

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED
MAY 19 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 #6 of the instructions.

Water Right/Claim No.	Split?	Leased to Water Supply Bank?	Water Right/Claim No.	Split?	Leased to Water Supply Bank?
25-11505 OK	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: Ethan Lee

Name of current water right holder/claimant

3. New Owner(s)/Claimant(s): Idaho Real Estate Services LLC

New owner(s) as listed on the conveyance document

Name connector ☐ and ☐ or ☐ and/or

135 E Maryland Ave

Mailing address

Phoenix

City

AZ

State

85013

ZIP

480-909-9855

Telephone

andrewracette@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: Feb 10, 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.

8. Signature: [Signature]

Signature of new owner/claimant

Title, if applicable

5/19/21

Date

Signature: _____

Signature of new owner/claimant

Title, if applicable

Date

For IDWR Office Use Only: OK previous o/c complete parcel matches/? @ @. Should be SWNE

Received by Ct & H

Date 5/19/21

Receipt No. E046970

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 [Signature]

Processed by [Signature]

Date 5/21/2021

RECORDING REQUESTED BY
First American Title Company

AND WHEN RECORDED MAIL TO:
First American Title Company
110 N. Clark Street/PO Box 405
Rigby, ID 83442

Instrument # 461210
RIGBY, JEFFERSON, IDAHO
03-09-2021 04:38:46 PM No. of Pages: 3
Recorded for: FIRST AMERICAN TITLE - RIGBY
COLLEEN C POOLE Fee: \$15.00
Ex-Officio Recorder Deputy: LK
Index To: WARRANTY DEED
Electronically Recorded by Simplifile

Space Above This Line for Recorder's Use Only

WARRANTY DEED

File No.: **955933-RI (ss)**

Date: **February 10, 2021**

For Value Received, **Ethan A. Lee, a married man as his sole and separate property**, hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto **Andrew Racette and Christine Racette, husband and wife**, hereinafter called the Grantee, whose current address is **4569 East 280 North, Rigby, ID 83442**, the following described premises, situated in **Jefferson County, Idaho**, to-wit: **Legal Description attached hereto as Exhibit A, and by this referenced incorporated herein.**

SUBJECT TO all easements, right of ways, covenants, restrictions, reservations, applicable building and zoning ordinances and use regulations and restrictions of record, and payment of accruing present year taxes and assessments as agreed to by parties above.

TO HAVE AND TO HOLD the said premises, with its appurtenances, unto the said Grantee, and to the Grantee's heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that the Grantor is the owner in fee simple of said premises; that said premises are free from all encumbrances except current years taxes, levies, and assessments, and except U.S. Patent reservations, restrictions, easements of record and easements visible upon the premises, and that Grantor will warrant and defend the same from all claims whatsoever.

Date: 02/10/2021

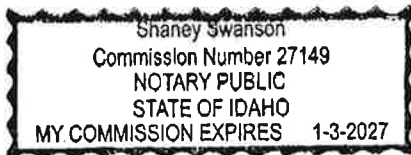
Warranty Deed
- continued

File No.: 955933-RI (ss)


Ethan A. Lee

STATE OF Idaho)
COUNTY OF Jefferson)
ss.

On this **Eighth day of March, 2021**, before me, a Notary Public in and for said State, personally appeared **Ethan A. Lee**, 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 the same.




Notary Public for the State of Idaho
Residing at: Idaho Falls, ID
My Commission Expires: 1/3/27

EXHIBIT A

PARCEL 1:

TOWNSHIP 4 NORTH, RANGE 40 EAST OF THE BOISE MERIDIAN, JEFFERSON COUNTY, IDAHO

SECTION 19: ALL THAT PART OF THE SW $\frac{1}{4}$ NE $\frac{1}{4}$ OF SAID SECTION 19, LYING AND BEING SOUTH OF THE CENTERLINE OF THE NORTH BRANCH OF THE DRY CHANNEL OF THE SNAKE RIVER.

