

STATE OF IDAHO  
DEPARTMENT OF WATER RESOURCES

**Notice of Change in Water Right Ownership**

RECEIVED

JUL 26 2021

RECEIVED

JUL 22 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. DE ✓

| Water Right/Claim No. | Split?                       | Leased to Water Supply Bank? | Water Right/Claim No. | Split?                       | Leased to Water Supply Bank? |
|-----------------------|------------------------------|------------------------------|-----------------------|------------------------------|------------------------------|
| <del>67-15392</del> ✓ | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |                       | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |
| <del>67-15383</del> ✓ | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |                       | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |
| 67-4202               | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |                       | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |
| 67-10020              | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |                       | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |
|                       | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |                       | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |

2. Previous Owner's Name: Patricia Mackey, Stephen C. Mackey, Ruth Mackey  
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Cuddy Mountain Ranch LLC  
New owner(s) as listed on the conveyance document      Name connector ☐ and ☐ or ☐ and/or
- 358 Moon Ranch St.      Bakersfield      CA      93314  
Mailing address      City      State      ZIP
- 661-619-2828      cowdoctr@aol.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: 5-19-2021
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):  
     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:       Tom Willis, Manager      7/12/2021  
Signature of new owner/claimant      Title, if applicable      Date

Signature: \_\_\_\_\_      \_\_\_\_\_      \_\_\_\_\_  
Signature of new owner/claimant      Title, if applicable      Date

**For IDWR Office Use Only:**

Received by LE      Date 07/22/2021      Receipt No. W049616      Receipt Amt. \$50.00  
 Active in the Water Supply Bank? Yes ☐ No ☐      If yes, forward to the State Office for processing ch      W-9 received? Yes ☐ No ☐  
 Name on W-9 \_\_\_\_\_      Approved by \_\_\_\_\_      Processed by \_\_\_\_\_      Date 9/8/2021



## WARRANTY DEED

Order No.: 435908AM

### FOR VALUE RECEIVED

**Stephen C. Mackey and Patricia Mackey, husband and wife**

the grantor(s), do(es) hereby grant, bargain, sell and convey unto

**Thomas J. Willis and Linda Willis, husband and wife**

whose current address is:

358 Moon Ranch street  
Bakersfield, CA 93314

the grantee(s), the following described premises, in Washington County, Idaho,  
TO WIT:

### PARCEL 1:

**IN TOWNSHIP 16 NORTH OF RANGE 4 WEST OF THE BOISE MERIDIAN, WASHINGTON COUNTY, IDAHO:**

**Section 27:** N $\frac{1}{2}$ NW $\frac{1}{4}$ NW $\frac{1}{4}$ , SW $\frac{1}{4}$ SE $\frac{1}{4}$ NW $\frac{1}{4}$ NW $\frac{1}{4}$ , S $\frac{1}{2}$ SW $\frac{1}{4}$ NW $\frac{1}{4}$ NW $\frac{1}{4}$ , N $\frac{1}{2}$ S $\frac{1}{2}$ NW $\frac{1}{4}$ NW $\frac{1}{4}$ ,  
N $\frac{1}{2}$ NE $\frac{1}{4}$ NW $\frac{1}{4}$ , N $\frac{1}{2}$ S $\frac{1}{2}$ NE $\frac{1}{4}$ NW $\frac{1}{4}$ , SW $\frac{1}{4}$ NW $\frac{1}{4}$ NW $\frac{1}{4}$ NE $\frac{1}{4}$

**Section 28:** S $\frac{1}{2}$ N $\frac{1}{2}$ , N $\frac{1}{2}$ NE $\frac{1}{4}$ , NE $\frac{1}{4}$ NW $\frac{1}{4}$

**Section 21:** E $\frac{1}{2}$ NE $\frac{1}{4}$ SE $\frac{1}{4}$ , SW $\frac{1}{4}$ NE $\frac{1}{4}$ SE $\frac{1}{4}$ , S $\frac{1}{2}$ NW $\frac{1}{4}$ SE $\frac{1}{4}$ , E $\frac{1}{2}$ SW $\frac{1}{4}$ SE $\frac{1}{4}$ , SE $\frac{1}{4}$ SE $\frac{1}{4}$ ,

### SAVE AND EXCEPT the following:

A parcel of land situated within the SE $\frac{1}{4}$  of Section 21, Township 16 North, Range 4 West, Boise Meridian, Washington County, Idaho, which parcel of land is more particularly described as follows:

Beginning at the northeast corner of the SE $\frac{1}{4}$  of Section 21, T.16N., R.4W., B.M.;

Thence S 0°05'37"E, a distance of 1239.38 feet along the east line of the E $\frac{1}{2}$ NE $\frac{1}{4}$ /4SE $\frac{1}{4}$  of said Section 21;

