

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED

FEB 16 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 #6 of the instructions.

Water Right/Claim No.	Split?	Leased to Water Supply Bank?	Water Right/Claim No.	Split?	Leased to Water Supply Bank?
43-406	Yes ☐	Yes ☐	43-2507	Yes ☐	Yes ☐
43-7138	Yes ☐	Yes ☐	43-10187	Yes ☐	Yes ☐
43-10184	Yes ☐	Yes ☐	43-13026	Yes ☐	Yes ☐
43-10185	Yes ☐	Yes ☐	43-13027	Yes ☐	Yes ☐
43-10186	Yes ☐	Yes ☐	43-13382	Yes ☐	Yes ☐

2. Previous Owner's Name: Ronald + Venna Ward
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Ward Heritage Ranch, LLC
New owner(s) as listed on the conveyance document
- Mailing address: 2803 S. 900 E City: Hagerman State: ID ZIP: 83332
Telephone: 208-431-7684 Email: kari.james208@gmail.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: 2/31/2020
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 # 43-406

8. Signature: [Signature] Co-owner Title, if applicable: Co-owner Date: 1/28/2021
 Signature: Kari James Co-owner Title, if applicable: Co-owner Date: 1/31/2021

For IDWR Office Use Only:

Received by: DM Date: 2-16-2021 Receipt No.: 5038400 Receipt Amt.: \$250-
 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: [Signature] Date: 3-18-21

CORRECTED WARRANTY DEED

This Corrected Warranty Deed corrects and supersedes Warranty Deed recorded as Instrument No. 2015-004590 on October 19, 2015.

VENNA WARD, aka VENNA C. WARD or VENNA K. WARD, ("Grantor") hereby warrants and conveys to the WARD HERITAGE RANCH, LLC, whose current address is P.O. Box 157, Almo, Idaho 83312, ("Grantee"), the following described real estate in Cassia County, State of Idaho, to wit:

See Exhibit A attached hereto and incorporated by reference.

TO HAVE AND TO HOLD said premises, with all appurtenances, unto said Grantee, and its heirs and assigns forever. Said Grantors do hereby covenant to and with the said Grantee, that they are the owners in fee simple of said premises; that they are free from all encumbrances and that they will warrant and defend the same from all lawful claims whatsoever.

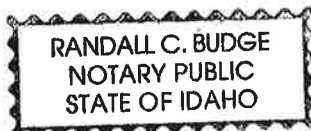
Dated this 9 day of November, 2015.

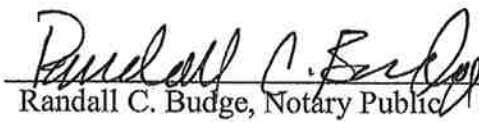

VENNA WARD, aka VENNA C. WARD
or VENNA K. WARD

STATE OF IDAHO)
) SS:
COUNTY OF BANNOCK)

ACKNOWLEDGMENT

Personally came before me this 9th day of November, 2015, the above named VENNA WARD, AKA VENNA C. WARD OR VENNA K. WARD, to me known to be the person who executed the foregoing instrument and acknowledged the same.




Randall C. Budge, Notary Public
Bannock County, Idaho
My commission 10/11/2016

This instrument was drafted by
Randall C. Budge, Attorney-at-Law
201 East Center Street, Pocatello, Idaho 83201

EXHIBIT A

All of the property listed herein is located in Cassia County, State of Idaho.

Parcel 1

E½ E½ of Section 30, Township 16, Range 25

Parcel 2

NWNW of Section 29, Township 16, Range 25

Parcel 3

SENE, E½SE, Section 19, Township 16, Range 25

Parcel 4

W½SW, SWNW, Section 20, Township 16, Range 25

Parcel 5

W½NE, NWSE

Township 15 South, Range 25 East of the Boise Meridian, Section 7, Part of the E½NW¼ described as follows:

