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STATE OF IDAHO
DEPARTMENT OF WATER RESOURCESDepartment 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 #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?
73-2a ³	Yes ☒	Yes ☐		Yes ☐	Yes ☐
73-190	Yes ☒	Yes ☐		Yes ☐	Yes ☐
73-2142	Yes ☒	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Roy Hoffman

Name of current water right holder/claimant

3. New Owner(s)/Claimant(s): Sulphur Creek Ranch, LLC.

New owner(s) as listed on the conveyance document

Name connector ☐ and ☐ or ☒ and/or

1525 W. 1075 S.

Mailing address

Pingree

City

ID

State

83262

ZIP

208-681-8859

Telephone

coltercarter5@gmail.com

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: _____

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 # 73-2A

8. Signature: [Signature] Title, if applicable: _____ Date: 3-11-2021

Signature of new owner/claimant

Title, if applicable

Date

Signature: _____ Title, if applicable: _____ Date: _____

Signature of new owner/claimant

Title, if applicable

Date

For IDWR Office Use Only:

Received by [Signature] Date 3/6/10/2021 Receipt No. E0470169 Receipt Amt. \$275.-

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 7-16-21

\$75. for this app.



PioneerTitleCo.
GOING BEYOND

491 N. Main Street, Suite 102
Ketchum, ID 83340

ELECTRONICALLY RECORDED-DO NOT
REMOVE THE COUNTY STAMPED FIRST
PAGE AS IT IS NOW INCORPORATED AS
PART OF THE ORIGINAL DOCUMENT

Instrument # 260465

CHALLIS, CUSTER, IDAHO
05-19-2021 09:06:19 No. of Pages: 2
Recorded for: PIONEER TITLE CANYON - CALDWELL
Lura H. Baker Fee: \$15.00
Ex-Officio Recorder Deputy: KW

Instrument # 233313

CHALLIS, CUSTER, IDAHO
03-12-2021 08:16:00 No. of Pages: 2
Recorded for: PIONEER TITLE CANYON - CALDWELL
Lura H. Baker Fee: \$15.00
Ex-Officio Recorder Deputy: KW

File No. 754722 /

THIS DEED IS BEING RE-RECORDED TO CORRECT THE GRANTEE.

WARRANTY DEED

For Value Received Roy M. Hoffman Jr., an unmarried man
hereinafter referred to as Grantor, does hereby grant, bargain, sell, warrant and convey unto
Sulphur Creek ^{Ranch} LLC., an Idaho limited liability company
hereinafter referred to as Grantee, whose current address is 1525 W 1075 S Pingree, ID 83262-1226
The following described premises, to-wit:

See Exhibit A attached hereto and made a part hereof.

Together with Water Right Nos. 73-2A, 73-190 and 73-2142 appurtenant to said property.

To HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee(s), and Grantees(s) heirs and assigns forever. And the said Grantor(s) does (do) hereby covenant to and with the said Grantee(s), the Grantor(s) is/are the owner(s) in fee simple of said premises; that said premises are free from all encumbrances EXCEPT those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee(s); and subject to U.S. Patent reservations, restrictions, dedications, easements, rights of way and agreements, (if any) of record, and current years taxes, levies, and assessments, includes irrigation and utility assessments, (if any) which are not yet due and payable, and that Grantor(s) will warrant and defend the same from all lawful claims whatsoever.

Dated: March 3, 2021

Roy M. Hoffman Jr.

State of Idaho, County of Blaine

This record was acknowledged before me on March 10, 2021 by Roy M. Hoffman Jr.

