

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED

SEP 10 2021

Department of Water Resources
Eastern 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?
22-2124B <i>OK</i>	Yes ☐	Yes ☐		Yes ☐	Yes ☐
22-4083 <i>OK</i>	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: CHARLOTTE L WALKER, W KEITH WALKER
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): The Ferrarone Family Living Trust
New owner(s) as listed on the conveyance document

Name connector ☐ and ☒ or

8 Ryan Ave.

Mill Valley

CA

94941

Mailing address

City

State

Zip

415-265-4144

JFERRARONE@PHILCO.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: July 19th, 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: *J Ferrarone* Trustee 8/30/21
Signature of new owner/claimant Title, if applicable Date
Print name J. FERRARONE

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

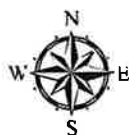
Received by JB Date 9/10/2021 For IDWR Office Use Only: Receipt No. E047337 Receipt Amt. \$50.-
Active in the Water Supply Bank? Yes ☐ No ☐ If yes, forward to the State Office for processing W-9 received? Yes ☐ No ☐
Name on W-9 _____ Approved by JB Processed by JB Date 9/15/2021



0 0.1 0.2 0.4 Miles

2019 NAIP

-  WRPOD: 22-4083 & 22-2124B
-  Keith Walker Parcel Boundaries
-  WRPOU: 22-4083 & 22-2124B
-  Twn & Rng
-  Section
-  QQ



WR's 22-4083 and 22-2124B

Broken Bar Ranch

Project #: 21-0040

Drawn by: AD

Date: 8/24/2021



**Rocky Mountain
ENVIRONMENTAL™**
ASSOCIATES, INC.

GRANT DEED

THIS INDENTURE is made this 19th day of July, 2021, between
(i) Charlotte Walker, not individually, but as trustee of **THE UNIFIED CREDIT
SHELTERED TRUST** created by the Last Will and Testament of Keith Walker, dated
February 4, 2000, and (ii) **CHARLOTTE WALKER**, a single woman of Madison
County, State of Idaho, the "Grantor," and JOHN B. FERRARONE, not individually, but
as trustee of **THE FERRARONE FAMILY LIVING TRUST** dated
February 4, 2015 whose mailing address is
8 Ryan Ave, Mill Valley, CA 94941, the "Grantee."

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten
Dollars (\$10.00) lawful money of the United States of America, and other good and
valuable consideration, to the Grantor in hand paid by the Grantee, the receipt whereof is
hereby acknowledged, has granted, and by these presents does grant and confirm unto the
Grantee, and to Grantee's heirs and assigns forever, all of the following described property
in the County of Teton, State of Idaho, to-wit:

East 1/2 of the Southeast 1/4 of Northeast 1/4 of Section 8,
Township 4 North, Range 45 East Boise Meridian, Teton
County, Idaho.

Southwest 1/4 of Northeast 1/4 of Section 9, Township 4
North, Range 45 East Boise Meridian, Teton County, Idaho.

South 1/2 of Northwest 1/4 of Section 9, Township 4 North,
Range 45 East Boise Meridian, Teton County, Idaho.

SUBJECT TO:

1. Reservations in United States Patent.
2. Any claim arising from the difference in the mean high water line of the
Teton River and the meander line as shown by the Original Government
Survey.
3. Subject to and together with the terms of the Access Easement
recorded July 20, 2021, as instrument no. 269826
records of Teton County, Idaho.

4. Together with and subject to the terms of that easement recorded April 5, 1982 as instrument no. 89975 records of Teton County, Idaho; Grantor was Irvin Christensen and Grantees were Reed Christensen and Jack E. Horton
5. Any facts, rights, interests, or claims 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. Easements, claims of easement or encumbrances which are not shown by the Public Records.
7. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title including discrepancies, conflicts in boundary lines, shortage in area, or any other facts that would be disclosed by an accurate and complete land survey of the Land, and that are not shown in the Public Records.
8. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.

SUBJECT to all existing easements or claims of easements, patent reservations, rights of way, protective covenants, zoning ordinances, and applicable building codes, laws and regulations, encroachments, overlaps, boundary line disputes and other matters which would be disclosed by an accurate survey or inspection of the premises.

TOGETHER with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, any remainders, and rents, issues and profits therefrom; and all estate, right, title and interest in and to said property, as well in law as in equity of the Grantor.

TO HAVE AND TO HOLD, the premises and the appurtenances unto the Grantee, and to Grantee's heirs and assigns forever.

In construing this deed and where the context so requires, the singular includes the plural.

IN WITNESS WHEREOF, the Grantor has executed the within instrument the day and year first above written.

THE UNIFIED CREDIT SHELTERED TRUST

By: Charlotte Walker
CHARLOTTE WALKER, Trustee

Charlotte Walker
CHARLOTTE WALKER

STATE OF IDAHO)
) ss.
 County of Teton)

On the 19th day of July, 2021, before me, the undersigned, a Notary Public, in and for the State of Idaho, personally appeared **Charlotte Walker**, known or identified to me to be the person whose name is subscribed to the within instrument as trustee of **THE UNIFIED CREDIT SHELTERED TRUST** and acknowledged to me that she executed the same as such trustee.