Beginning at the North quarter corner of said Section 7 which shall be the Point of Beginning; Thence S 0° 08' 46" W along the quarter section line for 2642.60 feet to the southeast corner of said E½NW¼; Thence S 89° 16' 48" W for 1306.47 feet to the southwest corner of the E½NW¼; Thence N 0° 14' 20" E along the west line of the E½NW¼ for 1953.09 feet to a point on the easterly right-of-way to the Elba-Almo Highway; Thence N 31° 35' 13" E along said right-of-way for 816.12 feet to a point on the section line; Thence N 89° 18' 00" E along the section line for 406.55 feet; Thence S 0° 42' 00" E for 120.00 feet (South for 120 feet, more or less, rec.); Thence N 89° 18' 00" E for 161.00 feet (East for 161 feet, more or less, rec.); Thence N 0° 42' 00" W for 120.00 feet (North for 120 feet, more or less, rec.) to a point on the section line; Thence N 89° 18' 00" E along the section line for 310.00 feet to the Point of Beginning.

EXCEPTING therefrom the following described property in Cassia County, Idaho, to wit:

PARCEL NO. 1:

TOWNSHIP 15 SOUTH, RANGE 25 EAST OF THE BOISE MERIDIAN,
CASSIA COUNTY, IDAHO

Section 7: Part of the W½NE¼, more particularly described as follows:

Beginning at the Northeast Corner of the W½NE¼ of Section 7, said corner marked by a U.S. B.L.M. aluminum pipe with cap on top which shall be the Point of Beginning;
Thence South 00°20'12" West along the east line of the W½NE¼ for a distance of 965.69 feet to a ½ inch rebar;
Thence South 89°39'57" West for a distance of 451.07 feet to a ½ inch rebar;
Thence North 00°20'12" East for a distance of 965.69 feet to a ½ inch rebar on the north line of Section 7;
Thence North 89°39'57" East along said line for a distance of 451.07 feet to the Point of Beginning.

PARCEL NO. 2:

A non-exclusive,, perpetual access and utility easement for ingress and egress for the benefit of Parcel No. 1, more particularly described as follows:

TOWNSHIP 15 SOUTH, RANGE 25 EAST OF THE BOISE MERIDIAN,
CASSIA COUNTY, IDAHO

Sections 6 and 7: Part of the SE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 6 and part of the W $\frac{1}{2}$ NE $\frac{1}{4}$, E $\frac{1}{2}$ NW $\frac{1}{4}$ of Section 7, more particularly described as follows:

Beginning at the North quarter Corner of Section 7, said corner marked by a U.S. B.L.M. Iron pipe with brass cap on top which shall be the Point of Beginning;

Thence North 89°39'57" East along the north line of Section 7 for a distance of 874.79 feet to a ½ inch rebar;

Thence South 00°20'12" West for a distance of 25.00 feet;

Thence South 89°39'57" West for a distance of 878.22 feet;

Thence North 82°26'22" West for a distance of 381.94 feet;

Thence South 87°36'08" West for a distance of 183.89 feet;

Thence North 88°52'54" West for a distance of 157.75 feet;

Thence North 81°42'17" West for a distance of 54.47 feet;

Thence North 74°30'16" West for a distance of 52.20 feet to the southeasterly right of way of the City of Rocks Back Country Byway;

Thence North 31°15'36" East along said right of way for a distance of 25.98 feet;

Thence South 74°30'16" East for a distance of 43.57 feet;

Thence South 81°42'17" East for a distance of 51.33 feet;

Thence South 88°52'54" East for a distance of 155.42 feet;

Thence North 87°36'08" East for a distance of 185.30 feet;

Thence South 82°26'22" East for a distance of 382.39 feet to the Point of Beginning.

Parcel 6

NE $\frac{1}{4}$, Section 19, Township 15, Range 25

Parcel 7

Township 15 South, Range 25 E.B.M., Section 6: Part of the SE $\frac{1}{4}$ SW $\frac{1}{4}$ described as follows:

Beginning at the South quarter corner of said Section 6 which shall be the Point of Beginning; Thence S 89° 18' 00" W along the section line for 877.55 feet to a point on the easterly right-of-way of the Elba-Almo Highway; Thence N 31° 35' 13" E along said right-of-way for 88.69 feet; Thence N 89° 18' 00" E for 832.12 feet to a point on the quarter section line; Thence S 0° 47' 03" W along the quarter section line for 75.00 feet to the Point of Beginning.