Thence N 85°29'38"W, a distance of 520.71 feet;

Thence S 76°58'47"W, a distance of 1049.61 feet to a point within the E $\frac{1}{2}$ SW $\frac{1}{4}$ /4SE $\frac{1}{4}$  of said Section 21;

Thence N 21°45'19"W, a distance of 316.51 feet to a point within the S $\frac{1}{2}$ NW $\frac{1}{4}$ /4SE $\frac{1}{4}$  of said Section 21;

Thence N 32°48'53"E, a distance of 365.77 feet;

Thence S 86°15'32"W, a distance of 332.56 feet;

Thence N 83°32'43"W, a distance of 237.22 feet;

Thence N 72°34'15"W, a distance of 218.89 feet;

Thence N 84°09'31"W, a distance of 412.09 feet to a point on the west line of said S $\frac{1}{2}$ NW $\frac{1}{4}$ /4SE $\frac{1}{4}$ ;

Thence N 0°14'02"W, a distance of 397.40 feet along the west line of said S $\frac{1}{2}$ NW $\frac{1}{4}$ /4SE $\frac{1}{4}$  and the west line of the S $\frac{1}{2}$ N $\frac{1}{2}$ NW $\frac{1}{4}$ /4SE $\frac{1}{4}$  of said Section 21 to the northwest corner of said S $\frac{1}{2}$ N $\frac{1}{2}$ NW $\frac{1}{4}$ /4SE $\frac{1}{4}$ ;

Thence S 89°51'47"E, a distance of 1654.45 feet along the north line of said S $\frac{1}{2}$ N $\frac{1}{2}$ NW $\frac{1}{4}$ /4SE $\frac{1}{4}$  and the north line of the S $\frac{1}{2}$ NW $\frac{1}{4}$ /4NE $\frac{1}{4}$ /4SE $\frac{1}{4}$  of said Section 21 to the southwest corner of the NE $\frac{1}{4}$ 4NW $\frac{1}{4}$ /4NE $\frac{1}{4}$ /4SE $\frac{1}{4}$  of said Section 21;

## Warranty Deed

Thence N 0°05'51"W, a distance of 329.82 feet along the west line of said NE1/4NW1/4NE1/4SE1/4 to the northwest corner of said NE1/4NW1/4NE1/4SE1/4;

Thence S 89°52'31"E, a distance of 992.90 feet along the north line of said NE1/4NW1/4NE1/4SE1/4 and the north line of said E1/2NE1/4SE1/4 to the point of beginning.

**PARCEL II:**

**SUBJECT TO AND TOGETHER WITH** a 50 foot wide ingress-egress and utility easement within the NE1/4NW1/4NE1/4SE1/4, the S1/2NW1/4NE1/4SE1/4, the SW1/4NE1/4SE1/4, and the S1/2NW1/4SE1/4 of Section 21, Township 16 North, Range 4 West, Boise Meridian, Washington County, Idaho, the centerline of said easement being more particularly described as follows:

Beginning at the northeast corner of the SE1/4 of Section 21, T.16N., R.4W., B.M.;

Thence N 89°52'31"W, a distance of 817.04 feet along the north line of the E1/2NE1/4SE1/4 and the north line of the NE1/4NW1/4NE1/4SE1/4 to the TRUE POINT OF BEGINNING on the centerline of said easement;

Thence S 25°21'53"W, a distance of 93.19 feet along the centerline of said easement;

Thence S 14°36'05"W, a distance of 97.35 feet along the centerline of said easement;

Thence S 28°24'41"W, a distance of 192.63 feet along the centerline of said easement to a point within the S1/2NW1/4NE1/4SE1/4 of said Section 21;

Thence S 60°48'57"W, a distance of 196.04 feet along the centerline of said easement;

Thence S 36°47'52"W, a distance of 67.37 feet along the centerline of said easement;

Thence S 19°25'11"E, a distance of 44.94 feet along the centerline of said easement;

Thence S 58°51'02"E, a distance of 93.85 feet along the centerline of said easement;

Thence S 39°18'32"E, a distance of 70.79 feet along the centerline of said easement;

Thence S 13°53'39"W, a distance of 44.73 feet along the centerline of said easement;

Thence S 66°48'41"W, a distance of 44.53 feet along the centerline of said easement;

Thence S 81°46'32"W, a distance of 110.37 feet along the centerline of said easement;

Thence S 77°23'26"W, a distance of 139.36 feet along the centerline of said easement to a point within the S1/2NW1/4SE1/4 of said Section 21;

Thence S 70°39'37"W, a distance of 91.22 feet along the centerline of said easement;

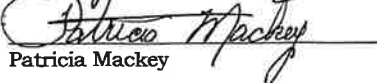
Thence S 57°02'52"W, a distance of 46.22 feet along the centerline of said easement;

Thence S 38°50'55"W, a distance of 40.98 feet along the centerline of said easement to the point of ending on the southerly boundary of the above described parcel of land.

