

STATE OF IDAHO  
DEPARTMENT OF WATER RESOURCES

## Notice of Change in Water Right Ownership

RECEIVED

MAR 17 2021

WATER RESOURCES  
WESTERN REGION

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 #6 of the instructions.

| Water Right/Claim No. | Split?                                  | Leased to Water Supply Bank? | Water Right/Claim No. | Split?                       | Leased to Water Supply Bank? |
|-----------------------|-----------------------------------------|------------------------------|-----------------------|------------------------------|------------------------------|
| 65-5673               | Yes <input type="checkbox"/>            | Yes <input type="checkbox"/> |                       | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |
| 65-5670               | Yes <input type="checkbox"/>            | Yes <input type="checkbox"/> |                       | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |
| 65-18129              | Yes <input type="checkbox"/>            | Yes <input type="checkbox"/> |                       | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |
| 65-7935               | Yes <input checked="" type="checkbox"/> | Yes <input type="checkbox"/> |                       | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |
| 65-24062              | Yes <input type="checkbox"/>            | Yes <input type="checkbox"/> |                       | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |

2. Previous Owner's Name: Michelle Mims, Gary Peterson  
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): KATHLEEN VAUGHAN  
New owner(s) as listed on the conveyance document
- Name connector ☐ and ☐ or ☐ and/or
- Mailing address: PO Box 569 City: Garden Valley State: ID ZIP: 83622
- Telephone: 208-859-8515 Email: KATHYV@gardenvalleyproperties.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: \_\_\_\_\_
6. If the water right is leased to the Water Supply Bank changing ownership of a water right will reassign to the new owner any Water Supply Bank leases associated with the water right. Payment of revenue generated from any rental of a leased water right requires a completed IRS Form W-9 for payment to be issued to an owner. A new owner for a water right under lease shall supply a W-9. Water rights with multiple owners must specify a designated lessor, using a completed Lessor Designation form. Beginning in the calendar year following an acknowledged change in water right ownership, compensation for any rental will go to the new owner(s).
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 # 65-7935

8. Signature: K. Vaughan Title, if applicable: \_\_\_\_\_ Date: 3/13/2021  
Signature of new owner/claimant
- Signature: \_\_\_\_\_ Title, if applicable: \_\_\_\_\_ Date: \_\_\_\_\_  
Signature of new owner/claimant

### For IDWR Office Use Only:

Received by LE Date 03/17/2021 Receipt No. W049208 Receipt Amt. \$200.00

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 \_\_\_\_\_ Date \_\_\_\_\_

**RECORDING REQUESTED BY  
Lawyers Title - IE  
WHEN RECORDED MAIL THIS DOCUMENT  
AND TAX STATEMENTS TO:**

Kathleen M. Vaughan  
126 West Castle Creek Road  
Garden Valley, ID 83622

05-04-2018 16:38:30 PM No. of Pages: 2  
Recorded for: LAWYERS TITLE RIVERSIDE - 3480  
MARY T. PRISCO Fee: \$15.00  
Ex-Officio Recorder Deputy Shirley George  
Index to: DEEDS  
Electronically Recorded by Simplifile

APN: **RP09N04E160060**  
Escrow No: **FML13734-LT178-CB**  
Title No: **717610520**

Space above this line for Recorder's use

**GRANT DEED**

**THE UNDERSIGNED GRANTOR(S) DECLARE(S)**

DOCUMENTARY TRANSFER TAX IS **\$0.00**, CITY TRANSFER TAX **\$0.00**

☒ computed on full value of property conveyed, AND

**FOR A VALUABLE CONSIDERATION**, receipt of which is hereby acknowledged,

**Fannie Mae A/K/A Federal National Mortgage Association, organized and existing under the laws of the United States of America who acquired title as Federal National Mortgage Association,**

hereby GRANT(S) to

**Kathleen M. Vaughan, a widow**

the following described real property in the City of Garden Valley, County of Boise, State of IDAHO:

**For legal description of the real property herein, see Exhibit A attached hereto and made a part hereof.**

Commonly known as: 126 West Castle Creek Road, Garden Valley, ID 83622

Dated: May 3, 2018

Fannie Mae A/K/A Federal National Mortgage Association, organized and existing under the laws of the United States of America who acquired title as Federal National Mortgage Association by Lawyers Title Company as attorney in fact

By: Cassandra Bertotti, Authorized Signor

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA

COUNTY OF Riverside

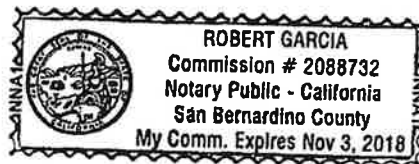
) SS.

On 5/4/18 before me, Robert Garcia, Notary Public, personally appeared Cassandra Bertotti, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Signature]



**LEGAL DESCRIPTION**

**EXHIBIT "A"**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF BOISE, STATE OF IDAHO, AND IS DESCRIBED AS FOLLOWS:

THE SOUTH HALF (S 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) AND THE NORTH HALF (N 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4), OF SECTION 16, TOWNSHIP 9 NORTH, RANGE 4 EAST, BOISE MERIDIAN, BOISE COUNTY, IDAHO.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL:

THE EAST 30 FEET OF THE SOUTH ONE HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER IN SECTION 16, TOWNSHIP 9 NORTH, RANGE 4 EAST, BOISE MERIDIAN.

