

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED

OCT 26 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? |
|-----------------------|------------------------------|------------------------------|-----------------------|------------------------------|------------------------------|
| 32-67 OK | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> | | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |
| 32-90B OK | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> | | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |
| 32-88 OK | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> | | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |
| 32-10315 OK | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> | | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |
| | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> | | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |

2. Previous Owner's Name: Mac + Betty Waggoner
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Waggoner Ranches LLC
New owner(s) as listed on the conveyance document
- Mailing address: 390 Meppan Dr City: Idaho Falls State: ID ZIP: 83401
Telephone: 208 604-1882 Email: andy.waggoner32@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: 10-20-2020
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: Andy Waggoner Title, if applicable: Member Date: 10-26-2020
 Signature of new owner/claimant

Signature: _____ Title, if applicable: _____ Date: _____
 Signature of new owner/claimant

For IDWR Office Use Only:

Received by: JB Date: 10/26/20 Receipt No. E046391 Receipt Amt. \$100. -
 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: 11/2/2020

32-67



1655 Elk Creek Drive, Suite 100
Idaho Falls, ID 83404

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

File No. 736495 / 921802-RI

Microfile No. 58083
20 Day Oct 20
At 04 O'Clock 01 M
Clark Co. Recorder Judith Maldonado
Fee \$15.00
TM Deputy
Recorded at Request of
First American Title - Rigby

WARRANTY DEED

For Value Received Mac Wagoner and Betty A. Wagoner, Husband and Wife
hereinafter referred to as Grantor, does hereby grant, bargain, sell, warrant and convey unto

Wagoner Ranches LLC

hereinafter referred to as Grantee, whose current address is 390 Meppen Dr.

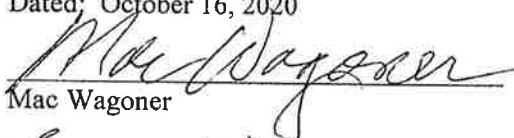
The following described premises, to-wit:

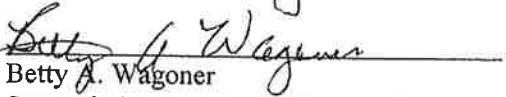
Idaho Falls, ID 83401

"SEE EXHIBIT A"

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: October 16, 2020


Mac Wagoner


Betty A. Wagoner

State of Idaho, County of Bonneville

This record was acknowledged before me on Oct. 16, 2020 by Mac Wagoner and Betty A. Wagoner


Signature of notary public

Commission Expires: 1-27-23

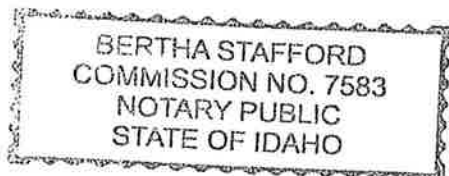


Exhibit "A"

Real property in the County of Clark, State of Idaho, described as follows:

TOWNSHIP 9 NORTH, RANGE 30 E.B.M., CLARK COUNTY, IDAHO

SECTION 4: LOTS 6, 7, SE $\frac{1}{4}$ SW $\frac{1}{4}$, LOT 8, SE $\frac{1}{4}$ SW $\frac{1}{4}$ NW $\frac{1}{4}$, SE $\frac{1}{4}$ NW $\frac{1}{4}$, NE $\frac{1}{4}$ SW $\frac{1}{4}$, W $\frac{1}{2}$ SW $\frac{1}{4}$ SE $\frac{1}{4}$, W $\frac{1}{2}$ E $\frac{1}{2}$ SW $\frac{1}{4}$ SE $\frac{1}{4}$

SECTION 5: LOTS 6 AND 7

SECTION 9: SE $\frac{1}{4}$ NE $\frac{1}{4}$, W $\frac{1}{2}$ NE $\frac{1}{4}$, E $\frac{1}{2}$ NW $\frac{1}{4}$, NW $\frac{1}{4}$ NW $\frac{1}{4}$, NE $\frac{1}{4}$ SW $\frac{1}{4}$, NW $\frac{1}{4}$ SE $\frac{1}{4}$, LOT 2