## Warranty Deed

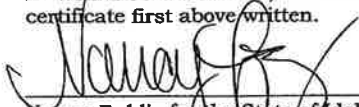
TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee(s), that (s)he is/are the owner(s) in fee simple of said premises; that they are free from all encumbrances Except: Current Year Taxes, conditions, covenants, restrictions, reservations, easements, rights and rights of way, apparent or of record. And that (s)he will warrant and defend the same from all lawful claims whatsoever.

Dated: May 13, 2021

  
 Stephen C. Mackey  
  
 Patricia Mackey

State of Idaho } ss  
 County of Washington }

On this 13 day of May, 2021, before me, Nancy I Lazaro a Notary Public in and for said state, personally appeared Stephen C Mackey and Patricia Mackey, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same. IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

  
 Notary Public for the State of Idaho  
 Residing at: Weiser, ID  
 Commission Expires: 10/9/2025



ALTA COMMITMENT FOR TITLE INSURANCE  
SCHEDULE A



ISSUED BY  
STEWART TITLE GUARANTY COMPANY

Issuing Office File Number: 435908AM



Buyer

**Transaction Identification Data for reference only:**

Issuing Agent: AmeriTitle, LLC

Issuing Office: 128 E Main St., Weiser, ID 83672

Customer Reference No.:

Property Address: TBD Seid Creek Rd., Cambridge, ID 83610

[Revision Number: ]

1. Commitment date: **April 29, 2021 at 7:30 A.M.**

2. Policy to be issued:

(a) 2006 ALTA Owner's Policy ☒ Standard Coverage ☐ Extended Coverage

**Proposed Policy Amount: \$800,000.00**

**Premium: \$1,917.00**

Proposed Insured:

**Cuddy Mountain Ranch, LLC**

(b) 2006 ALTA Loan Policy ☐ Standard Coverage ☐ Extended Coverage

**Proposed Policy Amount: \$700,000.00**

**Premium:**

**Endorsements:**

**Premium:**

Proposed Insured:



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

**Parcel 1: FEE SIMPLE**

**Parcel II: EASEMENT INTEREST**

4. Title to the estate or interest in the Land is at the Commitment Date vested in:

**Stephen C. Mackey and Patricia Mackey, husband and wife**

5. The Land is described as follows:

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ALTA COMMITMENT FOR TITLE INSURANCE  
SCHEDULE A



ISSUED BY  
STEWART TITLE GUARANTY COMPANY

Issuing Office File Number: 435908AM

**See attached Exhibit 'A'**

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ALTA COMMITMENT FOR TITLE INSURANCE  
SCHEDULE B PART I



ISSUED BY  
STEWART TITLE GUARANTY COMPANY

Issuing Office File Number: 435908AM

**REQUIREMENTS**

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
5. Additional requirements and/or exceptions may be added as details of the transaction are disclosed to, or become known by the Company.
- ✓ 6. **A copy of the Operating Agreement for Cuddy Mountain Ranch, LLC, must be submitted showing identity and authority of the Managing Member(s) to execute the proposed conveyance documents.**

**NOTES**

- A. Any map or sketch enclosed as an attachment herewith is furnished for informational purposes only to assist in property location with reference to streets and other parcels. No representation is made as to accuracy and the company assumes no liability for any loss occurring by reason of reliance thereon.
- B. In the event this transaction fails to close and this commitment is cancelled a fee will be charged complying with the state insurance code.
- C. According to the available County Assessor's Office records, the purported address of said land is:  
TBD Seid Creek Rd., Cambridge, ID 83610
- D. Taxes, including any assessments collected therewith, for the year shown below are paid:  
Amount: 180.26  
Year: 2020  
Parcel No.: 16N04W219000
- E. Taxes, including any assessments collected therewith, for the year shown below are paid:  
Amount: 41.34  
Year: 2020

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ALTA COMMITMENT FOR TITLE INSURANCE  
SCHEDULE B PART I



ISSUED BY  
STEWART TITLE GUARANTY COMPANY

Issuing Office File Number: 435908AM

Parcel No.: 16N04W270830

F. Taxes, including any assessments collected therewith, for the year shown below are paid:

Amount: 220.12

Year: 2020

Parcel No.: 16N04W280000

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**ALTA COMMITMENT FOR TITLE INSURANCE  
SCHEDULE B PART II**



ISSUED BY  
STEWART TITLE GUARANTY COMPANY

Issuing Office File Number: 435908AM

**EXCEPTIONS**

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records. Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public record.
2. Any facts, rights, interests, or claims which are not shown by the public records, but which could be ascertained by an inspection of the Land or by making inquiry of persons in possession thereof.
3. Easements, liens or encumbrances, or claims thereof, which are, not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortages in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records..
5. (i) Unpatented mining claims; (ii) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (iii) water rights,, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the Public Records..
6. Any lien, or right to a lien, for services, labor, equipment, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
7. Rights of the state or federal government and/or public in and to any portion of the land for right of way (whether or not such rights are shown by recordings of easements and/or maps in the Public Records by the State of Idaho showing the general location of these rights of way).
8. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B.