EXCEPTING THEREFROM, THE FOLLOWING DESCRIBED ADDITIONAL PARCEL:

A TRACT OF LAND SITUATED IN NORTHEAST ONE QUARTER OF THE NORTHEAST ONE QUARTER OF SECTION 16, TOWNSHIP 9 NORTH, RANGE 4 EAST, BOISE MERIDIAN, CITY OF CROUCH, BOISE COUNTY, IDAHO, DESCRIBED AS FOLLOWS:

COMMENCING AT AN ALUMINUM CAP MONUMENTING THE NORTHEAST CORNER OF SAID SECTION 16, THENCE FOLLOWING THE EASTERLY LINE OF SAID NORTHEAST ONE QUARTER, SOUTH 01°48'46" EAST A DISTANCE OF 645.73 FEET TO THE POINT OF BEGINNING; THENCE FOLLOWING SAID EASTERLY LINE, SOUTH 01°48'46" EAST A DISTANCE OF 350.16 FEET TO A 1/2-INCH STEEL PIN; THENCE LEAVING SAID EASTERLY LINE, SOUTH 88°07'02" WEST A DISTANCE OF 41.36 FEET TO A 5/8-INCH STEEL PIN, THENCE NORTH 00°38'35" EAST A DISTANCE OF 351.64 FEET TO A 5/8-INCH STEEL PIN; THENCE SOUTH 89°23'36" EAST A DISTANCE OF 26.32 FEET TO THE POINT OF BEGINNING.

Parcel ID: RP09N04E160060



State of Idaho

## DEPARTMENT OF WATER RESOURCES

Western Region • 2735 W AIRPORT WAY • BOISE, ID 83705-5082

Phone: (208)334-2190 • Fax: (208)334-2348 • Website: [www.idwr.idaho.gov](http://www.idwr.idaho.gov)

Brad Little  
Governor

Gary Spackman  
Director

April 15, 2021

KATHLEEN M VAUGHAN  
PO BOX 569  
GARDEN VALLEY ID 83622-0569

**RE: Change in Ownership for Water Right No(s): 65-18129, 65-5670, 65-5673, 65-7935**

Dear Interested Parties:

The Department of Water Resources (Department) acknowledges receipt of your Notice of Change in Water Right Ownership (Notice).

Our review of your Notice indicates that additional information is required before the Department can process the change. The information required is indicated below:

- Evidence of Water Right Ownership: copy of Deed, Title Policy, Contract of Sale, or other legal document indicating your ownership of the property and/or water rights in question

During our review of the documentation you submitted we found discrepancies between that documentation and our current records. The grantor in your submitted deed is Fannie Mae AKA Federal National Mortgage Association, but the current water right owners of record are Michelle Mims and Gary Peterson. Please submit a chain of title leading back to the current water right owners of record.

Because the Department cannot process the Notice without proper documentation, we will hold any action on your notice pending receipt of the necessary information. If we do not receive the necessary information within 30 days we will return your notice and all attachments and your notice will not be processed.

Also, please note that permit holders are required to report any change of ownership and/or mailing address to the Department within 120 days of the change. Failure to report these changes could result in a \$100 late filing fee. Forms to assign ownership or update your address are available from any office of the Department or on the Department's website.

If you have any questions regarding this matter, please contact me at (208) 334-2190.

Sincerely,

Lynne Evans  
Office Specialist II

**RECORDING REQUESTED BY  
Lawyers Title - IE  
WHEN RECORDED MAIL THIS DOCUMENT  
AND TAX STATEMENTS TO:**

Kathleen M. Vaughan  
126 West Castle Creek Road  
Garden Valley, ID 83622

Instrument # 259139  
IDAHO CITY, BOISE COUNTY, IDAHO  
05-04-2018 10:38:30 PM No. of Pages: 2  
Recorded for: LAWYERS TITLE RIVERSIDE - 3480  
MARY T. PRISCO Fee: \$15.00  
Ex-Officio Recorder Deputy Shirley George  
Index to: DEEDS  
Electronically Recorded by Simplifile

RECEIVED

APR 26 2021

WATER RESOURCES  
WESTERN REGION

APN: RP09N04E160060  
Escrow No: FML13734-LT178-CB  
Title No: 717610520

Space above this line for Recorder's use

**GRANT DEED**

**THE UNDERSIGNED GRANTOR(S) DECLARE(S)**

DOCUMENTARY TRANSFER TAX IS \$0.00, CITY TRANSFER TAX \$0.00

☒ computed on full value of property conveyed, AND

**FOR A VALUABLE CONSIDERATION**, receipt of which is hereby acknowledged,

**Fannie Mae A/K/A Federal National Mortgage Association, organized and existing under the laws of the United States of America who acquired title as Federal National Mortgage Association,**

hereby GRANT(S) to

**Kathleen M. Vaughan, a widow**

the following described real property in the City of Garden Valley, County of Boise, State of IDAHO:

**For legal description of the real property herein, see Exhibit A attached hereto and made a part hereof.**

Commonly known as: 126 West Castle Creek Road, Garden Valley, ID 83622

Dated: May 3, 2018

Fannie Mae A/K/A Federal National Mortgage Association, organized and existing under the laws of the United States of America who acquired title as Federal National Mortgage Association by Lawyers Title Company as attorney in fact

By: Casandra Bertotti, Authorized Signor

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA

COUNTY OF Riverside

)  
) ss.  
)

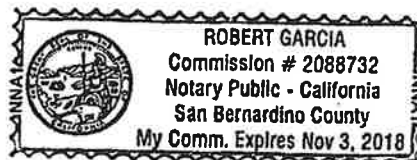
On 5/4/18 before me, Robert Garcia, Notary Public, personally appeared Casandra Bertotti

who proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Signature]



APR 26 2021

American Land Title Association

ALTA Commitment Form  
Adopted 6-17-06WATER RESOURCES  
WESTERN REGION**CHICAGO TITLE INSURANCE COMPANY**

AS ISSUING AGENT 1-800-943-1196

**SCHEDULE A**Loan No.:  
Title No.: L1500GL

1. Effective date: 23rd day of April, 2018  
Issue Date: 05/03/2018

This Title Insurance Commitment is good for 180 days from the effective date.

