

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED
DEC 21 2020
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?
29-8146 <i>OK</i>	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: LANCE F GUNNELL
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): BIG GREEN TRACTOR, LLC
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or ☐ and/or
- 2908 West 5700 South Wellsville UT 84339
Mailing address City State ZIP
- 435-752-2610 Andrew@HAO-Law.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: APRIL 2, 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:  Manager of Big Green Tractor, LLC 12/18/2020
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 JB Date 12/21/20 Receipt No. E046524 Receipt Amt. \$25 -
 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 JB Processed by JB Date 12/23/20

Hillyard, Anderson & Olsen

Prepared by and When Recorded Mail to:

Hillyard, Anderson & Olsen, P.C.
Mr. Andrew Lillywhite, Esq.
595 South Riverwoods Pkwy STE 100
Logan, Utah 84321

Mail Tax Notice to:

BIG GREEN TRACTOR, LLC
2908 West 5700 South
Wellsville, UT 84339

22005780

2020 Apr 10 PM 12:06

Electronically Recorded by Simplifile

Parcel Nos. RPR4473005501; RPR4473006101; RPR4473005600

DEED OF DISTRIBUTION BY PERSONAL REPRESENTATIVE

THIS DEED, made by LANCE FRANKLIN GUNNELL (a.k.a. LANCE F. GUNNELL) (deceased), by and through his Personal Representative, STACI FULLMER GUNNELL (a.k.a. STACI GUNNELL), and Staci Gunnell in her individual capacity in relation to her community property interest, Grantors, to BIG GREEN TRACTOR, LLC, a Utah limited liability company, Grantee.

STACI FULLMER GUNNELL is the qualified personal representative of said estate, file as Probate Number CV15-20-80, in Caribou County, Idaho;

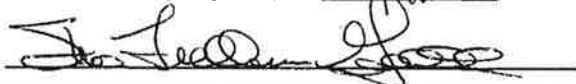
Grantee is entitled to distribution of the hereinafter described real property;

THEREFORE, for valuable consideration received, Grantors convey and specially warrant to Grantee all of Grantors' interest in the following described real property in Bannock County, State of Idaho, to wit:

SEE ATTACHED EXHIBIT "A" LEGAL DESCRIPTION.

TOGETHER WITH AND SUBJECT TO all rights, title, interests, reservations, easements, restrictions and rights-of-way appearing of record or enforceable in law or equity taxes for the present year and thereafter.

EXECUTED this 2nd day of April, 2020.



STACI FULLMER GUNNELL (a.k.a. STACI GUNNELL), individually and as Personal Representative of the estate of LANCE FRANKLIN GUNNELL, deceased

STATE OF UTAH)

: SS

COUNTY OF CACHE)

On this 2 day of April, 2020, before me Anna Hubbard, a notary public, personally appeared STACI FULLMER GUNNELL (a.k.a. STACI GUNNELL), individually and as Personal Representative of the estate of LANCE FRANKLIN GUNNELL, deceased, proved on the basis of satisfactory evidence to be the person whose name is subscribed to in this document, and acknowledged they executed the same.


Notary Public

EXHIBIT "A"
LEGAL DESCRIPTION

Part of the Southeast quarter of Section 23 and the Southwest Quarter of Section 24, Township 12, Range 36 East of the Boise Base and Meridian, and more particularly described as follows:

Beginning at a point of intersection of two old established fence lines, said point being the southeast corner of said southeast quarter of Section 23, Township 12 South, Range 36 East and running thence westerly following said boundary line fence in the following seven courses to-wit: (1) South $88^{\circ}43'19''$ West 2323.71 feet to the east line of Old Idaho State Road 191 (access road); (2) North $29^{\circ}19'57''$ East 1193.41 feet; (3) North $88^{\circ}11'20''$ East 1720.17 feet; (4) North $01^{\circ}03'17''$ West 292.19 feet; (5) North $88^{\circ}29'45''$ East 2618.07 feet; (6) South $03^{\circ}58'54''$ West 1351.32 feet, to the South line of said Section 24, Township 12 South, Range 36 East of the Boise Meridian; (7) South $88^{\circ}43'19''$ West 2499.38 feet more or less to the place of beginning. Containing 130 acres more or less.

Parcel No. RPR4473005501; RPR4473006101; RPR4473005600

This document has been prepared as an accommodation
without the benefit of a title search and its accuracy is not guaranteed.

ANDREW LILLYWHITE, Idaho Bar No. 10874
HILLYARD, ANDERSON & OLSEN, P.C.
Attorney for Personal Representative
595 South Riverwoods Pkwy Ste 100
Logan, UT 84321
Telephone: (435) 752-2610
Fax: (435) 753-8895
E-mail: Andrew@HAO-Law.com

Instrument: 22005780 Page:0

IN THE DISTRICT COURT FOR THE SIXTH JUDICIAL DISTRICT
FOR THE STATE OF IDAHO, IN AND FOR THE COUNTY OF CARIBOU

IN THE MATTER OF THE ESTATE OF:

LANCE FRANKLIN GUNNELL,

Deceased.

