

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

Notice of Change in Water Right Ownership

RECEIVED

JAN 11 2021

Department of Water Resources
Eastern 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.

Water Right/Claim No.	Split?	Leased to Water Supply Bank?	Water Right/Claim No.	Split?	Leased to Water Supply Bank?
1-10414 <i>OK</i>	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
<i>1-10414 1-10698</i>	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Don Baron
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): B + B Real Estate (Barbara Barbamugle)
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or ☐ and/or
- Mailing address: 3972 East 4800 N City: Highway State: ID ZIP: 83412
Telephone: 208-521-5134 Email: barbmugle@gmail.com
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):
 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: Barbara Muglesta Barbara Muglesta 01/11/2021
 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 M. PettisDate 1-11-21Receipt No. E046597Receipt Amt. \$75. -
25.00Active 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 JBProcessed by JCDate 3/11/2021

Idaho Department of Water Resources



Legend

-  Place of Use 1-10414
-  Parcels
-  Township/Range
-  Sections
-  QQ
- Quad information

QUITCLAIM DEED

For Value Received,

J & M Lakeside Property, LLC, an Idaho Limited Liability Company

hereby conveys, releases, remises and forever quit claims unto

Bryon Mugleston and Barbara Mugleston, Husband and Wife

whose address is : 3972 E. 480 N. Rigby, Id.
the following premises, to wit:

Microfilm No. 375 975

At: 4:34 O'Clock 4-24-09 M

CHRISTINE BOULTER

Jefferson Co. Recorder

Fee \$ 6. Deputy

Recorded at Request of Bryon Mugleston

****See Exhibit A, Attached hereto and made apart hereof.****

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

TO HAVE AND TO HOLD, All and singular the said premises, together with the appurtenances, unto the Grantee and to its heirs and assigns forever.

Dated: 4/24/09

J & M Lakeside Property, LLC

By: [Signature]
Its: GREGORY VANSTEENKISTE
MEMBER

State of Idaho

County of Bonneville

On this 24 day of April, 2009, before me, the undersigned, a Notary Public in and for said State, personally appeared GREGORY VANSTEENKISTE, as Manager of J & M Lakeside Property, LLC, an Idaho Limited Liability Company, known or identified to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same in such capacity.

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

[Signature]
Notary Public for

Residing at Idaho Falls, ID

Commission Expires: 11-18-12



Exhibit A

PARCEL LEGAL DESCRIPTION

A PORTION OF LOT 11 OF THE FAIRWAY ESTATES SUBDIVISION, THE OFFICIAL PLAT OF WHICH WAS RECORDED ON APRIL 17, 2009 AS INSTRUMENT No. 375773, JEFFERSON COUNTY RECORDS, SAID PORTION MORE PARTICULARLY DESCRIBED IS FOLLOWS:

TOWNSHIP 4 NORTH, RANGE 39 EAST, BOISE MERIDIAN, JEFFERSON COUNTY, IDAHO.

SECTION 7: A PORTION OF THE NORTHEAST QUARTER.

BEGINNING AT THE 5/8" REBAR MARKING THE SOUTHERN MOST CORNER OF THE AFORESAID LOT 11 AND RUNNING THENCE ALONG THE WESTERN LINE THEREOF NORTH 28°07'06" WEST 95.77 FEET TO A 5/8" REBAR MARKING AN ANGLE POINT THEREIN;

THENCE LEAVING SAID WESTERN LINE NORTH 53°09'24" EAST 55.58 FEET TO A 5/8" REBAR MARKING AN ANGLE POINT IN THE EASTERN LINE OF SAID LOT 11;

THENCE ALONG SAID EASTERN LINE SOUTH 28°06'51" EAST 106.36 FEET TO A 5/8" REBAR;

THENCE LEAVING SAID EASTERN LINE SOUTH 64°08'11" WEST 54.97 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PORTION OF SAID LOT 11 CONTAINS 0.128 ACRES, MORE OR LESS, AND IS SUBJECT TO A 15 FOOT WIDE UTILITY EASEMENT ALONG THE EASTERN LINE THEREOF AS SHOWN ON THE ABOVE MENTIONED OFFICIAL PLAT.