2. Policy (or Policies) to be issued:

|     |                                         |               |              |
|-----|-----------------------------------------|---------------|--------------|
| (a) | Owner's Policy 2006 Owner's Policy Form | Policy Amount | \$317,153.00 |
|-----|-----------------------------------------|---------------|--------------|

Proposed Insured: Kathleen M Vaughan

Policy Premium: \$1,370.64 (Additional discounts may apply)

|     |                                   |               |        |
|-----|-----------------------------------|---------------|--------|
| (b) | Loan Policy 2006 Loan Policy Form | Policy Amount | \$0.00 |
|-----|-----------------------------------|---------------|--------|

Proposed Insured:

Cash Transaction

Policy Premium: \$55.00 (Additional discounts may apply)

|     |                  |               |        |
|-----|------------------|---------------|--------|
| (c) | Proposed Insured | Policy Amount | \$0.00 |
|-----|------------------|---------------|--------|

3. The estate or interest in the land described or referred to in this Commitment is:

**FEE SIMPLE**

The estate is subject to, and the Company does not insure title to, and excepts from the description of the land, coal, lignite, oil, gas and other minerals in, under and that may be produced from the land, together with all rights, privileges, and immunities relating thereto

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4. Title to the Fee Simple estate or interest in the land is at the Effective Date vested in:

**JAMES R. RODES AND SHIRLEY M. RODES, HUSBAND AND WIFE**

**Deed Type: Special Warranty Deed**

**Grantors: FEDERAL NATIONAL MORTGAGE ASSOCIATION "FANNIE MAE"**

**Grantees: JAMES R. RODES AND SHIRLEY M. RODES, HUSBAND AND WIFE**

**Dated: November 3, 2016**

**Recorded Date: November 4, 2016**

**Consideration: \$0.00**

**BOOK:**

**PAGE:**

**Instrument: 252855**

**Notes:**

**Deed Type: Quitclaim Deed**

**Grantors: FEDERAL NATIONAL MORTGAGE ASSOCIATION "FANNIE MAE"**

**Grantees: FEDERAL NATIONAL MORTGAGE ASSOCIATION "FANNIE MAE"**

**Dated: November 3, 2016**

**Recorded Date: November 4, 2016**

**Consideration: \$0.00**

**BOOK:**

**PAGE:**

**Instrument: 252854**

**Notes:**

**Deed Type: Quitclaim Deed**

**Grantors: BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS  
SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING, LP**

**Grantees: FEDERAL NATIONAL MORTGAGE ASSOCIATION**

**Dated: June 18, 2015**

**Recorded Date: August 31, 2015**

**Consideration: \$0.00**

**BOOK:**

**PAGE:**

**Instrument: 248301**

**Notes:**

**Deed Type: Sheriff's Deed**

**Grantors: BEN ROEBER, SHERIFF OF BOISE COUNTY**

**Grantees: BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS  
SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING, LP**

**Dated: July 16, 2015**

**Recorded Date: July 22, 2015**

**Consideration: \$0.00**

**BOOK:**  
**PAGE:**  
**Instrument: 247696**  
**Notes:**

**Deed Type: Quitclaim Deed**  
**Grantors: GARY D. PETERSON AND MICHELLE MIMS, HUSBAND AND WIFE**  
**Grantees: JAMES ROLAND RODES AND SHIRLEY LOUISE RODES, HUSBAND AND WIFE**  
**Dated: April 20, 2009**  
**Recorded Date: April 23, 2009**  
**Consideration: \$0.00**  
**BOOK:**  
**PAGE:**  
**Instrument: 223187**  
**Notes:**

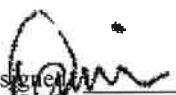
**Deed Type: Quitclaim Deed**  
**Grantors: GARY D. PETERSON, SPOUSE OF GRANTEE HEREIN**  
**Grantees: MICHELLE MIMS, A MARRIED WOMAN AS HER SOLE AND SEPARATE PROPERTY**  
**Dated: April 19, 2007**  
**Recorded Date: April 26, 2007**  
**Consideration: \$0.00**  
**BOOK:**  
**PAGE:**  
**Instrument: 213415**  
**Notes:**

**Deed Type: Warranty Deed**  
**Grantors: DORIS CORDER ROBESON AND DOUGLAS ROBESON, WIFE AND HUSBAND**  
**Grantees: GARY D. PETERSON AND MICHELLE MIMS, HUSBAND AND WIFE**  
**Dated: March 29, 2001**  
**Recorded Date: April 2, 2001**  
**Consideration: \$0.00**  
**BOOK:**  
**PAGE:**  
**Instrument: 180599**  
**Notes:**

