

RECEIVED

JUL 08 2021

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

IDWR / NORTH

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?
A85-11179	Yes ☐	Yes ☐		Yes ☐	Yes ☐
A85-11180	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Harold Liedkie
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Gregjen Land, LLC
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or ☐ and/or
- 2590 Branson Rd Nezperce ID 83543
Mailing address City State ZIP
208-791-6315, 208-791-4418 jenbranson5@gmail.com, gregbranson@icloud.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: 1/27/2021
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):
☒ \$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 # 85-11179

8. Signature: JR Branson Member 7/6/2021
Signature of new owner/claimant Title, if applicable Date
Signature: Jennifer A Branson Member 7/6/2021
Signature of new owner/claimant Title, if applicable Date

For IDWR Office Use Only:

Received by [Signature] Date 7-8-21 Receipt No. N037150 Receipt Amt. 50⁰⁰
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 NS Date 7-22-21

WARRANTY DEED

FOR VALUE RECEIVED, Thomas W. Hutchinson and Cynthia G. Hutchinson, also known as Cynthia Hutchinson, husband and wife, the Grantors, do hereby grant, bargain, sell and convey unto Gregjen Land, L.L.C., an Idaho limited liability company, whose address is 2590 Branson Road, Nezperce, Idaho 83543, the Grantee, the following described real property located in the County of Lewis, State of Idaho, to-wit:

SEE EXHIBIT A ATTACHED HERETO.

SUBJECT TO:

- An Easement for a Right-of-Way, and rights incidental thereto, granted to Clearwater Valley Railroad, no representation is made as to the present ownership, recorded December 1, 1899, in Book 1 of Deeds at Page 590 of the Official Lewis County Records, affecting Parcel 2.
- An Easement for a Right-of-Way, and rights incidental thereto, granted North Highway District, no representation is made as to the present ownership, recorded June 14, 1922, in Book 17 of Deeds at Page 252 of the Official Lewis County Records, affecting Parcel 2.
- An Easement for a Right-of-Way, and rights incidental thereto, granted to the State of Idaho, no representation is made as to the present ownership, recorded May 28, 1951, as Instrument No. 57632 of the Official Lewis County Records, affecting Parcel 2.
- Matters shown on a Record of Survey recorded May 17, 2002, as Instrument No. 125968, of the Official Lewis County Records, affecting Parcel 3.
- Taxes and assessments for the current year and thereafter.

TO HAVE AND TO HOLD the premises, with their appurtenances, unto the Grantee, its heirs and assigns forever.

Grantors do hereby covenant to and with the Grantee that they are the owners in fee simple of the above-described premises; that the premises are free from all encumbrances except taxes for the current year; and that they will warrant and defend the same from all lawful claims whatsoever.

READ AND APPROVED

WARRANTY DEED - 1



Gneason, Moore, Dokken & Geidl, PLLC
P.O. Drawer 835, Lewiston ID 83501
(208)743-1516; Fax(208)746-2231

It is acknowledged by the Grantors that the attorneys who drafted this Warranty Deed represent only the Grantee and that Grantors have been given the opportunity to seek separate legal counsel if they desire.

DATED: January 26 2021.

GRANTORS

Thomas W. Hutchinson
Thomas W. Hutchinson

Cynthia G. Hutchinson
Cynthia G. Hutchinson, also known as
Cynthia Hutchinson

STATE OF IDAHO)

: ss.

County of Nez Perce)

On this 26 day of January, 2021, before me the undersigned, a notary public in and for said State, personally appeared Thomas W. Hutchinson and Cynthia G. Hutchinson, also known as Cynthia Hutchinson, known or identified to me to be the persons whose names are subscribed to the within and foregoing instrument and acknowledged to me that they executed the preceding document.

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



Paula Thomas
Notary Public in and for said State,
residing at or employed in Lewiston.
My Commission Expires: 11/10/2022

EXHIBIT A

SITUATE IN LEWIS COUNTY STATE OF IDAHO, TO WIT:

Parcel 1:

The Southwest Quarter (SW ¼) of Section Twenty (20), Township Thirty-four (34) North, Range One (1) East of the Boise Meridian in Lewis County, State of Idaho.