WHEN RECORDED RETURN TO:
Billy G. DuPree, Jr.
P.O. Box 723
Rexburg, Idaho

330763

Microfilm No. _____
4-28-2004
At 11:10 O'Clock A M
CHRISTINE BOULTER
Jefferson Co. Recorder
Fee \$ 6.00 A.W. Deputy
Recorded at Request of
Von Baron

WARRANTY DEED

Von Victor Baron and Rosana L. Baron (aka Rossana L. Baron), husband and wife, 3973 East 480 North, Rigby, Idaho 83442, as GRANTORS, for a good and valuable consideration, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey unto Lakeside Golf Course LLC, an Idaho limited liability company, 3973 East 480 North, Rigby, Idaho 83442, as GRANTEE, and to GRANTEE'S successors and assigns forever, all of the following described property situated in Jefferson County, Idaho:

Beginning at a point on the South R/W line of Baron Drive which lies North, 1525.81 feet and West, 299.00 feet of the East Quarter Corner of Section 7, Township 4 North, Range 39 East of the Boise Meridian and running thence along the Southwesterly Boundary of Baron Estates Subdivision, Jefferson County, Idaho, the following four (4) courses: 1.) West, 77.19 feet; 2.) 433.46 feet along the arc of a 330 foot radius curve to the right whose long chord bears North 52°22'14" West, 402.96 feet; 3.) North 14°44'29" West, 103.99 feet; 4.) West, 918.90 feet; thence North 28°05'30" West, 106.26 feet; thence North 1°08'04" West along the West Boundary of said Baron Estates Subdivision, 497.63 feet to the South bank of the Dry Bed; thence along said South bank of the Dry Bed; thence along said South bank the following two (2) courses: 1.) North 62°13'49" West, 223.50 feet; 2.) North 64°56'44" West, 43.00 feet; thence South 1°53'15" East, 653.90 feet to the Northeasterly line of the Dave Best property; thence along said line, the following five (5) courses: 1.) North 89°51'20" East, 180.41 feet; 2.) South 28°05'30" East, 95.73 feet; 3.) South 32°13'12" East, 97.73 feet; 4.) South 42°39'58" East, 188.45 feet; 5.) South 53°31'25" East, 52.88 feet to the North line of the Vestal Adams property; thence North 89°51'20" East, 112.88 feet; thence South, 38.24 feet to a fenceline; thence South 76°21'09" East, 49.32 feet; thence North 89°51'20" East, 102.07 feet; thence South, 37.40 feet; thence East, 33.02 feet; thence South 0°02'10" West, 179.27 feet to the E-W 1/16th line; thence North 89°76'40" East, along said 1/16th line, 873.19 feet; thence North, 185.02 feet to the point of beginning, containing 14.36 acres.

TOGETHER with all improvements, easements, hereditaments and appurtenances thereto.

GRANTORS, for themselves, their heirs and assigns do hereby covenant, warrant and shall defend the quiet and peaceable possession of said premises by the GRANTEES, their heirs and assigns forever against the lawful claims of all persons.

RECEIVED BY
ASSESSOR
For PLATTING
Date 4-28-04 Time 11:10 Am



IDWD
Order No. 20-43551

Instrument # 362711
RIGBY, JEFFERSON, IDAHO
2007-09-28 04:21:00 No. of Pages: 1
Recorded for: AMERITITLE - RIGBY
CHRISTINE BOULTER Fee: 3.00
Ex-Officio Recorder Deputy PMillar
Index To: WARRANTY DEED
Electronically Recorded by Simplifile

WARRANTY DEED

For Value Received,

Lakeside Golf Course LLC, an Idaho Limited Liability Company

GRANTOR(s), do(es) hereby GRANT, BARGAIN, SELL and CONVEY unto

J & M Lakeside Property, LLC, an Idaho Limited Liability Company

GRANTEE(s), whose address is: 2837 East Menlo, Mesa, AZ 85213

the following described real property, to-wit:

Block 1, Von and Rosana Golf Subdivision, to the County of Jefferson, State of Idaho, according to the recorded plat thereof.

TO HAVE AND TO HOLD the premises with its appurtenances unto the said Grantees, their heirs and assigns forever. And the said Grantors do hereby covenant to and with the said Grantees, that they are the owners in fee simple of said premises that said premises are free from all encumbrances except the current year's taxes and assessments, conditions, covenants, restrictions, reservations, easements, rights and rights of way, apparent or of record and that they will warrant and defend the same from all lawful claims whatsoever.

DATED this 26 day of Sept., 2007.

Lakeside Golf Course LLC

BY: Von V. Baron

Von V. Baron, Member

BY: Rosana Baron

Rosana Baron, Member

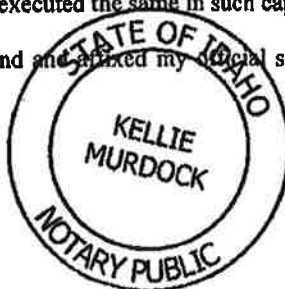
STATE OF IDAHO)
)ss
COUNTY OF Jefferson)

On this 26 day of Sept., 2007, before me, Kellie Murdock the undersigned, a Notary Public in and for said State, personally appeared Von V. Baron and Rosana Baron as the Member of Lakeside Golf Course LLC a Limited Liability Company, known or identified to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same in such capacity.