5. The land referred to in this Commitment is described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Commonly known as 126 W Castle Creek Road, Garden Valley, ID 83622  
However, by showing this address no additional coverage is provided

  
Countersigned by \_\_\_\_\_  
Authorized Signatory – Ingrid Davis



## CHICAGO TITLE INSURANCE COMPANY

AS ISSUING AGENT 1-800-943-1196

Title No L1500GL

### LEGAL DESCRIPTION

#### EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF BOISE, STATE OF IDAHO, AND IS DESCRIBED AS FOLLOWS:

THE SOUTH HALF (S 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) AND THE NORTH HALF (N 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4), OF SECTION 16, TOWNSHIP 9 NORTH, RANGE 4 EAST, BOISE MERIDIAN, BOISE COUNTY, IDAHO.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL:

THE EAST 30 FEET OF THE SOUTH ONE HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER IN SECTION 16, TOWNSHIP 9 NORTH, RANGE 4 EAST, BOISE MERIDIAN.

EXCEPTING THEREFROM, THE FOLLOWING DESCRIBED ADDITIONAL PARCEL:

A TRACT OF LAND SITUATED IN NORTHEAST ONE QUARTER OF THE NORTHEAST ONE QUARTER OF SECTION 16, TOWNSHIP 9 NORTH, RANGE 4 EAST, BOISE MERIDIAN, CITY OF CROUCH, BOISE COUNTY, IDAHO, DESCRIBED AS FOLLOWS:

COMMENCING AT AN ALUMINUM CAP MONUMENTING THE NORTHEAST CORNER OF SAID SECTION 16, THENCE FOLLOWING THE EASTERLY LINE OF SAID NORTHEAST ONE QUARTER, SOUTH 01°48'46" EAST A DISTANCE OF 645.73 FEET TO THE POINT OF BEGINNING; THENCE FOLLOWING SAID EASTERLY LINE, SOUTH 01°48'46" EAST A DISTANCE OF 350.16 FEET TO A 1/2-INCH STEEL PIN; THENCE LEAVING SAID EASTERLY LINE, SOUTH 88°07'02" WEST A DISTANCE OF 41.36 FEET TO A 5/8-INCH STEEL PIN, THENCE NORTH 00°38'35" EAST A DISTANCE OF 351.64 FEET TO A 5/8-INCH STEEL PIN; THENCE SOUTH 89°23'36" EAST A DISTANCE OF 26.32 FEET TO THE POINT OF BEGINNING.

Parcel ID: RP09N04E160060

Commonly known as 126 W Castle Creek Road, Garden Valley, ID 83622  
However, by showing this address no additional coverage is provided



## CHICAGO TITLE INSURANCE COMPANY

AS ISSUING AGENT 1-800-943-1196

Title No. L1500GL

### SCHEDULE B – SECTION I

#### REQUIREMENTS

The following requirements must be met:

- 1) Pay the agreed amounts for the interest in the land and/or the mortgage to be insured.
- 2) Pay us the premiums, fees and charges for the policy.
- 3) If the insured premises include a mobile or manufactured home that has not been permanently affixed to the premises, Company will not issue a final policy of title insurance and any and all obligations created under this commitment will be void.
- 4) Instrument(s) creating the estate or interest (Title) to be insured, executed, delivered and recorded in the Public Records of the appropriate county.
- 5) You must tell us in writing the name of anyone not referred to in this Commitment who will get an interest in the land or who will make a loan on the land. We may then make additional requirements or exceptions.
- 6) Pay all taxes, charges, and assessments affecting the land that are due and payable.
- 7) Duly executed Title/Owner's Affidavit.
- 8) Documents for recordation pertinent to this transaction are required to be presented for recording in the format required by the appropriate county recording jurisdiction
- 9) Tax Information to follow as Exhibit B.
- 10) A judgment search has been performed in the county land records, for buyer(s) Kathleen M Vaughan and seller(s) FNMA and JAMES R RODES AND SHIRLEY M RODES. Results of this search for the name of buyer(s) Kathleen M Vaughan and seller(s) FNMA and JAMES R RODES AND SHIRLEY M RODES will be named in this commitment, if any. (All results herein are for information purposes only and are not warranted for content, accuracy or any other implied or explicit purpose)
- 11) Company requires a Warranty Deed for the consideration amount of \$317,153.00 from FNMA, to Kathleen M Vaughan, be executed, and delivered in recordable form.
- 12) Company requires a new Mortgage, deed of trust, security instrument in the amount of \$0.00 from Kathleen M Vaughan to Cash Transaction, be executed, and delivered in recordable form.

13) Obtain and File Satisfactory resolution of the following matters:

1. No bankruptcy filing on behalf of JAMES R. RODES AND SHIRLEY M. RODES, Debtor, in the State of IDAHO appear of record. Any claim caused by or arising out of any bankruptcy proceeding that was not disclosed by filed notice from the Federal District Court, for the State of IDAHO Bankruptcy Divisions, is hereby excluded from coverage. (All results herein are for information purposes only and are not warranted for content, accuracy or any other implied or explicit purpose)
2. No bankruptcy filing on behalf of KATHLEEN M VAUGHAN, Debtor, in the State of IDAHO appear of record. Any claim caused by or arising out of any bankruptcy proceeding that was not disclosed by filed notice from the Federal District Court, for the State of IDAHO Bankruptcy Divisions, is hereby excluded from coverage. (All results herein are for information purposes only and are not warranted for content, accuracy or any other implied or explicit purpose)
3. Please be advised that our search did not disclose any open mortgages of record.
4. No bankruptcy filing on behalf of JAMES R. RODES AND SHIRLEY M. RODES, Debtor, in the State of IDAHO appear of record. Any claim caused by or arising out of any bankruptcy proceeding that was not disclosed by filed notice from the Federal District Court, for the State of IDAHO Bankruptcy Divisions, is hereby excluded from coverage. (All results herein are for information purposes only and are not warranted for content, accuracy or any other implied or explicit purpose)