Parcel 2:

The Southwest Quarter (SW ¼) of Section Eighteen (18), Township Thirty-four (34) North, Range One (1) East of the Boise Meridian, in Lewis County, State of Idaho.

Except:

That portion of the SW ¼ of Section 18, Township 34 North, Range 1 East, lying South and East of Furnish Road as existing in 2008, Lewis County, Idaho.

Parcel 3:

The Northeast Quarter of Section Thirty (30), Township Thirty-four (34) North, Range One (1) East, of the Boise Meridian, Lewis County, State of Idaho;

Except:

A Parcel of land located in the Northeast Quarter of Section Thirty (30), Township Thirty-four (34) North, Range One (1) East, of the Boise Meridian, Lewis County, State of Idaho, more particularly described as follows:

Commencing at the section corner common to sections 29, 30, 31 and 32 a 5/8" x 30" I.R. with 2" aluminum cap marked PLS 5165

Thence N 00°04'52" W on Section Line Common to Sections 29 and 30 2659.34 feet to ¼ corner monument a 5/8" x 30" I.R. with 2" aluminum cap marked PLS 5165

Thence continuing on said section line common to sections 29 and 30, N 00°07'09" E 297.37 feet

Thence N 89°52'51"W, 308.83 feet to the true point of beginning.

Thence N 89°52'51"W, 164.32 feet

Thence N 00°07'09"E, 1458.00 feet

Thence S 89°52'51"E, 164.32 feet

Thence S 00°07'09"W, 1458.00 feet to the true point of beginning,

This parcel contains some 5.50 acres;

Tax Assessors # B-55

CONTINUED...

EXHIBIT A

Order #15561

AND EXCEPT:

A parcel of land located in the NE ¼ of Section 30, T34N, R1E, Boise Meridian, Lewis County, Idaho more particularly described as follows:

Commencing at the section corner common to sections 29, 30, 31 and 32 a 5/8" x 30" I.R. with 2" aluminum cap marked PLS 5165

Thence N00°04'52"W on section line common to sections 29 and 30, 2659.34 feet to ¼ corner monument a 5/8"x30" I.R. with 2" aluminum cap marked PLS 5165

Thence continuing on said section line common to sections 29 and 30, N 00°07'09" E, 297.37 feet

Thence N 89°52'51" W, 25.00 feet to the true point of beginning, Thence N 89°52'51" W, 283.83 feet

Thence N 00°07'09"E, 1458.00 feet

Thence S 89°52'51"E, 283.83 feet

Thence S 00°07'09"W, 1458.00 feet to the true point of beginning,

this parcel contains 9.5 acres;

Tax Assessors # B-55

And Except:

Township 34 North, Range 1 East, B.M.

Section 30: The South 860 feet of the Northeast Quarter (NE¼);

And Except:

A parcel of land located in the NE ¼ of Section 30, T34N, R1E, Boise Meridian, Lewis County, Idaho more particularly described as follows:

Commencing at the section corner common to sections 29, 30, 31 and 32 a 5/8" x 30" I.R. with 2" aluminum cap marked PLS 5165

Thence N00°04'52"W on section line common to sections 29 and 30, 2659.34 feet to ¼ corner monument a 5/8"x30" I.R. with 2" aluminum cap marked PLS 5163,

Thence West along the South Quarter section line of the Northeast Quarter to the Southwest corner of the Northeast Quarter,

Thence North 860 feet along the West line of Northeast Quarter to the True Point of Beginning;

Thence continuing North along West line of the Northwest Quarter 650 feet

Thence East along a line parallel to the South Quarter section line of the Northwest Quarter to a point lying 473.15 feet West of the East section line;

Thence South 00°07'09"W, 650 feet;

Thence West in a line parallel to the South Quarter section line of the Northeast quarter to the Point of Beginning.

Tax Assessors # B-58

CONTINUED...

