1

Enclosure(s)

cc: BANK OF IDAHO
IDAHO AG CREDIT FLCA
WATER DISTRICT 11