EXCEPTING THEREFROM: BEGINNING AT THE NORTHWEST CORNER OF SECTION 9, AND RUNNING NORTH ALONG SECTION LINE INTO SECTION 4 A DISTANCE OF 365 FEET MORE OR LESS TO A FENCE ON THE WEST RIGHT-OF-WAY LINE OF HIGHWAY 28; THENCE S. 23°22'E. ALONG SAID RIGHT-OF-WAY LINE 400 FEET MORE OR LESS TO THE NORTH LINE OF SAID SECTION 9; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE, 1,436 FEET MORE OR LESS TO THE SOUTH LINE OF NW $\frac{1}{4}$ NW $\frac{1}{4}$ OF SAID SECTION 9; THENCE WEST ALONG SAID SOUTH LINE 725 FEET MORE OR LESS TO THE WEST LINE OF SECTION 9; THENCE NORTH ALONG SAID SECTION LINE 1,322 FEET MORE OR LESS TO THE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM: BEGINNING AT THE SOUTHWEST CORNER OF THE NE $\frac{1}{4}$ SW $\frac{1}{4}$ OF SECTION 9, AND RUNNING THENCE NORTH ALONG WEST SIDE OF SAID 1/16TH LINE 1,262 FEET MORE OR LESS TO A FENCE ON THE WEST RIGHT-OF-WAY LINE OF HIGHWAY 28; THENCE S. 23°22'E. ALONG SAID RIGHT-OF-WAY LINE 1,373 FEET MORE OR LESS TO THE SOUTH LINE OF THE NE $\frac{1}{4}$ SW $\frac{1}{4}$; THENCE WEST ALONG SAID SOUTH LINE 543 FEET MORE OR LESS TO THE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM: PUBLIC ROAD RIGHTS-OF-WAY.

TOWNSHIP 10 NORTH, RANGE 29 E.B.M., CLARK COUNTY, IDAHO

SECTION 25: E $\frac{1}{2}$ SE $\frac{1}{4}$

TOWNSHIP 10 NORTH, RANGE 30 E.B.M., CLARK COUNTY, IDAHO

SECTION 30: LOTS 3 AND 4, E $\frac{1}{2}$ SW $\frac{1}{4}$, NE $\frac{1}{4}$ SE $\frac{1}{4}$ AND BEGINNING AT THE $\frac{1}{4}$ SECTION CORNER COMMON TO SECTIONS 29 AND 30, WHERE A STONE IN PLACE MARKED ' $\frac{1}{4}$ '; THENCE ALONG THE CENTERLINE OF SECTION 30, S. 89°58' W. 40 CHAINS; THENCE N. 0°2' W. 4.86 CHAINS; THENCE N. 57°28' E. 20.72 CHAINS; THENCE N. 83°53' E. 22.65 CHAINS; THENCE S. 0°4' E. ALONG THE SECTION LINE COMMON TO SECTIONS 29 AND 30, 18.38 CHAINS TO THE POINT OF BEGINNING.

SECTION 31: LOTS 1, 2, AND 3, E $\frac{1}{2}$ NW $\frac{1}{4}$, NE $\frac{1}{4}$ SW $\frac{1}{4}$, NE $\frac{1}{4}$

SECTIONS 29 AND 32: BEGINNING AT A POINT 12 CHAINS WEST OF THE NE CORNER OF THE NW $\frac{1}{4}$ SW $\frac{1}{4}$ OF SECTION 29; THENCE SOUTH 18 CHAINS; THENCE EAST 2 CHAINS; THENCE SOUTH 18 CHAINS; THENCE WEST 3 CHAINS; THENCE SOUTH 14 CHAINS; THENCE WEST 7 CHAINS; THENCE NORTH 50 CHAINS; THENCE EAST 8 CHAINS TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM: BEGINNING AT A POINT 10 CHAINS NORTH AND 7 CHAINS EAST FROM THE SW CORNER OF THE NW $\frac{1}{4}$ NW $\frac{1}{4}$ OF SECTION 32; THENCE WEST 60 FEET; THENCE NORTH 260 FEET; THENCE EAST 60 FEET; THENCE SOUTH 260 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM: BEGINNING AT A POINT FROM WHICH THE SECTION CORNER COMMON TO SECTION 29 AND 30, 31 AND 32 BEARS WEST 363.9 FEET AND N. 0°4' W. 424.0 FEET; THENCE N. 68°26' E. 78.0 FEET; THENCE N. 3°30' E. 217.0 FEET; THENCE WEST 70.0 FEET; THENCE S. 3°30' W. 247.0 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM: PUBLIC ROAD RIGHTS-OF-WAY.

58083



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

November 02, 2020

WAGONER RANCHES LLC
390 MEPPEN DR
IDAHO FALLS ID 83401-4442

Re: Change in Ownership for Water Right No(s): 32-67, 32-90B, 32-88 and 32-10315

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: D L EVANS BANK
WATER DISTRICT 32D