EXHIBIT A

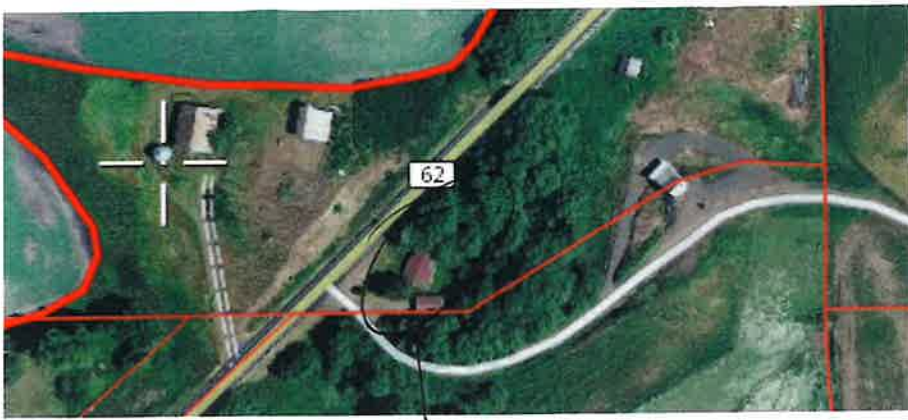
Order #15561

Parcel 4:

An undivided Three-Quarter Interest (3/4)

The Northwest Quarter (NW ¼) of Section Twenty (20), in Township Thirty-Four (34) North, Range One (1) East of the Boise Meridian.

(end)