The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.

9. Taxes, including any assessments collected therewith, for the year 2021 which are a lien not yet due and payable.

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ALTA COMMITMENT FOR TITLE INSURANCE  
SCHEDULE B PART II



ISSUED BY  
STEWART TITLE GUARANTY COMPANY

Issuing Office File Number: 435908AM

10. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.
11. Liens, Levies, and Assessments of any and all irrigation districts or laterals, and the rights, powers and easements of said district as by law provided.
12. Ditch, road and public utility easements as the same may exist over said premises.
13. Unrecorded leaseholds, if any, and the rights of vendors and holders of security interest in personal property of tenants to remove said personal property at the expiration of the term.
14. Any Lack of Access to and from said land. Access appears to be by way of Forest Service road and is subject to the terms and conditions of said easements or permits.
15. Reservation of Uranium contained in U.S. Patent, recorded July 26, 1954 in Book 74 at page 361, Official Records.
16. Irrigation Ditch Right-of-way recorded December 16, 1927 in Book 47 of Deeds at page 518, Official Records.
17. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:  
Granted To: Idaho Power Company  
Recorded: June 19, 1964  
Book: 85, Page: 156
18. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:  
Granted To: Idaho Power Company  
Recorded: February 9, 1965  
Book: 86, Page: 68
19. Agreement and the terms and conditions contained therein  
Purpose: Irrigation Agreement  
Recorded: April 21, 1989  
Instrument No.: 146996
20. Easements reservations and dedications, as shown on record of survey.  
Recorded: October 3, 2007  
Instrument No.: 206994
21. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as reserved in instrument:  
Recorded: September 10, 2007

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**ALTA COMMITMENT FOR TITLE INSURANCE  
SCHEDULE B PART II**



ISSUED BY  
STEWART TITLE GUARANTY COMPANY

Issuing Office File Number: 435908AM

Instrument No.: 206759

22. The right of any interested party to sue or to petition to have set aside or modify or to contest the foreclosure sale and deed pursuant thereto or deed-in-lieu thereof, through which title to the Land described herein is derived.

Note: The above exception will be omitted from any policy insuring a bona fide purchaser who acquires the estate or interest for fair market value; or bona fide encumbrancer for value.

**END OF SCHEDULE B**

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ALTA COMMITMENT FOR TITLE INSURANCE  
SCHEDULE B PART II



ISSUED BY  
STEWART TITLE GUARANTY COMPANY

Issuing Office File Number: 435908AM

EXHIBIT 'A'

File No. 435908AM

PARCEL I:

IN TOWNSHIP 16 NORTH OF RANGE 4 WEST OF THE BOISE MERIDIAN,  
WASHINGTON COUNTY, IDAHO:

Section 27: N $\frac{1}{2}$ NW $\frac{1}{4}$ NW $\frac{1}{4}$ , SW $\frac{1}{4}$ SE $\frac{1}{4}$ NW $\frac{1}{4}$ NW $\frac{1}{4}$ , S $\frac{1}{2}$ SW $\frac{1}{4}$ NW $\frac{1}{4}$ NW $\frac{1}{4}$ ,  
N $\frac{1}{2}$ S $\frac{1}{2}$ NW $\frac{1}{4}$ NW $\frac{1}{4}$ , N $\frac{1}{2}$ NE $\frac{1}{4}$ NW $\frac{1}{4}$ , N $\frac{1}{2}$ S $\frac{1}{2}$ NE $\frac{1}{4}$ NW $\frac{1}{4}$ , SW $\frac{1}{4}$ NW $\frac{1}{4}$ NW $\frac{1}{4}$ NE $\frac{1}{4}$

Section 28: S $\frac{1}{2}$ N $\frac{1}{2}$ , N $\frac{1}{2}$ NE $\frac{1}{4}$ , NE $\frac{1}{4}$ NW $\frac{1}{4}$

Section 21: E $\frac{1}{2}$ NE $\frac{1}{4}$ SE $\frac{1}{4}$ , SW $\frac{1}{4}$ NE $\frac{1}{4}$ SE $\frac{1}{4}$ , S $\frac{1}{2}$ NW $\frac{1}{4}$ SE $\frac{1}{4}$ , E $\frac{1}{2}$ SW $\frac{1}{4}$ SE $\frac{1}{4}$ , SE $\frac{1}{4}$ SE $\frac{1}{4}$ ,