SENW

Parcel 8

Lots 2, 3, 4, SESW, Section 31, Township 14, Range 25

Parcel 9

Section 32, Township 14, Range 25, NE $\frac{1}{4}$ N $\frac{1}{2}$ NW

Less: Beginning at the Northwest corner of said Section 32, Township 14 South, Range 25 East, Boise Meridian; said point marked by a US Government brass cap which shall be the Point of Beginning; Thence N 89° 06' East (Basis of Bearing) along the section line for 346.88 feet to a PK nail on the centerline of a county road; Thence S 15° 17' 49" W along said road centerline for 1314.82 feet to a PK nail on the section line; Thence N 0° 00' 07" E along said section line for 1262.79 feet to the Point of Beginning.

NESW, N $\frac{1}{2}$ SE

Parcel 10

NW $\frac{1}{4}$. NWSW, Section 33, Township 14, Range 25

Parcel 12

E $\frac{1}{2}$, E $\frac{1}{2}$ NW, SWNW, SW $\frac{1}{4}$, Section 29, Township 14, Range 25

Less: Township 14 South, Range 25 East of the Boise Meridian, Section 29: Part of the SW $\frac{1}{4}$ of Section 29, more particularly described as follows: Beginning at the Southwest corner of Section 29, said corner marked by a US General Land Office pipe with brass cap; Thence N 37° 03' 56" E for 978.39 feet to a $\frac{1}{2}$ " rebar which shall be the Point of Beginning; Thence S 66° 00' 27" W for a distance of 52.08 feet to a point in the center of the Elba-Almo Highway; Thence N 14° 47' 30" E along the centerline of the Elba-Almo Highway for a distance of 532.00 feet to a point; Thence N 66° 00' 27" E for a distance of 46.52 feet to a $\frac{1}{2}$ " rebar; Thence 66° 00' 27" E for a distance of 482.76 feet to a $\frac{1}{2}$ " rebar; Thence S 14° 47' 30" W for a distance of 532.00 feet to a $\frac{1}{2}$ " rebar; Thence S 66° 00' 27" W for a distance of 477.20 feet to the Point of Beginning.

And also less: Township 14 South, Range 25 East of the Boise Meridian, Cassia County, Idaho, Section 29; Part of the SE $\frac{1}{4}$ NW $\frac{1}{4}$ and SW $\frac{1}{4}$ NW $\frac{1}{4}$, more particularly described as follows; A parcel of land being on the Easterly side of the centerline of Project No. PLH-2841(102) Highway Survey as shown on the plans thereof now on file in the office of the Idaho Transportation Department, Division of Highways; Commencing at the Southwest corner of Section 29; Thence along the southerly boundary of the SW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 29, N 89° 12' 44" E, 330.978 meters (1085.87 feet), to a point 10.530 meters (34.55 feet) right of Station 213+29.461; Thence N 14° 56' 13" E; 30.539 meters (100.19 feet), to a point 10.528 meters (34.54 feet) right of

Station 213+60.000, the Point of Beginning; Thence N 17° 39' 30" E, 80.090 meters (262.76 feet) to a point 14.326 meters (47.00 feet) left of Station 214+40.000; Thence N 14° 56' 26" E, 37.339 meters (122.50 feet), to a point 14.326 meters (47.00 feet) left of Station 214+77.339; Thence along a curve to the left 84.04 meters (396.28 feet,) having a radius of 889.326 meters (2811.62 feet), a delta angle of 05° 24' 46" and a long chord bearing of N 12° 14' 03" E, 83.983 meters (275.53 feet), to a point 14.326 meters (47.00 feet) left of Station 215+60.000; Thence N 03° 07' 02" E 40.730 meters (133.63 feet), to a point 10.704 meters (35.12 feet) left of Station 216+00.000; Thence along a curve to the right 120.786 meters (396.28 feet), having a radius of 856.984 meters (2811.62 feet), a delta angle of 08° 04' 32" and a long chord bearing of S 10° 53' 57" W, 120.686 meters (395.95 feet), to a point 10.527 meters (34.54 feet) left of Station 214+80.669; Thence S 14° 56' 13" W, 120.709 meters (396.02 feet) to the Point of Beginning.