**CHICAGO TITLE INSURANCE COMPANY**

AS ISSUING AGENT 1-800-943-1196

Title No L1500GL

**SCHEDULE B – SECTION II****EXCEPTIONS**

Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company:

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the Effective Date but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
2. Any lien, or right to alien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
3. Any encroachment, conflicts in boundary lines, discrepancies, easements, measurement, encumbrance, violation, variation, adverse circumstance or other state of facts affecting the title that would be disclosed by an accurate and complete survey of the land. The term "encroachment" includes encroachments of existing improvements located on the land onto adjoining land, and encroachments onto the land of existing improvements located on adjoining land.
4. The exact acreage or square footage of the premises will not be insured.
5. Rights, facts, interests or claims of present tenants, lessees or parties in possession which are not shown by the Public Records, but which could be ascertained by an inspection of said Land or by making inquiry of persons in possession thereof.
6. Streams, riparian rights, littoral rights and the title to any filled-in-lands.
7. Taxes or special assessments which are not shown as existing liens by the public records.
8. Covenants, conditions and restrictions and other instruments recorded in the public records and purporting to impose a transfer fee or conveyance fee payable upon the conveyance of a interest in real property or payable for the right to make or accept such a transfer, and any and all fees, liens or charges, whether recorded or unrecorded, if any, currently due payable or that will become due or payable, and any other rights deriving therefrom, that are assessed pursuant thereto.
9. Any easements or servitudes not appearing in the public records.
10. Any lease, grant, exception or reservation of minerals or mineral rights appearing in the public records.
11. Any lien for service, installation, connection, maintenance, tap, capacity, or construction or similar charges for sewer, water, electricity, natural gas or other utilities, or for garbage collection and disposal by any utility service provider or authority that delivers such services and levies such charges, not shown as an existing lien by the Public Records.
12. Homeowner's or other association dues, assessments or fees for which no notice of delinquency, lien, claim of lien or assessment has been filed of record in the real property records.
13. Any matters listed as requirements on Schedule B-I that are not resolved to the satisfaction of Company will be shown as an exception on final policy.

Company will not issue a policy to the proposed insured(s) if the contemplated transaction involves a Short Sale. A short sale is defined as any sale or refinance transaction where the current mortgagee(s) or beneficiary(ies) of a deed of trust have agreed to satisfy/reconvey their interest for less than the full amount owed under the mortgage/deed of trust. It is the insured's obligation to notify Company if this transaction involves Short Sale.

14. Note: According to the public records, there have been no deeds conveying the land described herein within a period of twenty four (24) months prior to the date of this report, except as follows:

Deed Type: Special Warranty Deed

Grantors: FEDERAL NATIONAL MORTGAGE ASSOCIATION "FANNIE MAE"

Grantees: JAMES R. RODES AND SHIRLEY M. RODES, HUSBAND AND WIFE

Dated: November 3, 2016

Recorded Date: November 4, 2016

Consideration: \$0.00

BOOK:

PAGE:

Instrument: 252855

Deed Type: Quitclaim Deed

Grantors: FEDERAL NATIONAL MORTGAGE ASSOCIATION "FANNIE MAE"

Grantees: FEDERAL NATIONAL MORTGAGE ASSOCIATION "FANNIE MAE"

Dated: November 3, 2016

Recorded Date: November 4, 2016

Consideration: \$0.00

BOOK:

PAGE:

Instrument: 252854

Deed Type: Quitclaim Deed

Grantors: BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING, LP

Grantees: FEDERAL NATIONAL MORTGAGE ASSOCIATION

Dated: June 18, 2015

Recorded Date: August 31, 2015

Consideration: \$0.00

BOOK:

PAGE:

Instrument: 248301

NOTE: Any map/plat provided is provided as a courtesy as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, locations of easements or acreage shown thereon.



IDAHO DEPARTMENT OF  
**WATER RESOURCES**

Western Region • 2735 W Airport Way • Boise, ID 83705-5082

Phone: 208-334-2190 • Fax: 208-334-2348 • Email: [westerninfo@idwr.idaho.gov](mailto:westerninfo@idwr.idaho.gov) • Web: [idwr.idaho.gov](http://idwr.idaho.gov)

**Governor Brad Little**

**Director Gary Spackman**

August 30, 2021

KATHLEEN M VAUGHAN  
PO BOX 569  
GARDEN VALLEY ID 83622-0569

Re: Change in Ownership for Water Right No(s): 65-5673, 65-5670, and 65-18129

Dear Water Right Holder:

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) 605-4632.