Signature of Notary public
Commission Expires: 1/5/24

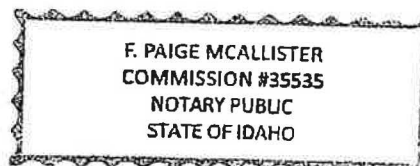


EXHIBIT A

A parcel of land located in the E $\frac{1}{2}$, Section 13, Township 14 North, Range 21 E., and in Section 18, Township 14 North, Range 22 E.B.M., Custer County, Idaho, more particularly described as follows:
 Beginning at the Northwest corner of said Section 18 from which the N $\frac{1}{4}$ corner of said Section 13 bears S. 89°58'40" W. 2640.96 feet, the Basis of Bearing of this description, run thence N. 89°56'07" E. along the northerly boundary of said Section 18 a distance of 2046.94 feet;
 thence S. 01°19'40" E. a distance of 699.17 feet;
 thence S. 55°45'42" E. a distance of 1105.44 feet to a point on the southerly boundary of the NW $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 18;
 thence N. 89°55'48" E. along said boundary a distance of 921.19 feet to the Southeast corner of said NW $\frac{1}{4}$ NE $\frac{1}{4}$;
 thence S. 00°02'42" W. along the easterly boundary of the W $\frac{1}{2}$ E $\frac{1}{2}$ of said Section a distance of 1352.46 feet to a point on the projected centerline of the west fork of Hooper Lane;
 thence the following courses along said centerline of fork:
 1) S. 11°50'56" W. 165.45 feet;
 2) 255.87 feet along curve to the right having a chord of S. 27°01'58" W. 253.49 feet, a delta of 27°05'35" and a radius of 541.11 feet;
 3) 286.12 feet along a curve to the right having a chord of S. 50°38'12" W. 285.23 feet, a delta of 15°40'42" and a radius of 1045.61 feet;
 4) 338.42 feet along a curve to the right having a chord of S. 68°33'21" W. 335.50 feet, a delta of 26°07'59" and a radius of 741.98 feet;
 5) 354.56 feet along a curve to the right having a chord of N. 84°31'42" W. 352.75 feet, a delta of 20°01'41" and a radius of 1014.31 feet;
 6) N. 73°44'34" W. 197.15 feet to a point on the centerline of Custer Road;
 thence the following (4) courses along said centerline:
 1) N. 58°17'03" W. 4180.24 feet;
 2) 613.23 feet along curve to the left having chord of N. 61°57'48" W. 612.81 feet, a delta of 07°21'30" and a radius of 4775.00 feet;
 3) N. 65°38'33" W. 1044.59 feet;
 4) 346.90 feet along a curve to the right having a chord of N. 51°01'41" W. 343.15 feet, a delta of 29°13'44" and a radius of 680.00 feet to a point on the westerly boundary of the E $\frac{1}{2}$ of said Section 13;
 thence N. 00°10'39" W. along said boundary a distance of 139.34 feet to the Northwest corner of said E $\frac{1}{2}$;
 thence N. 89°58'40" E. along the northerly boundary of said Section 13 a distance of 2640.96 feet to the point of beginning.

Township 14 North, Range 21 E.B.M., Custer County, Idaho
 Section 12: SE $\frac{1}{4}$

A parcel of land located in the SW $\frac{1}{4}$ Section 7, Township 14 North, Range 22 E.B.M., Custer County, Idaho, more particularly described as follows:
 Beginning at the Southwest Corner of said Section 7, run thence N. 00°05'46" W. along the westerly boundary of said SW $\frac{1}{4}$ a distance of 2659.47 feet to the Northwest Corner of said SW $\frac{1}{4}$, basis of Bearing of this description;
 thence S. 89°49'36" E. along the northerly boundary of said SW $\frac{1}{4}$ a distance of 1989.97 feet;
 thence S. 01°19'40" E. a distance of 2652.05 feet to a point on the southerly boundary of said SW $\frac{1}{4}$;
 thence S. 89°56'07" W. along said boundary a distance of 2046.94 feet to the Point of Beginning.



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

Brad Little
Governor

Gary Spackman
Director

July 16, 2021

SULPHUR CREEK RANCH LLC
1525 W 1075 S
PINGREE ID 83262-1226

Re: Change in Ownership for Water Right No(s): 73-2A, 73-190 & 73-2142

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) 287-4942.

Sincerely,

Jean Hersley
Technical Records Specialist 2

Enclosure(s)

c: Bank Of Idaho
Idaho AgCredit PCA
Water District No. 73