SAVE AND EXCEPT the following:

A parcel of land situated within the SE $\frac{1}{4}$  of Section 21, Township 16 North, Range 4 West,  
Boise Meridian, Washington County, Idaho, which parcel of land is more particularly  
described as follows:

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Thence N 85°29'38"W, a distance of 520.71 feet;

Thence S 76°58'47"W, a distance of 1049.61 feet to a point within the  
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Thence N 21°45'19"W, a distance of 316.51 feet to a point within the  
S $\frac{1}{2}$ NW $\frac{1}{4}$ SE $\frac{1}{4}$  of said Section 21;

Thence N 32°48'53"E, a distance of 365.77 feet;

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Thence N 83°32'43"W, a distance of 237.22 feet;

Thence N 72°34'15"W, a distance of 218.89 feet;

Thence N 84°09'31"W, a distance of 412.09 feet to a point on the west line of said S1/2NW1/4SE1/4;

Thence N 0°14'02"W, a distance of 397.40 feet along the west line of said S1/2NW1/4SE1/4 and the west line of the S1/2N1/2NW1/4SE1/4 of said Section 21 to the northwest corner of said S1/2N1/2NW1/4SE1/4;

Thence S 89°51'47"E, a distance of 1654.45 feet along the north line of said S1/2N1/2NW1/4SE1/4 and the north line of the S1/2NW1/4NE1/4SE1/4 of said Section 21 to the southwest corner of the NE1/4NW1/4NE1/4SE1/4 of said Section 21;

Thence N 0°05'51"W, a distance of 329.82 feet along the west line of said NE1/4NW1/4NE1/4SE1/4 to the northwest corner of said NE1/4NW1/4NE1/4SE1/4;

Thence S 89°52'31"E, a distance of 992.90 feet along the north line of said NE1/4NW1/4NE1/4SE1/4 and the north line of said E1/2NE1/4SE1/4 to the point of beginning.

**PARCEL II:**

SUBJECT TO AND TOGETHER WITH a 50 foot wide ingress-egress and utility easement within the NE1/4NW1/4NE1/4SE1/4, the S1/2NW1/4NE1/4SE1/4, the SW1/4NE1/4SE1/4, and the S1/2NW1/4SE1/4 of Section 21, Township 16 North, Range 4 West, Boise Meridian, Washington County, Idaho, the centerline of said easement being more particularly described as follows:

Beginning at the northeast corner of the SE1/4 of Section 21, T.16N., R.4W., B.M.;

*This page is only a part of a 2016 ALTA® Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II -Exceptions; and a countersignature by the Company or its issuing agent that may be in electronic form.*

ALTA COMMITMENT FOR TITLE INSURANCE  
SCHEDULE B PART II



ISSUED BY  
STEWART TITLE GUARANTY COMPANY

Issuing Office File Number: 435908AM

Thence N 89°52'31"W, a distance of 817.04 feet along the north line of the E1/2NE1/4SE1/4 and the north line of the NE1/4NW1/4NE1/4SE1/4 to the TRUE POINT OF BEGINNING on the centerline of said easement;

Thence S 25°21'53"W, a distance of 93.19 feet along the centerline of said easement;

Thence S 14°36'05"W, a distance of 97.35 feet along the centerline of said easement;

Thence S 28°24'41"W, a distance of 192.63 feet along the centerline of said easement to a point within the S1/2NW1/4NE1/4SE1/4 of said Section 21;

Thence S 60°48'57"W, a distance of 196.04 feet along the centerline of said easement;

Thence S 36°47'52"W, a distance of 67.37 feet along the centerline of said easement;

Thence S 19°25'11"E, a distance of 44.94 feet along the centerline of said easement;

Thence S 58°51'02"E, a distance of 93.85 feet along the centerline of said easement;

Thence S 39°18'32"E, a distance of 70.79 feet along the centerline of said easement;

Thence S 13°53'39"W, a distance of 44.73 feet along the centerline of said easement;

Thence S 66°48'41"W, a distance of 44.53 feet along the centerline of said easement;

Thence S 81°46'32"W, a distance of 110.37 feet along the centerline of said easement;