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

Kellie Murdock
Notary Public for
Commission Expires:

Residing in Jefferson County
Commission Expires: 07-17-09



362711

ALLIANCE TITLE & ESCROW
130 EAST MAIN
REXBURG, ID 83440

WARRANTY DEED

Alliance Title & Escrow Corp. Order No.:287660

FOR VALUE RECEIVED

J & M Lakeside Properties LLC, an Idaho limited liability company

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

B & B Real Estate Investments, LLC, an Idaho limited liability company

whose current address is

**3972 E 480 N
Rigby, ID 83442**

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

~~Lots 10 and 11 in Block 1, Fairway Estates, Jefferson County, Idaho, according to the recorded plat thereof.~~

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: 9/17/15

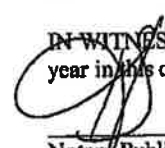
J & M Lakeside Properties LLC, an Idaho limited liability company


Gregory L. Vansteenkiste, Member

State of Idaho) ss
County of Madison)

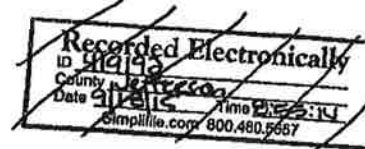
On this 17th day of September, 2015, before me, the Undersigned, a Notary Public in and for said state, personally appeared Gregory L. Vansteenkiste known or identified to me to be the Managing Member in the Limited Liability Company known as J & M Lakeside Properties, LLC who executed the foregoing instrument, and acknowledged to me that he/she executed the same in said LLC name.

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:
Commission Expires:

Residing in
Idaho Falls, ID
Commission Expires
6-11-2019

HEATHER LEA ERICKSON
Notary Public
State of Idaho



Instrument # 419461
RIGBY, JEFFERSON, IDAHO
10-05-2015 09:24:34 AM No. of Pages: 2
Recorded for: ALLIANCE TITLE - REXBURG OFFICE
COLLEEN C POOLE Fee: \$13.00
Ex-Officio Recorder/Deputy: LK
Idex To: WARRANTY DEED CORRECTION
Electronically Recorded by Simplifile

Exhibit A

PARCEL LEGAL DESCRIPTION

A PORTION OF LOT 11 OF THE FAIRWAY ESTATES SUBDIVISION, THE OFFICIAL PLAT OF WHICH WAS RECORDED ON APRIL 17, 2009 AS INSTRUMENT No. 375773, JEFFERSON COUNTY RECORDS, SAID PORTION MORE PARTICULARLY DESCRIBED IS FOLLOWS:

TOWNSHIP 4 NORTH, RANGE 39 EAST, BOISE MERIDIAN, JEFFERSON COUNTY, IDAHO.

SECTION 7: A PORTION OF THE NORTHEAST QUARTER.

BEGINNING AT THE 5/8" REBAR MARKING THE SOUTHERN MOST CORNER OF THE AFORESAID LOT 11 AND RUNNING THENCE ALONG THE WESTERN LINE THEREOF NORTH 28°07'06" WEST 95.77 FEET TO A 5/8" REBAR MARKING AN ANGLE POINT THEREIN;

THENCE LEAVING SAID WESTERN LINE NORTH 53°09'24" EAST 55.58 FEET TO A 5/8" REBAR MARKING AN ANGLE POINT IN THE EASTERN LINE OF SAID LOT 11;

THENCE ALONG SAID EASTERN LINE SOUTH 28°06'51" EAST 106.36 FEET TO A 5/8" REBAR;

THENCE LEAVING SAID EASTERN LINE SOUTH 64°08'11" WEST 54.97 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PORTION OF SAID LOT 11 CONTAINS 0.128 ACRES, MORE OR LESS, AND IS SUBJECT TO A 15 FOOT WIDE UTILITY EASEMENT ALONG THE EASTERN LINE THEREOF AS SHOWN ON THE ABOVE MENTIONED OFFICIAL PLAT.

EXHIBIT "A"

287660

Lots 10 and 11 in Block 1, Fairway Estates, Jefferson County, Idaho, according to the recorded plat thereof.

LESS AND EXCEPTING THEREFROM the following described property:

A portion of Lot 11 of the Fairway Estates Subdivision, the official plat of which was recorded on April 17, 2009, as Instrument No. 375773, Jefferson County, Idaho, said portion more particularly described as follows:

Township 4 North, Range 39 East, Boise Meridian, Jefferson County, Idaho.

Section 7: a portion of the Northeast Quarter; beginning at the 5/8" rebar marking the Southern most corner of the aforesaid Lot 11 and running thence along the Western line thereof North 28°07'06" West 95.77 feet to a 5/8" rebar marking an angle point therein; thence leaving said Western line North 53°09'24" East 55.58 feet to a 5/8" rebar marking an angle point in the Eastern line of said Lot 11; thence along said Eastern line South 28°06'51" East 106.36 feet to a 5/8" rebar; thence leaving said Eastern line South 64°08'11" West 54.97 feet to the POINT OF BEGINNING.