Sincerely,

Aaron Olson  
Water Resource Agent

Enclosure(s): Proof Reports, Maps

**IDAHO DEPARTMENT OF WATER RESOURCES**  
**Proof Report**

8/31/2021

**Water Right 65-5673**

| <u>Owner Type</u> | <u>Name and Address</u>                                                            |
|-------------------|------------------------------------------------------------------------------------|
| Current Owner     | KATHLEEN M VAUGHAN<br>PO BOX 569<br>GARDEN VALLEY, ID 83622-0569<br>(208) 859-8515 |
| Original Owner    | JOHN W CORDER<br>GARDEN VALLEY, ID 83622                                           |
| Previous Owner    | DOUGLAS ROBESON<br>PO BOX 73<br>GARDEN VALLEY, ID 83622<br>(208) 462-3821          |
| Previous Owner    | GARY D PETERSON<br>PO BOX 741<br>GARDEN VALLEY, ID 83622                           |
| Previous Owner    | MICHELLE MIMS<br>PO BOX 741<br>GARDEN VALLEY, ID 83622                             |
| Previous Owner    | DORIS ROBESON<br>PO BOX 73<br>GARDEN VALLEY, ID 83622<br>(208) 462-3821            |

**Priority Date:** 4/1/1966

**Basis:** Decreed

**Status:** Active

**Source**

GROUND WATER

**Tributary**

**Beneficial Use**

DOMESTIC

**From**

1/01

**To**

12/31

**Diversion Rate**

0.040 CFS

**Volume**

1.2 AF

**Total Diversion**

0.040 CFS

1.2 AF

**Source and Point(s) of Diversion**

GROUND WATER

NENE

Sec. 16, Twp 09N, Rge 04E, BOISE County

**Place Of Use**

DOMESTIC within BOISE County

|     |     |     | NE |    |    |    | NW |    |    |    | SW |    |    |    | SE |    |    |    | Totals |
|-----|-----|-----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|--------|
| Twp | Rng | Sec | NE | NW | SW | SE | NE | NW | SW | SE | NE | NW | SW | SE | NE | NW | SW | SE |        |
| 09N | 04E | 16  | X  |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |        |

**IDAHO DEPARTMENT OF WATER RESOURCES**  
**Proof Report**

8/31/2021

**Conditions of Approval:**

1. N13 THE QUANTITY OF WATER UNDER THIS RIGHT SHALL NOT EXCEED 13,000 GALLONS PER DAY.
2. N11 THE QUANTITY OF WATER DECREED FOR THIS WATER RIGHT IS NOT A DETERMINATION OF HISTORICAL BENEFICIAL USE.

**Comments:**

- |    |               |          |     |
|----|---------------|----------|-----|
| 1. | cwebster      | 4/5/2018 | POU |
|    | Updated Shape |          |     |

**Dates and Other Information**

Decreed Date: 9/15/1998  
Civil Case Number: 39576  
Judicial District: FIFTH  
State or Federal: S  
Water District Number: 65  
Mitigation Plan: False

**Combined Use Limits**

N/A

**SubCase:**

N/A

**Water Supply Bank:**

N/A

State of Idaho  
Department of Water Resources

# Water Right

65-5673

DOMESTIC

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.



Date created: 8/31/2021



## Legend

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



**IDAHO DEPARTMENT OF WATER RESOURCES**  
**Proof Report**

8/31/2021

**Water Right 65-5670**

| <u>Owner Type</u> | <u>Name and Address</u>                                                            |
|-------------------|------------------------------------------------------------------------------------|
| Current Owner     | KATHLEEN M VAUGHAN<br>PO BOX 569<br>GARDEN VALLEY, ID 83622-0569<br>(208) 859-8515 |
| Original Owner    | JOHN W CORDER<br>GARDEN VALLEY, ID 83622                                           |
| Previous Owner    | GARY D PETERSON<br>PO BOX 741<br>GARDEN VALLEY, ID 83622                           |
| Previous Owner    | DORIS ROBESON<br>PO BOX 173<br>GARDEN VALLEY, ID 83622<br>(208) 462-3821           |
| Previous Owner    | MICHELLE MIMS<br>PO BOX 741<br>GARDEN VALLEY, ID 83622                             |
| Previous Owner    | DOUGLAS ROBESON<br>PO BOX 173<br>GARDEN VALLEY, ID 83622<br>(208) 462-3821         |

**Priority Date:** 4/1/1962

**Basis:** Decreed

**Status:** Active

**Source**  
CASTLE CREEK

**Tributary**  
MIDDLE FORK PAYETTE RIVER

| <u>Beneficial Use</u> | <u>From</u>                   | <u>To</u> | <u>Diversion Rate</u> | <u>Volume</u> |
|-----------------------|-------------------------------|-----------|-----------------------|---------------|
| DOMESTIC              | 1/01                          | 12/31     | 0.020 CFS             | 1.2 AF        |
|                       | <b><u>Total Diversion</u></b> |           | 0.020 CFS             | 1.2 AF        |

**Source and Point(s) of Diversion**

CASTLE CREEK

NENE

Sec. 16, Twp 09N, Rge 04E, BOISE County

**Place Of Use**

DOMESTIC within BOISE County

|     |     |     | NE |    |    |    | NW |    |    |    | SW |    |    |    | SE |    |    |    | Totals |
|-----|-----|-----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|--------|
| Twp | Rng | Sec | NE | NW | SW | SE | NE | NW | SW | SE | NE | NW | SW | SE | NE | NW | SW | SE |        |
| 09N | 04E | 16  | X  |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |        |