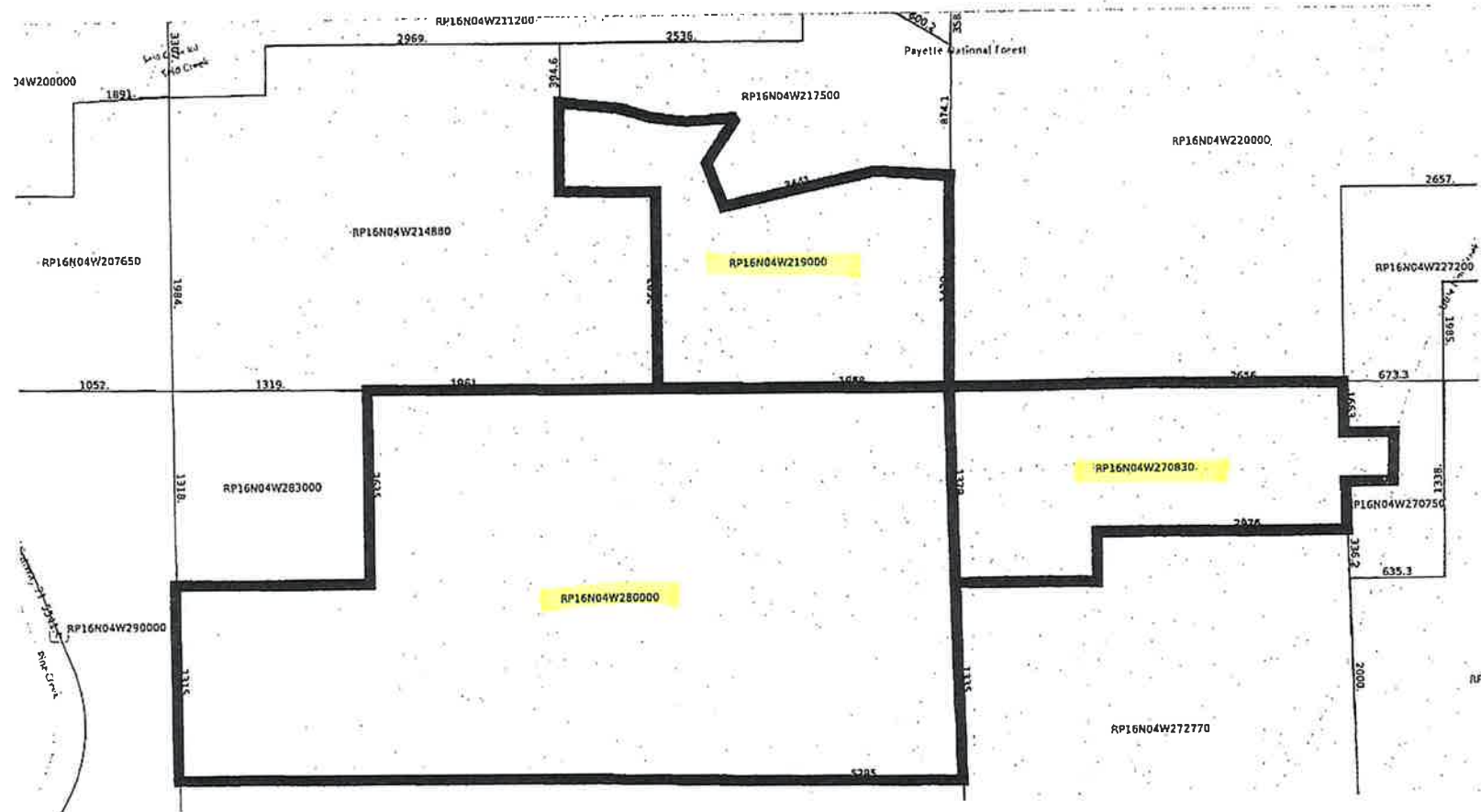
Thence S 77°23'26"W, a distance of 139.36 feet along the centerline of said easement to a point within the S1/2NW1/4SE1/4 of said Section 21;

Thence S 70°39'37"W, a distance of 91.22 feet along the centerline of said easement;

Thence S 57°02'52"W, a distance of 46.22 feet along the centerline of said easement;

Thence S 38°50'55"W, a distance of 40.98 feet along the centerline of said easement to the point of ending on the southerly boundary of the above described parcel of land.