And also less: Township 14 South, Range 25 East of the Boise Meridian, Cassia County, Idaho, Section 29; Part of the SW¼NW¼, more particularly described as follows: A parcel of land being on the westerly side of the centerline of Project No., PLH-2841(102) Highway Survey as shown on the plans thereof now on file in the office of the Idaho Transportation Department, Division of Highways; Commencing at the Southwest corner of Section 29; Thence along the southerly boundary of said SW¼NW¼ of Section 29, N 89° 12' 44" E, 308.812 meters (1013.16 feet) to a point 10.805 meters (35.45 feet) left of Station 213+23.452; Thence N 14° 56' 13" E, 76.548 meters (251.14 feet), to a point 10.810 meters (35.47 feet) left of Station 214+00.000, the Point of Beginning; Thence N 14° 56' 13" E, 80.707 meters (264.78 feet), to a point 10.809 meters (35.46 feet) left of Station 214+80.749; Thence along a curve to the left 19.014 meters (62.38 feet), having a radius of 835.648 meters (2741.62 feet), a delta angle 01° 18' 13" and a long chord bearing of N 14° 17' 06" E, 19.014 meters (62.38 feet), to a point 10.743 meters (35.25 feet) left of Station 215+00.000; Thence S 16° 20' 46" W, 22.387 meters (73.45 feet), to a point 11.582 meters (38.00 feet) right of Station 214+77.339; Thence S 14° 56' 26" W, 57.339 meters (188.12 feet), to a point 11.582 meters (38.00 feet) left of Station 214+20.000; Thence S 12° 43' 49" W, 20.015 meters (65.66 feet) to the Point of Beginning.

And also less: Township 14 South, Range 25 East of the Boise Meridian, Cassia County, Idaho, Section 29, Part of the NE¼NW¼, more particularly described as follows: A parcel of land being on the easterly side of the centerline of Project NO., PLH-2841(102) Highway Survey as shown on the plans thereof now on file in the office of the Idaho Transportation Department, Division of Highways; Commencing at the Northwest corner of Section 29; Thence along the northerly boundary of Section 29, N 89° 13' 22" E, 410.890 meters (1348.05 feet), to a point 10.512 meters (34.49 feet) right of Station 221+42.141; Thence S 00° 15' 35" E 242.141 meters (794.42 feet), to a point 10.445 meters (34.27 feet) left of Station 219+00.000, the Point of Beginning; Thence S 11° 52' 25" E, 10.208 meters (33.49 feet), to a point 12.497 meters (41.00 feet) right of Station 218.90.000; Thence S 00° 16' 33" E, 50.000 meters (164.04 feet), to a point 12.497 meters (41.00 feet) right of Station 218+40.000; Thence S 05° 38' 47" W, 20.107 meters (65.97 feet), to a point 10.422 meters (34.19 feet) right of Station 218+20.000; Thence N 00° 15' 35" W, 79.955 meters (262.32 feet) to the Point of

Beginning.

Parcel 13

Beginning at a point West 310 feet from the northeast corner of the Northwest Quarter Section 7, Township 15 South, Range 25 East, Boise Meridian; Thence South 120 feet more or less; Thence West 161 feet more or less; Thence North 120 feet more or less; Thence East 161 feet more or less to the Point of Beginning.



0004003268

**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 #: 0004003268

Date Filed: 9/14/2020 11:08:18 AM

Entity Name and Mailing Address:

Entity Name:

WARD HERITAGE RANCH, LLC

The file number of this entity on the records of the Idaho Secretary of State is:

0000478378

Address

KARI JAMES
2803 S 900 E
HAGERMAN, ID 83332-5619

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:

W157489

The registered agent on record is:

Registered Agent

Kari James
Registered Agent
Physical Address
2803 S 900 E
HAGERMAN, ID 83332
Mailing Address
2803 S 900 E
HAGERMAN, ID 83332-5619

Limited Liability Company Managers and Members

Name	Title	Business Address
+ Kari Edna James	Member	2803 S 900 E HAGERMAN, ID 83332
+ Rhett Cornia Ward	Member	1123 E. 2700 S. ELBA, ID 83342
+ Reagan Ronald Ward	Member	260 CACHE SPRING DRIVE KIMBERLY, ID 83341