**IDAHO DEPARTMENT OF WATER RESOURCES**  
**Proof Report**

8/31/2021

**Conditions of Approval:**

1. N12 THE QUANTITY OF WATER UNDER THIS RIGHT FOR DOMESTIC USE SHALL NOT EXCEED 13,000 GALLONS PER DAY.
2. C18 THIS PARTIAL DECREE IS SUBJECT TO SUCH GENERAL PROVISIONS NECESSARY FOR THE DEFINITION OF THE RIGHTS OR FOR THE EFFICIENT ADMINISTRATION OF THE WATER RIGHTS AS MAY BE ULTIMATELY DETERMINED BY THE COURT AT A POINT IN TIME NO LATER THAN THE ENTRY OF A FINAL UNIFIED DECREE. SECTION 42-1412(6), IDAHO CODE.
3. N10 THE QUANTITY OF WATER DECREED FOR THIS WATER RIGHT FOR DOMESTIC USE IS NOT A DETERMINATION OF HISTORICAL BENEFICIAL USE.

**Comments:**

1. AJU10-JS 1/31/2000 AJU10 CONDITION UPDATE  
CONDITION CODE(S) C18 ADDED IF NOT ALREADY PART OF RECORD THRU AJU10.
2. SBOCK 2/25/2000 INDUSTRIAL USE  
REMOVED AS PER CLAIMANT NOE.
3. JSHURTE 4/5/2000 DIVERSION TO STORAGE  
REMOVED DIVERSION TO STORAGE SINCE THE INDUSTRIAL USE HAD BEEN REMOVED AS A RESULT OF THE CLAIMANT'S REQUEST ON THE NOTICE OF ERROR. THE DIVERSION TO STORAGE COMPONENT WAS NO LONGER NEEDED WITH DOMESTIC ONLY.
4. cwebster 4/5/2018 POU  
Updated Shape

**Dates and Other Information**

Decreed Date: 11/3/2000  
Civil Case Number: 39576  
Judicial District: FIFTH  
State or Federal: S  
Water District Number: 65  
Mitigation Plan: False

**Combined Use Limits**

N/A

**SubCase:**

N/A

**Water Supply Bank:**

N/A

State of Idaho  
Department of Water Resources

# Water Right

65-5670

DOMESTIC

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.



Date created: 8/31/2021



Legend

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



**IDAHO DEPARTMENT OF WATER RESOURCES**  
**Proof Report**

8/31/2021

**Water Right 65-18129**

| <u>Owner Type</u> | <u>Name and Address</u>                                                            |
|-------------------|------------------------------------------------------------------------------------|
| Current Owner     | KATHLEEN M VAUGHAN<br>PO BOX 569<br>GARDEN VALLEY, ID 83622-0569<br>(208) 859-8515 |
| Original Owner    | DORIS ROBESON<br>PO BOX 73<br>GARDEN VALLEY, ID 83622<br>(208) 462-3821            |
| Original Owner    | DOUGLAS ROBESON<br>PO BOX 73<br>GARDEN VALLEY, ID 83622<br>(208) 462-3821          |
| Previous Owner    | GARY D PETERSON<br>PO BOX 741<br>GARDEN VALLEY, ID 83622                           |
| Previous Owner    | MICHELLE MIMS<br>PO BOX 741<br>GARDEN VALLEY, ID 83622                             |

**Priority Date:** 2/29/1980

**Basis:** Decreed

**Status:** Active

| <u>Source</u> | <u>Tributary</u> |
|---------------|------------------|
| GROUND WATER  |                  |

| <u>Beneficial Use</u> | <u>From</u>                   | <u>To</u> | <u>Diversion Rate</u> | <u>Volume</u> |
|-----------------------|-------------------------------|-----------|-----------------------|---------------|
| DOMESTIC              | 1/01                          | 12/31     | 0.040 CFS             |               |
|                       | <b><u>Total Diversion</u></b> |           | 0.040 CFS             |               |

**Source and Point(s) of Diversion**

GROUND WATER                      NENE                      Sec. 16, Twp 09N, Rge 04E, BOISE County

**Place Of Use**

DOMESTIC within BOISE County

|     |     |     | NE |    |    |    | NW |    |    |    | SW |    |    |    | SE |    |    |    | Totals |
|-----|-----|-----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|--------|
| Twp | Rng | Sec | NE | NW | SW | SE | NE | NW | SW | SE | NE | NW | SW | SE | NE | NW | SW | SE |        |
| 09N | 04E | 16  | X  |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |        |

**Conditions of Approval:**

1. N13 THE QUANTITY OF WATER UNDER THIS RIGHT SHALL NOT EXCEED 13,000

IDAHO DEPARTMENT OF WATER RESOURCES  
Proof Report

8/31/2021

2. N11 GALLONS PER DAY.  
THE QUANTITY OF WATER DECREED FOR THIS WATER RIGHT IS NOT A  
DETERMINATION OF HISTORICAL BENEFICIAL USE.
3. PARCEL NO. RP 09N04E160060

**Comments:**

1. cwebster 4/5/2018 POU  
Updated Shape

**Dates and Other Information**

Decreed Date: 11/27/1998  
Civil Case Number: 39576  
Judicial District: FIFTH  
State or Federal: S  
Water District Number: TBD  
Mitigation Plan: False