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|                    |                                         |                |                                         |                       |  |
|--------------------|-----------------------------------------|----------------|-----------------------------------------|-----------------------|--|
| 2020-115302-A      |                                         | *Tax Info*     |                                         | 5/4/2021              |  |
| Bill type:         | Original                                | Actual         | Owner of record:                        |                       |  |
| Bill dates:        | November 01, 2020                       |                | MCCAUGHAN LIVING TRUST, THE ANN KATHRYN |                       |  |
| Amount:            | \$222.46                                |                | 2095 SEID CREEK RD                      |                       |  |
| Paid date:         | Monday, January 04, 2021                |                | CAMBRIDGE ID 83610                      |                       |  |
| Receipt:           | U20.5816                                |                |                                         |                       |  |
| Sequence no:       | 5                                       |                |                                         |                       |  |
| Paid by:           | MACKEY STEPHEN                          |                |                                         |                       |  |
| Decal no:          |                                         |                |                                         |                       |  |
| Description:       | S1/2N1/2 N1/2NE NENW S28T16R4 280 ACRES |                |                                         |                       |  |
| Large Summary      |                                         | Details        |                                         |                       |  |
| Gross Tax          | Credits                                 | Net Tax        | Tax Savings                             | Total Credits/Savings |  |
| 220.12             | 0.00                                    | 220.12         | 0.00                                    | 0.00                  |  |
| Total Due          |                                         | 5/4/2021       |                                         |                       |  |
| Bill 2020-115302-A |                                         | Inst 2-June 21 |                                         |                       |  |
| Total Current      |                                         | \$0.00         |                                         |                       |  |
| Delinquent         |                                         | \$0.00         |                                         |                       |  |
| Adv/Surplus        |                                         | \$0.00         |                                         |                       |  |
| Discount           |                                         | \$0.00         |                                         |                       |  |
| Total Due          |                                         | \$0.00         |                                         |                       |  |
| Values/Exemptions  |                                         |                |                                         |                       |  |
| Land Assessed      |                                         | 19,880 USD     |                                         |                       |  |
| Total Acres        |                                         | 280.0000 Acres |                                         |                       |  |
| Total Value        |                                         | 19,880 USD     |                                         |                       |  |
| Net Tax Value      |                                         | 19,880 USD     |                                         |                       |  |
| FPA                |                                         | 09.74 Units    |                                         |                       |  |
| FOREST CHARGE      |                                         | 45.00 Units    |                                         |                       |  |

PIN: **RP16N04W270830**

AIN:

Status: **Active**

Geocode:

Rev acct: **0000026833**

Tax sale:

TAG: **TAG 022-0000**

TIF:

County: **44-Washington**

Case:

Pmt pln:

ACH pln:

Current owner: **MACKEY STEPHEN C(more)**

Ownership type: **Joint Tenancy**

Situs address:

Description: **N1/2NWNW SWSENWNW S1/2SWN(...)**

Class: **105 Dry Grazing Land**

Roll type: **Real Property**

|                          |                                                                        |            |                                         |                       |
|--------------------------|------------------------------------------------------------------------|------------|-----------------------------------------|-----------------------|
| 2020-115842-A            |                                                                        | *Tax Info* | Print                                   | 5/4/2021              |
| Bill type:               | Original                                                               | Actual     | Owner of record:                        |                       |
| Bill dates:              | November 01, 2020                                                      |            | MCCAUGHAN LIVING TRUST, THE ANN KATHRYN |                       |
| Amount:                  | \$41.78                                                                |            | 2095 SEID CREEK RD                      |                       |
| Paid date:               | Monday, January 04, 2021                                               |            | CAMBRIDGE ID 83610                      |                       |
| Receipt:                 | U20.5816                                                               |            |                                         |                       |
| Sequence no:             | 1                                                                      |            |                                         |                       |
| Paid by:                 | MACKEY STEPHEN                                                         |            |                                         |                       |
| Decal no:                |                                                                        |            |                                         |                       |
| Description:             | N1/2NWNW SWSENWNW S1/2SWNWNW N1/2S1/2NW NW N1/2NENW N1/2S1/2 NENW S... |            |                                         |                       |
| <b>Large Summary</b>     |                                                                        |            |                                         |                       |
| Gross Tax                | Credits                                                                | Net Tax    | Tax Savings                             | Total Credits/Savings |
| 41.34                    | 0.00                                                                   | 41.34      | 0.00                                    | 0.00                  |
| <b>Total Due</b>         |                                                                        |            |                                         |                       |
| Bill 2020-115842-A       |                                                                        |            |                                         |                       |
| Inst 2-June 21           |                                                                        |            |                                         |                       |
| Total Current            |                                                                        |            |                                         |                       |
| Delinquent               |                                                                        |            |                                         |                       |
| Adv/Surplus              |                                                                        |            |                                         |                       |
| Discount                 |                                                                        |            |                                         |                       |
| Total Due                |                                                                        |            |                                         |                       |
| <b>Values/Exemptions</b> |                                                                        |            |                                         |                       |
| Land Assessed            |                                                                        |            |                                         |                       |
| Total Acres              |                                                                        |            |                                         |                       |
| Total Value              |                                                                        |            |                                         |                       |
| Net Tax Value            |                                                                        |            |                                         |                       |

PIN: **RP16N04W219000**  
AIN:  
Status: **Active**  
Geocode:  
Rev acct: **0000026832**  
Tax sale:

TAG: **TAG 022-0000**  
TIF:  
County: **44-Washington**  
Case:  
Pmt pln:  
ACH pln:

