

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

Notice of Change in Water Right Ownership

RECEIVED

MAY 20 2021

DEPARTMENT OF
WATER RESOURCES

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?
73-7054 ✓	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name:

Dalsgaard, Sherman

Name of current water right holder/claimant

3. New Owner(s)/Claimant(s):

Kent Moen, Moen Ranch LLC

New owner(s) as listed on the conveyance document

Name connector ☐ and ☐ or ☒ and/or

42 Moen Dr

May

ID

83253

Mailing address

City

State

ZIP

208 876 4022

moenranch@hotmail.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: May 28, 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.

8. Signature: Marty Moen Title, if applicable: _____ Date: 5-14-21
 Signature: Kent Moen Title, if applicable: _____ Date: 5/14/21

For IDWR Office Use Only:

Received by Ku Date 5-20-21 Receipt No. C110414 Receipt Amt. \$ 25.00
 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 5-24-21

File No./Escrow No.: 489421
Officer/Escrow Officer: Heidi SemmlerAlliance Title & Escrow Corp.
610 Main St.
Salmon, ID 83467
(208)756-4231

Property Address: 228 PAHSIMEROI ROAD
ELLIS, ID 83235 (LEMHI)
(RP15N21E062401A)

Buyer: MOEN RANCH, LLC, AN IDAHO LIMITED LIABILITY COMPANY
42 Moen Drive
Salmon, ID 83467

Settlement Date: 6/3/2020

Description	Buyer	
	Debit	Credit
Deposits, Credits, Debits		
Sale Price of Property	\$250,000.00	
Deposit		\$1,000.00
Prorations		
County Taxes 1/1/2020 to 6/3/2020 @ \$1,077.98/Year		\$453.58
Title Charges		
Title - Owner's Title Insurance to Alliance Title & Escrow Corp.	\$580.50	
Title - Settlement or closing fee to Alliance Title & Escrow Corp.	\$425.00	
Government Recording and Transfer Charges		
Recording fees: Deed \$15.00	\$15.00	
eRecording Fees Paid to Simplifile - Buyer/Borrower to Alliance Title & Escrow Corp. \$4.50	\$4.50	
	Debit	Credit
Subtotals	\$251,025.00	\$1,453.58
Due From Buyer		\$249,571.42
Totals	\$251,025.00	\$251,025.00

CONSUMER PROTECTION ALERT: Alliance Title & Escrow Corp. does not deliver wire instructions via e-mail to you or your agent, without a verbal request and confirmation of receipt, to include verification of the accuracy of wire information. If you wish to wire funds for closing, please ask your escrow officer for wire account information and options to deliver that information to you.

Acknowledgement

We/I have carefully reviewed the ALTA Settlement Statement and find it to be a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction and further certify that I have received a copy of the ALTA Settlement Statement. We/I authorize Alliance Title & Escrow Corp. to cause the funds to be disbursed in accordance with this statement.

BUYER(S)

Moen Ranch, LLC, an Idaho Limited Liability Company

A handwritten signature in black ink that reads "Kent L. Moen".

Kent L. Moen, Managing Member

A handwritten signature in black ink that reads "Marty Moen".

Marty Moen, Co-Manager

SETTLEMENT COORDINATOR

A handwritten signature in black ink that reads "Heidi Semmler".

Heidi Semmler



WARRANTY DEED

READ & APPROVED

Marty Moen KM

Alliance Title & Escrow Corp. Order No.:489421

FOR VALUE RECEIVED

Dave Oveson and Margaret Oveson, husband and wife

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

Moen Ranch, LLC, an Idaho Limited Liability Company

whose current address is

**42 Moen Drive
Salmon, ID 83467**

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

**ALL THAT PORTION OF LOT THREE (3) SECTION SIX (6) TOWNSHIP 15
NORTH, RANGE 21 EAST, BOISE MERIDIAN, LYING NORTH AND EAST OF
THE LEMHI COUNTY ROAD, AND DESCRIBED AS FOLLOWS, TO-WIT:**

**BEGINNING AT THE NORTHERLY QUARTER CORNER OF SAID SECTION
6, RUN THENCE SOUTHERLY ALONG THE EASTERLY BOUNDARY OF
LOT 3 A DISTANCE OF 667.0 FEET, MORE OR LESS, TO A POINT ON THE
EASTERLY RIGHT-OF-WAY LINE OF THE LEMHI COUNTY ROAD;
THENCE NORTHWESTERLY ALONG SAID RIGHT-OF-WAY LINE TO A
POINT ON THE NORTHERLY BOUNDARY OF SECTION 6; THENCE
EASTERLY ALONG THE NORTHERLY BOUNDARY OF SECTION 6 A
DISTANCE OF 820.1 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.**

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.

LLC Consent

The undersigned members/managers of Moen Ranch, LLC, an Idaho Limited Liability Company, have met and agreed to the sale/purchase of 228 Pahsimeroi Road, Ellis, ID, 83235, to/from Dave Oveson and Margaret Oveson .

Kent L. Moen, Managing Member and Marty Moen, Co-Manager, of Moen Ranch, LLC, is hereby authorized to sign all documents required for the purchase/sale of the above named property.

We declare that the undersigned is/are the only member(s)/manager(s) of Moen Ranch, LLC.

We further declare: (check as applicable):

LLCS:

☒ There is currently no operating agreement

☐ There are no amendments to the operating agreement

Moen Ranch, LLC

Kent L Moen

Kent L. Moen, Managing Member

Marty Moen

Marty Moen, Co-Manager

Members Signature

Members Signature



First American Title

SCHEDULE B - SECTION I

REQUIREMENTS

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. The company will require a copy of articles of organization, operating agreements, if any, and a current list of its members and managers for Moen Ranch, a limited liability company.
6. Delivery to and approval by the Company of documentation authorizing transaction and setting forth parties authorized to execute documents on behalf of Moen Ranch, LLC.

Note No. 1: Taxes, including any assessments collected therewith, for the year shown below are paid:

Amount: \$1,077.98

Year: 2019

Parcel No.: RP15N21E062401A

Note No. 2: In the event this transaction fails to close and this commitment is cancelled a fee will be charged complying with the state insurance code.

Note No. 3: According to the available County Assessor's Office records, the purported address of said land is:

228 Pahsimeroi Road, Ellis, ID 83235

A copy of our Privacy Policy is available on our website at www.alliancetitle.com/About/Privacy-Policy or via email, or paper format upon request. Please contact your Title Officer if you would like to request a copy of our Privacy Policy.



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

May 24, 2021

MOEN RANCH LLC
C/O KENT MOEN OR MARTY MOEN
42 MOEN DR
MAY ID 83253-2800

Re: Change in Ownership for Water Right No(s): 73-7054

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: Water District No. 73