**Combined Use Limits**

N/A

**SubCase:**

N/A

**Water Supply Bank:**

N/A

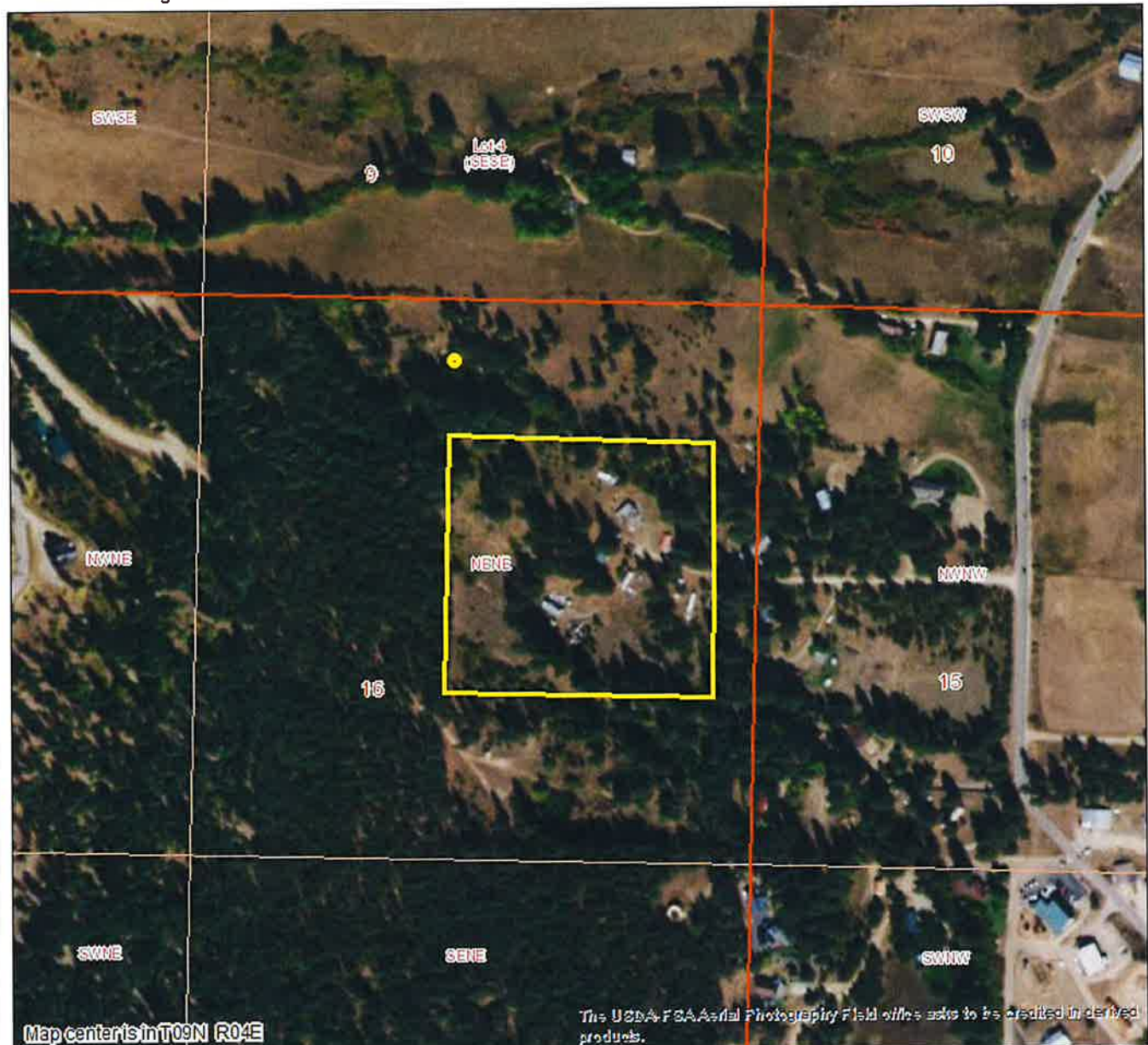
State of Idaho  
Department of Water Resources

# Water Right

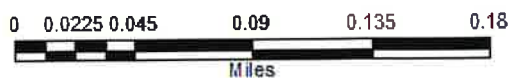
65-18129

DOMESTIC

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.



Date created: 8/31/2021



## Legend

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





IDAHO DEPARTMENT OF  
**WATER RESOURCES**

Western Region • 2735 W Airport Way • Boise, ID 83705-5082

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Governor Brad Little

Director Gary Spackman

August 30, 2021

KATHLEEN M VAUGHAN  
PO BOX 569  
GARDEN VALLEY ID 83622-0569

Re: Change in Water Right Ownership: 65-7935 (Split into 65-7935 and **65-24062**)

Dear Water Right Holder(s):

The Department of Water Resources (Department) acknowledges the receipt of correspondence changing ownership of a portion of the above referenced water right(s) 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(s) 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) 605-4632.

Sincerely,

Aaron Olson  
Water Resource Agent

Enclosure(s): Maps, Proof Reports

CC: VAUDA BORTLES  
MARK BORTLES



IDAHO DEPARTMENT OF  
**WATER RESOURCES**

Western Region • 2735 W Airport Way • Boise, ID 83705-5082

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Governor Brad Little

Director Gary Spackman

August 30, 2021

VAUDA BORTLES  
6716 BELMONT DR  
PALO CEDRO, CA 96073

MARK BORTLES  
6716 BELMONT DR  
PALO CEDRO, CA 96073

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If you have any questions concerning the enclosed information, please contact me at (208) 605-4632.

Sincerely,

Aaron Olson  
Water Resource Agent

Enclosure(s): Maps, Proof Reports