well
location

#2
on plat
map - see
attached

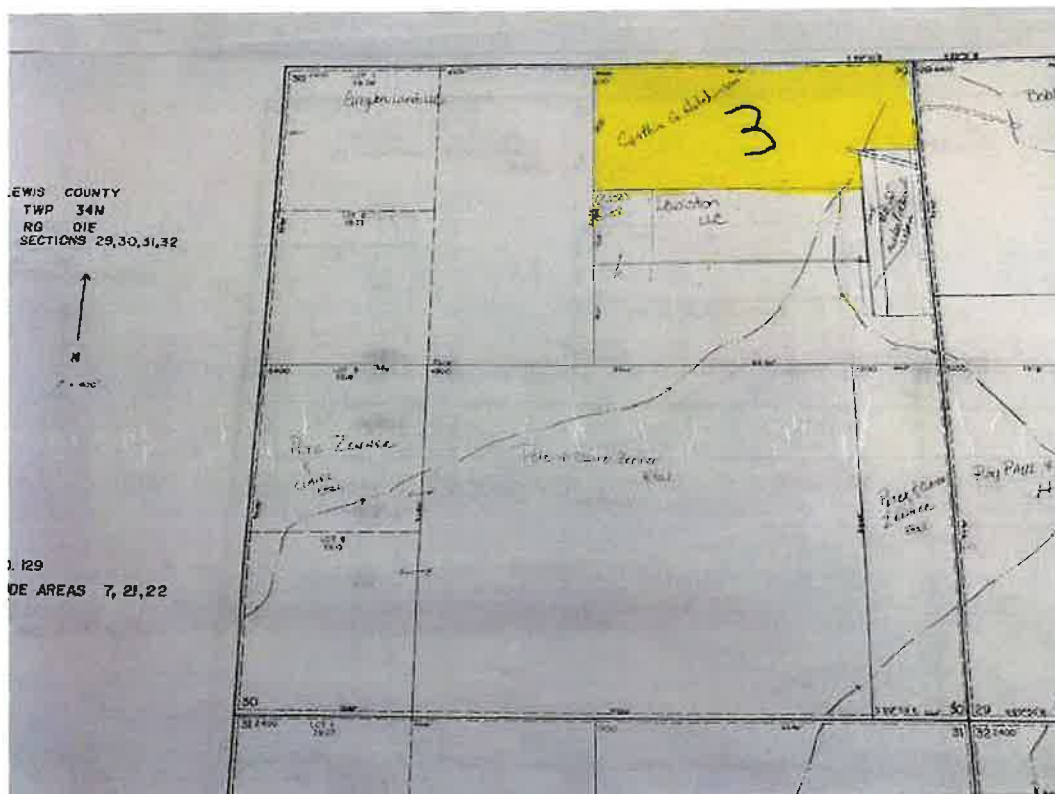
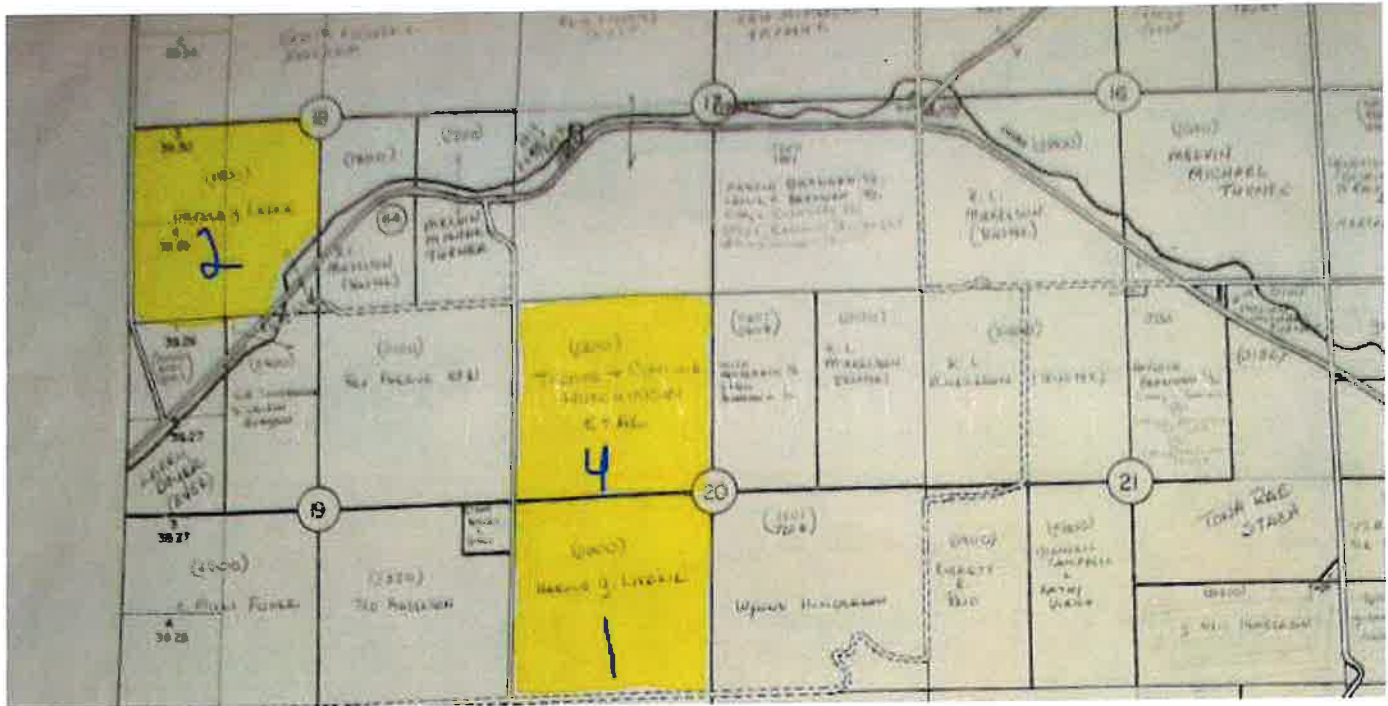


Well
location

#3 on plat Map
See Attached

Map of Property:

"This sketch is made solely for the purpose of assisting in locating the premises. The Company assumes no liability for alleged loss or damage which may result from reliance on this map."





State of Idaho

DEPARTMENT OF WATER RESOURCES

Northern Region • 7600 N MINERAL DR STE 100 • COEUR D ALENE, ID 83815-7763
Phone: (208)762-2800 • Fax: (208)769-2819 • Website: www.idwr.idaho.gov

Brad Little
Governor

Gary Spackman
Director

July 22, 2021

GREGJEN LAND LLC
2590 BRANSON RD
NEZPERCE ID 83543-5012

Re: Change in Ownership for Water Right No(s): 85-11179 & 85-11180

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) 762-2813.

Sincerely,

Natalie Steading

Natalie Steading
Tech Records Specialist 1

Enclosure(s)