B.m.

QUITCLAIM DEED

For Value Received,

J & M Lakeside Property, LLC, an Idaho Limited Liability Company

hereby conveys, releases, remises and forever quit claims unto

Bryon Mugleston and Barbara Mugleston, Husband and Wife

whose address is : 3972 E. 480 N. Rigby, Id.
the following premises, to wit:

Microfilm No. 375 975
At 4:34 O'Clock 4:24 PM M
CHRISTINE SOUTER
Jefferson Co. Recorder
Fee \$ 6.00 Deputy
Recorded at Request of Bryon Mugleston

****See Exhibit A, Attached hereto and made apart hereof.****

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

TO HAVE AND TO HOLD, All and singular the said premises, together with the appurtenances, unto the Grantee and to its heirs and assigns forever.

Dated: 4/24/09

J & M Lakeside Property, LLC

By: [Signature]
Its: MEMBER

State of Idaho

County of Bonneville

On this 24 day of April, 2009, before me, the undersigned, a Notary Public in and for said State, personally appeared GREGORY VANSTEENKISTE, as Manager of J & M Lakeside Property, LLC, an Idaho Limited Liability Company, known or identified to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same in such capacity.

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

[Signature]
Notary Public for

Residing at: Idaho Falls, ID
Commission Expires: 11-18-12



State of Idaho
Department of Water Resources
Water Right License

WATER RIGHT NO. 1-10414

Priority: July 17, 2003

Maximum Diversion Rate: 0.67 CFS
Maximum Diversion Volume: 54.0 AF

It is hereby certified that VON BARON
3973 E 480 N
RIGBY ID 83442 has complied with the terms and
conditions of the permit, issued pursuant to Application for Permit dated July 17, 2003; and has
submitted Proof of Beneficial Use on September 26, 2003. An examination indicates that the works
have a diversion capacity of 3 cfs of water from:

SOURCE

DRY BED

Tributary: SNAKE RIVER

and a water right has been established as follows:

<u>BENEFICIAL USE</u>	<u>PERIOD OF USE</u>	<u>DIVERSION RATE</u>	<u>ANNUAL DIVERSION VOLUME</u>
IRRIGATION	04/01 to 10/31	0.67 CFS	54.0 AF

LOCATION OF POINT(S) OF DIVERSION:

DRY BED NW¼NE¼ Sec. 7, Twp 04N, Rge 39E, B.M. JEFFERSON County

PLACE OF USE: IRRIGATION

Twp	Rge	Sec	NE				NW				SW				SE				Totals
			NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	
04N	39E	7	8.5	5.0															13.5

Total Acres: 13.5

CONDITIONS OF APPROVAL

1. When water is not available to fill this right, the right holder shall cease diversion or shall rent water from the Upper Snake River Basin Rental Pool.
2. Use of water under this right will be regulated by a watermaster with responsibility for the distribution of water among appropriators within a water district. At the time of this approval, this water right is within State Water District No. 01.
3. The right holder shall maintain a measuring device and lockable controlling works of a type approved by the Department in a manner that will provide the watermaster suitable control of the diversion.
4. This right when combined with all other rights shall provide no more than 4.0 afa per acre at the field headgate for irrigation of the lands above.
5. This right is for the use of trust water and is subject to review 20 years after the issuance of the permit to determine availability of water and to re-evaluate the public interest.

This license is issued pursuant to the provisions of Section 42-219, Idaho Code. The water right confirmed by this license is subject to all prior water rights and shall be used in accordance with Idaho law and applicable rules of the Department of Water Resources.

Signed and sealed this 12 day of April, 2005.


for KARL J. DREHER
Director



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

March 12, 2021

B & B REAL ESTATE
3972 E 480 N
RIGBY ID 83442-5100

Re: Change in Water Right Ownership: 1-10414 (Split into 1-10414 and 1-10693),

Dear Water Right Holder(s):

The Department of Water Resources (Department) acknowledges the receipt of correspondence changing ownership of a portion of the above referenced water right(s) to you. The Department has modified its records based on the information received and has enclosed a computer-generated report for you.

Your portion of each water right(s) has a specified point of diversion, nature of use and place of use. If you plan to change the authorized point of diversion, nature of use, or place of use, including adding a new point of diversion, you must file an Application for Transfer of Water Right. If you do not plan to change any elements of your water right, then no further action is required at this time.

The portion of the water right retained by the original right holder retains the original water right number. The Department is sending the original right holder a copy of this letter and a computer-generated report showing the changes to the original water right.

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)

cc: VON BARON
WATER DISTRICT 01