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

(seal)



JP
 Notary Public for Idaho

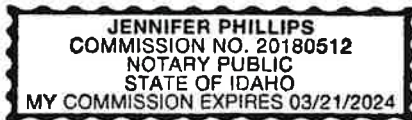
Residing at Victor, ID

My Commission Expires: 03/21/2024

STATE OF IDAHO)
) ss.
 County of Madison)

On the 14th day of February, 2021, before me, the undersigned notary public in and for said State, personally appeared **CHARLOTTE WALKER**, known or identified to me to be the person whose name is subscribed to the within Grant Deed, and acknowledged to me that she executed the same.

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



(seal)

[Signature]
 Notary Public for Idaho
 Residing at Victor, ID
 My Commission Expires: 03/21/2024

Z:\M&E\ID2\E38B6975-6C0C-4158-B207-62DF8B23AD12\00000000-107909\107694\L\L\Grant Deed (Walker-Ferrarone) (ID 107694).wpd

Instrument # 221835

TETON COUNTY, IDAHO

4-26-2012

12:58:26

No. of Pages: 2

Recorded for: MARTIN & ESKELSON PLLC

MARY LOU HANSEN

Fee: 15.00

Ex-Officio Recorder Deputy

Index to: DEED CORRECTION

Instrument # 221731

TETON COUNTY, IDAHO

4-19-2012

01:44:45

No. of Pages: 2

Recorded for: MARTIN & ESKELSON

MARY LOU HANSEN

Fee: 13.00

Ex-Officio Recorder Deputy

Index to: DEED OF DISTRIBUTION

Re-record to correct legal description

DEED OF DISTRIBUTION

THIS DEED, made this 12 day of APRIL, 2012, between Charlotte Walker, not individually, but as personal representative of the ESTATE OF KEITH WALKER, deceased, "Grantor," and Charlotte Walker, not individually, but as trustee of THE UNIFIED CREDIT SHELTERED TRUST created by the Last Will and Testament of Keith Walker, dated February 4, 2000, deceased, whose mailing address is 952 Barney Dairy Road, Rexburg, ID 83440, "Grantee."

WHEREAS, Charlotte Walker is the duly appointed and acting personal representative of the Estate of Keith Walker, deceased, Grantor; and

WHEREAS, Charlotte Walker is the trustee of The Unified Credit Sheltered Trust Established, Grantee, which Trust is entitled to receive distribution of the property hereafter described in this deed under the terms of the Last Will and Testament of the decedent and pursuant to the provisions of the Idaho Uniform Probate Code;

NOW, THEREFORE, WITNESSETH, that the Grantor, for a valuable consideration, and for the purpose of distributing certain real property from the Estate of Keith Walker, deceased, does by these presents hereby distribute, grant, bargain, sell, convey, and confirm unto the Grantee, and to its heirs and assigns forever, an undivided one-half (1/2) interest in that certain parcel of land, situate, lying and being in Teton County, Idaho, and more particularly described as follows:

East 1/2 of the Southeast 1/4 of Northeast 1/4 of Section 8,
Township 4 North, Range 45 East Boise Meridian.

Southwest 1/4 of Northeast 1/4 of Section 9, Township 4
North, Range 45 East Boise Meridian.

South 1/4 of Northwest 1/4 of Section 9, Township 4 North,
Range 45 East Boise Meridian.

An undivided one-half interest in and to the following
described real property:

Beginning at the Northeast corner of the Southwest 1/4 of the
Southwest 1/4 of Section 4, Township 4 North, Range 45 East

Boise Meridian, then East 20 rods, thence South 12 rods to the point of beginning, containing approximately 1.5 acres more or less. <sup>thence West 20 rods,
thence North 12 rods,</sup>

TOGETHER with all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, the reversion and reversions, remainder and remainders, rents, issues and profits thereof;

TO HAVE AND TO HOLD, all and singular, said premises, together with the appurtenances, unto the Grantee, and to its heirs and assigns forever.

IN WITNESS WHEREOF, the Grantor has hereunto set her hand and seal the day and year first above written.

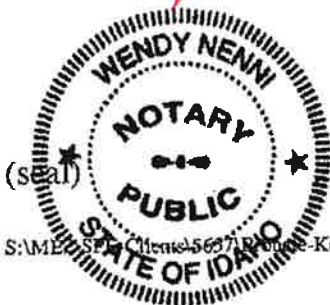
ESTATE OF KEITH WALKER

By: Charlotte Walker
Charlotte Walker, Personal Representative

STATE OF IDAHO)
) ss.
County of Bonneville)

On the 12 day of April, 2012, before me, the undersigned, a notary public, in and for said State, personally appeared CHARLOTTE WALKER, known or identified to me to be the person whose name is subscribed to the within instrument, as personal representative of the Estate of Keith Walker, and acknowledged to me that she executed the same as such personal representative.

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



Wendy Nenni
Notary Public for Idaho
Residing at Idaho Falls, Idaho
My Commission Expires: 10-06-2016

S:\ME\Ser-Chenel\563712\Boone-Keith\Deed-Distrib(Estate-ShelteredTrust).wpd



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

September 15, 2021

THE FERRARONE FAMILY LIVING TRUST
8 RYAN AVE
MILL VALLEY CA 94941-2124

Re: Change in Ownership for Water Right No(s): 22-2124B and 22-4083

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: WATER DISTRICT 01