EXCEPTING THEREFROM: BEGINNING AT THE CENTER OF SAID SECTION 19 AND RUNNING THENCE N0°20'E 365.4 FEET TO THE SOUTH BANK OF A BRANCH OF THE SNAKE RIVER; THENCE N74°18'E 324.1 FEET; THENCE N38°53'E 122.2 FEET; THENCE N49°10'E 79.5 FEET; THENCE N60°08'E 140.5 FEET; THENCE S89°12'E 463.2 FEET; THENCE S7°15'E 185.5 FEET; THENCE S10°10'E 234 FEET; THENCE S22°26'E 174 FEET; THENCE S46°19'E 104.3 FEET TO A POINT WHERE THE SOUTH BANK OF SAID RIVER INTERSECTS THE SOUTH LINE OF THE NE $\frac{1}{4}$ OF SECTION 19; THENCE N89°43'W 1246 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM: BEGINNING AT THE SOUTHEAST CORNER OF THE SW $\frac{1}{4}$ NE $\frac{1}{4}$ OF SAID SECTION 19, AND RUNNING THENCE NORTH TO THE INTERSECTION OF THE CENTERLINE OF THE DRY CHANNEL OF THE SNAKE RIVER, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE NORTHERLY FOLLOWING THE MEANDERINGS OF SAID CENTERLINE TO ITS INTERSECTION OF THE EAST LINE OF THE SW $\frac{1}{4}$ NE $\frac{1}{4}$ OF SAID SECTION 19; THENCE SOUTH TO THE TRUE POINT OF BEGINNING.

PARCEL 2:

THAT PORTION OF THE SE $\frac{1}{4}$ NE $\frac{1}{4}$ OF SAID SECTION 19, LYING AND BEING WEST OF THE CENTERLINE OF THE DRY CHANNEL OF THE SNAKE RIVER.

EXCEPTING FROM PARCEL 1 AND 2: ANY PORTION LYING SOUTH OF THE SOUTH BANK OF THE DRY BED CANAL.

PARCEL 3:

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS FOR VEHICULAR TRAVEL, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT S89°35'13"E ALONG THE SECTION LINE 1214.45 FEET AND S0°05'30"E 1322.09 FEET FROM THE N $\frac{1}{4}$ CORNER OF SECTION 19, TOWNSHIP 4 NORTH, RANGE 40 EAST OF THE BOISE MERIDIAN, JEFFERSON COUNTY, IDAHO AND RUNNING THENCE S7°54'48"W TO THE INTERSECTION OF THE CENTER LINE OF THE NORTH BRANCH OF THE DRY BED; THENCE IN A SOUTHWESTERLY DIRECTION FOLLOWING THE MEANDER LINE OF THE CENTER OF SAID NORTH BRANCH OF DRY BED TO A POINT THAT IS DIRECTLY SOUTH AND S89°18'46"W 146.00 FEET FROM THE POINT OF BEGINNING; THENCE NORTH TO THE POINT THAT IS S89°18'46"W 146 FEET FROM THE POINT OF BEGINNING; THENCE N89°18'46"E 146.00 FEET TO THE POINT OF BEGINNING.

SAID EASEMENT INCLUDES WITHIN THE ABOVE DESCRIBED PROPERTY, APPROXIMATELY THE EAST 100 FEET OF THE COTTONWOOD WATERFRONT SUBDIVISION.

Microfilm No. 463605
5-19-2021
At 12:23 O'Clock P M
COLLEEN C. POOLE
Jefferson Co. Recorder
Fee \$ 1500 Deputy
Recorded at Request of Andrew Racette

QUITCLAIM DEED

For Value Received

Andrew ~~and~~ Racette and Christine Racette, husband and wife
do hereby convey, release, remise and forever quit claim unto

Idaho Real Estate Services LLC

whose address is: _____

Hereinafter called the Grantee, the following described premises situated in Jefferson County,
Idaho, to-wit:

See Attached Exhibit A

together with its appurtenances.

Dated: 4-30-2021

[Signature]
[Signature]

STATE OF IDAHO)
COUNTY OF) ss.
)

On this _____ day of _____, in the year of 20 _____ before me, the
undersigned, personally appeared Andrew Racette and Christine Racette, known or identified to me (or proved to
me on the oath of _____), to be the person(s) whose name(s) is/are subscribed
to the within instrument, and acknowledged to me that they/he/she executed the same.

Christine Racette

[Signature]
Notary Public of Idaho
Residing at: _____
Commission Expires: _____

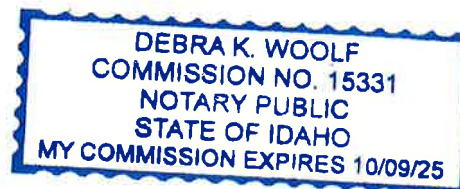


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State of Idaho

DEPARTMENT OF WATER RESOURCES

Eastern Region • 900 N SKYLINE DR STE A • IDAHO FALLS, ID 83402-1718

Phone: (208)525-7161 • Fax: (208)525-7177 • Website: www.idwr.idaho.gov

Brad Little
Governor

Gary Spackman
Director

May 21, 2021

IDAHO REAL ESTATE SERVICES LLC
135 E MARYLAND AVE
PHOENIX AZ 85012-1125

Re: Change in Ownership for Water Right No(s): 25-11505

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)