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

Kari James

Sign Here

09/14/2020

Date

Job Title: Member

B0539-8735 09/14/2020 11:08 AM Received by ID Secretary of State Lawrence Denney

STATE OF IDAHO
CERTIFICATION OF VITAL RECORD

STATE OF IDAHO
IDAHO DEPARTMENT OF HEALTH AND WELFARE
BUREAU OF VITAL RECORDS AND HEALTH STATISTICS
CERTIFICATE OF DEATH

Date Filed JUNE 18, 2013

State File No. 2013-05627

DECEDENT - LEGAL NAME RONALD CHARLES WARD			
SEX MALE	SOCIAL SECURITY NUMBER	AGE 62 YEARS	DATE OF BIRTH MARCH 11, 1951
BIRTH-PLACE OGDEN, UTAH		PLACE OF RESIDENCE ALMO, IDAHO	
MARITAL STATUS AT TIME OF DEATH MARRIED		NAME OF SURVIVING SPOUSE (If wife, maiden name) VENNA KAE CORNIA	WAS DECEDENT EVER IN U.S. ARMED FORCES? NO
FATHER - NAME WESLEY BRADBURY WARD			BIRTH-PLACE IDAHO
MOTHER - MAIDEN NAME EDNA ELFRIEDA KOLB			BIRTH-PLACE IOWA
METHOD OF DISPOSITION BURIAL		FUNERAL SERVICE LICENSEE JEFFREY H. RASMUSSEN	
NAME AND ADDRESS OF FUNERAL FACILITY RASMUSSEN FUNERAL HOME, BURLEY, IDAHO			
DATE OF DEATH JUNE 14, 2013	TIME OF DEATH 11:20 A.M.	CITY/TOWN OR LOCATION OF DEATH TWIN FALLS, IDAHO	COUNTY OF DEATH TWIN FALLS
CAUSE OF DEATH (underlying cause last) a. CARDIAC ARREST			Approximate Interval Between Onset and Death 2 HOURS
DUE TO (or as a consequence of) b. ACUTE MYOCARDIAL INFARCTION			2 HOURS
DUE TO (or as a consequence of) c. THIRD DEGREE HEART BLOCK			YEARS
DUE TO (or as a consequence of) d. ENLARGED HEART			YEARS
OTHER SIGNIFICANT CONDITIONS CONTRIBUTING TO DEATH but not resulting in the underlying cause given above PREVIOUS MI'S WITH STINTS			WAS AN AUTOPSY PERFORMED? NO
MANNER OF DEATH NATURAL		NAME OF CERTIFIER CHERRELL J. JACOBSEN	TITLE CORONER
CORONER SUBSEQUENT CERTIFICATION IF NECESSARY			
EXTERNAL CAUSES ONLY			
DATE OF INJURY	TIME OF INJURY	PLACE OF INJURY	INJURY AT WORK?
LOCATION WHERE INJURY OCCURRED			
DESCRIPTION OF HOW INJURY OCCURRED			

This is a true and correct reproduction of the document officially registered and placed on file with the IDAHO BUREAU OF VITAL RECORDS AND HEALTH STATISTICS.

DATE ISSUED: FEBRUARY 19, 2020

This copy not valid unless prepared on engraved border displaying state seal and signature of the Registrar.

James B. Aydelotte
JAMES B. AYDELOTTE
STATE REGISTRAR

ANY ALTERATION OR ERASURE VOIDS THIS CERTIFICATE



State of Idaho

DEPARTMENT OF WATER RESOURCES

Southern Region • 650 ADDISON AVE W STE 500 • TWIN FALLS, ID 83301-5858

Phone: (208)736-3033 • Fax: (208)736-3037 • Website: www.idwr.idaho.gov

Brad Little
Governor

Gary Spackman
Director

March 18, 2021

WARD HERITAGE RANCH LLC
2803 S 900 E
HAGERMAN ID 83332-5619

Re: Change in Ownership for Water Right No(s): 43-406, 43-2507, 43-7138, 43-10184, 43-10185, 43-10186, 43-10187, 43-10326, 43-10327 & 43-13382

Dear Water Right Holders:

The Department of Water Resources (Department) acknowledges the receipt of correspondence changing ownership of the above referenced water rights 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) 736-3033.

Sincerely,

Bill Mills
Water Resource Agent, Senior

Enclosures

c:\Water Districts 143 & 43D