Current owner: **MACKEY STEPHEN C(more)**  
Ownership type: **Joint Tenancy**  
Situs address: **SEID CREEK RD**  
Description: **PART SE1/4; S21T16R4 73.65 AC**  
Class: **101 Irrigated Crop Land**  
Roll type: **Real Property**

| 2020-119079-A |                               | *Tax Info* | Print                                   | Bill Detail           | Total Due          | 5/4/2021      |
|---------------|-------------------------------|------------|-----------------------------------------|-----------------------|--------------------|---------------|
| Bill type:    | Original                      | Actual     | Owner of record:                        |                       | Bill 2020-119079-A | \$0.00        |
| Bill dates:   | November 01, 2020             |            | MCCAUGHAN LIVING TRUST, THE ANN KATHRYN |                       | Inst 2-June 21     | \$0.00        |
| Amount:       | \$182.18                      |            | 2095 SEID CREEK RD                      |                       | Total Current      | \$0.00        |
| Paid date:    | Monday, January 04, 2021      |            | CAMBRIDGE ID 83610                      |                       | Delinquent         | \$0.00        |
| Receipt:      | U20.5816                      |            |                                         |                       | Adv/Surplus        | \$0.00        |
| Sequence no:  | 3                             |            |                                         |                       | Discount           | \$0.00        |
| Paid by:      | MACKEY STEPHEN                |            |                                         |                       | Total Due          | \$0.00        |
| Decal no:     |                               |            |                                         |                       |                    |               |
| Description:  | PART SE1/4; S21T16R4 73.65 AC |            |                                         |                       |                    |               |
| Large Summary |                               |            |                                         |                       | Values/Exemptions  |               |
| Gross Tax     | Credits                       | Net Tax    | Tax Savings                             | Total Credits/Savings | Land Assessed      | 14,229 USD    |
| 180.26        | 0.00                          | 180.26     | 0.00                                    | 0.00                  | Total Acres        | 73.6500 Acres |
|               |                               |            |                                         |                       | Total Value        | 14,229 USD    |
|               |                               |            |                                         |                       | Net Tax Value      | 14,229 USD    |
|               |                               |            |                                         |                       | FPA                | 03.90 Units   |
|               |                               |            |                                         |                       | FOREST CHARGE      | 58.00 Units   |



State of Idaho

DEPARTMENT OF WATER RESOURCES

322 E FRONT ST STE 648 PO BOX 83720 • BOISE, ID 83720-0098

Phone: (208)287-4800 • Fax: (208)287-6700 • Website: [www.idwr.idaho.gov](http://www.idwr.idaho.gov)

Brad Little  
Governor

Gary Spackman  
Director

September 3, 2021

THOMAS J WILLIS  
LINDA WILLIS  
358 MOON RANCH ST  
BAKERSFIELD CA 93314-7860

Re: Change in Ownership for Water Right Nos: 67-4202 and 67-10020

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) 287-4920 or [debbi.judd@idwr.idaho.gov](mailto:debbi.judd@idwr.idaho.gov).

Sincerely,

Debbi Judd  
Technical Records Specialist

Enclosures

- c. Scott Eskelson – *via email*  
Water District 67 – *via email*

RECEIVED

JUL 22 2021

WATER RESOURCES  
WESTERN REGION

Law Offices of  
**MARTIN & ESKELSON, PLLC**

Stephen E. Martin, E-mail: [stephen@martineskelson.com](mailto:stephen@martineskelson.com)  
Scott P. Eskelson, E-mail: [scott@martineskelson.com](mailto:scott@martineskelson.com)

P.O. BOX 3189  
IDAHO FALLS, ID 83403-3189  
PHONE: (208) 523-6644  
FAX: (208) 522-0791

OFFICES:  
425 S. HOLMES  
IDAHO FALLS, ID 83401

July 19, 2021

Ms. Jean Hearsley  
Idaho Department of Water Resources  
Western Region  
2735 Airport Way  
Boise, Id 83705-5082

RE: Willis - Right Nos. 67-15392 and 67-15383

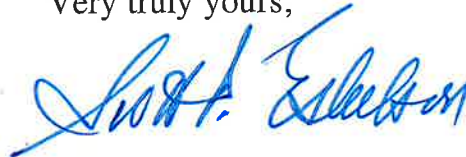
Ladies and Gentlemen:

Enclosed please find a Notice of Change in Water Right Ownership form. Also included will be a copy of the deed by which Mr. and Mrs. Willis acquired the property which utilizes these rights.

Also enclosed will be our check in the amount of \$50 to cover the filing fee for these two water rights.

Will you please process this form and return an acknowledgment to our office of the completion of this transfer of ownership.

Very truly yours,



Scott P. Eskelson

Enclosures

cc: Tom & Linda Willis

21july19-IDWR (ID 109671).wpd