**PROOF OF AUTHORITY OF
DOMICILIARY FOREIGN PERSONAL
REPRESENTATIVE**

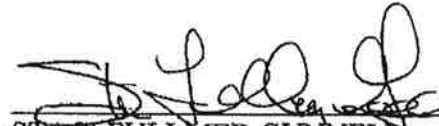
Probate No.: CV15-20-80

Judge: Kress, David R.

The undersigned, as domiciliary foreign personal representative of the estate of the above-named Decedent, states and represents that:

1. The Decedent, LANCE FRANKLIN GUNNELL, died on March 16, 2019, a resident of Cache County, State of Utah.
2. The Decedent's estate owns interests in property located in Caribou County and Bannock County, State of Idaho.
3. On May 23, 2019, STACI FULLMER GUNNELL was appointed personal representative of the estate of the Decedent under the attached certified copy of Letters of Administration of the First Judicial District Court of Cache County State of Utah, to serve without bond.
4. There is no administration of the Decedent's estate, or application or petition for such administration, pending in the State of Idaho.
5. This Proof of Authority is filed pursuant to the Idaho Statute Section 15-4-204 to enable the personal representative to exercise the powers of a local personal representative in the State of Idaho and to maintain actions and proceedings in the State of Idaho, subject to any conditions imposed upon nonresident parties generally.

DATED: April 2nd, 2020


STACI FULLMER GUNNELL
2908 West 5700 South
Wellsville, UT 84339
(801) 589-4379

DATED: April 2nd, 2020


Andrew Lillywhite
Attorney for Personal Representative

VERIFICATION

STATE OF UTAH)
 :SS
COUNTY OF CACHE)

The undersigned Applicant, being sworn, says that the facts set forth in the foregoing application are true, accurate, and complete to the best of Applicant's knowledge and belief.

DATED: April 2, 2020


STACI FULLMER GUNNELL
Foreign Personal Representative

SUBSCRIBED AND SWORN to before me this April 2, 2020.




NOTARY PUBLIC
Commission Exp. 06/21/2023
Commission No. 706926

Kress, David R.

The Order of the Court is stated below:

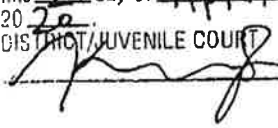
Dated: May 23, 2019
04:39:41 PM

/s/ MACKELLE ROBE
District Court Clerk



Instrument: 22005780 Page:0

Trevin G. Workman, 9816
Trevin G. Workman, Esq.
632 North Main, Suite 2C
Logan, UT 84321
Phone: (435) 753-7530
Fax: (435) 514-0251
Trevin@trevinworkmanlaw.com

STATE OF UTAH
COUNTY OF Cache
I hereby certify that the document to
which this certificate is attached is a
full, true and correct copy of the
original filed in the Utah State Courts.
WITNESS my hand and seal
this 22 day of April
20 20
DISTRICT/JUVENILE COURT

CLERK



Attorney for Staci Fullmer Gunnell

IN THE FIRST JUDICIAL DISTRICT COURT OF CACHE COUNTY

STATE OF UTAH

IN THE MATTER OF THE ESTATE OF

Lance Franklin Gunnell,

Deceased.

LETTERS OF ADMINISTRATION

Probate No. 193100086
Judge Thomas Willmore

1. Staci Fullmer Gunnell is duly appointed and qualified as Personal Representative of the estate of the above-named decedent on the date affixed to the upper right corner of the first page of this Order by the Registrar, with all authority hereto.

2. Administration of the estate is unsupervised.

3. These letters are issued to evidence the appointment, qualification, and authority of the said personal representatives.

END OF ORDER

In accordance with the Utah State District Courts eFiling Standard No. 4, and URCP Rule 10(e), this Order does not bear the handwritten signature of the Judge, but instead displays an electronic signature at the upper right-hand corner of the first page of this Order along with the court's seal and the date the order was executed by the court.

State of Idaho
Department of Water Resources

Water Right
29-8146

DOMESTIC

The map depicts the place of use for the water use listed above and point(s) of diversion of this right as currently derived from interpretations of the paper records and is used solely for illustrative purposes. Discrepancies between the computer representation and the permanent document file will be resolved in favor of the actual water right documents in the water right file.



- Point of Diversion
- Place Of Use Boundary

- Townships
- PLS Sections
- Quarter Quarters

0 0.035 0.07 0.14 Miles





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

December 23, 2020

BIG GREEN TRACTOR LLC
2908 W 5700 S
WELLSVILLE UT 84339-9767

Re: Change in Ownership for Water Right No(s): 29-8146

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)

cc: WATER DISTRICT 29G