

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

Notice of Change in Water Right Ownership

RECEIVED

JUN 17 2020

WATER RESOURCES
WESTERN 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?
67-2361A	Yes ☐	Yes ☐	67-11280	Yes ☐	Yes ☐
67-2361B	Yes ☐	Yes ☐	67-11297	Yes ☐	Yes ☐
67-7050	Yes ☐	Yes ☐		Yes ☐	Yes ☐
67-2248	Yes ☐	Yes ☐		Yes ☐	Yes ☐
67-10288	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Mundy Gulch Ranch, LLC
Name of current water right holder/claimant

3. New Owner(s)/Claimant(s): Eric + Kelly Sprague
New owner(s) as listed on the conveyance document

Mailing address: 678 Mundy Gulch Rd. City: Indian Valley State: ID ZIP: 83432
Telephone: 707-328-3742 Email: spraguefam7@yahoo.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: 4/17/2020

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):
- o \$25 per *undivided* water right.
 - o \$100 per *split* water right.
 - o No fee is required for pending adjudication claims.

SUPPORT DATA

IN FILE # 67-2248

- ☐ 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] Title, if applicable: _____ Date: 6/15/2020
Signature: [Signature] Title, if applicable: _____ Date: 6/15/2020

For IDWR Office Use Only:

Received by: LE Date: 06/17/2020 Receipt No. W048397 Receipt Amt. \$175.00
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: LE Processed by: LE Date: 08/18/2020

AUG 11 2020

WATER RESOURCES
WESTERN REGION

Prepared by:
Eric Sprague
678 Mundy Gulch, Indian Valley, ID 83632
Parcel ID:
RP14N01W203005

Quitclaim Deed

FOR VALUE RECEIVED, Myron Stoltzfus, of Mundy Gulch Ranch, LLC, an Idaho corporation whose tax mailing address is 2876 Farm to Market Rd, Midvale, ID 83645, USA, (the "Grantor"), does hereby convey, release, and remise, as well as quitclaim, unto Eric Sprague, of 678 Mundy Gulch Road, Indian Valley, ID 83632 and Kelly Sprague, of 678 Mundy Gulch Road, Indian Valley, ID 83632, a married couple, (collectively the "Grantee"), the following described premises:

Water right # 67-2361A, 67-7050, 67-2248, and 67-11297.

Together with the appurtenances. This property is also known as 678 Mundy Gulch Road.

This deed is intended to convey to the Grantee all right, title, and interest of the Grantor in and to the said property, now owned or acquired after this deed has been executed.

TO HAVE AND TO HOLD the Premises, with their appurtenances unto the said Grantee, forever.

Prior instrument reference: Book _____, page _____.

document No. _____, of the recorder of _____ County, ID.

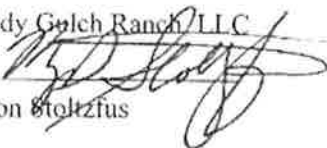
Dated this 10th day of August, 2020.

Signed in the presence of:

Signature

Name

Mundy Gulch Ranch, LLC

Per: 

Myron Stoltzfus

Grantor Acknowledgement

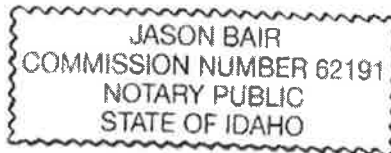
STATE OF IDAHO

COUNTY OF Washington

On this 10th day of August, 2020, before me, a notary public in and for the State of Idaho, personally appeared Myron Stoltzfus on behalf of and with the authority of Mundy Gulch Ranch, LLC, an Idaho corporation, known to me, or proven on the basis of satisfactory evidence, to be the person whose name is subscribed to the within instrument, and acknowledged to me that they executed the same.



Notary Public for the State of Idaho



County of Washington

Residing at: Weiser, Idaho

My commission expires: 08/28/25



Pioneer Title Co.
GOING BEYOND

139 N. Whitley Drive
Fruitland, ID 83619

RECEIVED

JUL 07 2020

WATER RESOURCES
WESTERN REGION

I CERTIFY THAT THIS IS A TRUE &
CORRECT COPY OF THE ORIGINAL.

File No. 706307 /

WARRANTY DEED

For Value Received Mundy Gulch Ranch, LLC, an Idaho limited liability company hereinafter referred to as Grantor, does hereby grant, bargain, sell, warrant and convey unto

Kelly N Sprague and Eric S Sprague, wife and husband hereinafter referred to as Grantee, whose current address is 678 Mundy Gulch Road Indian Valley, ID 83632

The following described premises, to-wit:

See Exhibit A attached hereto and made a part hereof.

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: April 14, 2020

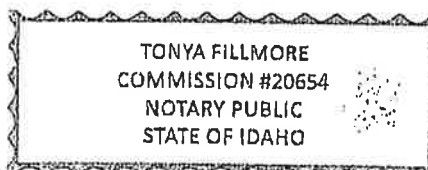
Mundy Gulch Ranch LLC an Idaho limited liability company

By: *Myron D. Stoltzfus, Sr.*
Myron D. Stoltzfus, Sr. Member

State of Idaho, County of Payette

This record was acknowledged before me on April 15, 2020, by Myron D. Stoltzfus, Sr. as Member of Mundy Gulch Ranch, LLC.

Tonya Fillmore
Signature of notary public
Commission Expires:



Residing in Parma, ID
Commission Expires: June 8, 2022

EXHIBIT A

PARCEL 1

Township 14 North, Range 1 West, Boise Meridian, Adams County, Idaho
Section 17: W1/2NE1/4, W1/2SW1/4 and all that part of the NW1/4 lying East of the County road known as Mundy Gulch Road as now established.
Section 20: W1/2NW1/4 and the NW1/4SW1/4
Section 30: All that part of the E1/2NE1/4 lying East of the County road known as Mundy Gulch Road as now established.

EXCEPTING THEREFROM the following two parcels of land:

A parcel of land situated within the W1/2SW1/4 of Section 20 and the NW1/4NW1/4 of Section 29, Township 14 North, Range 1 West, Boise Meridian, Adams County, Idaho, which parcel of land is more particularly described as follows:

Beginning at the southeast corner of the W1/2SW1/4 of Section 20, T.14N., R.1W., B.M.;
Thence N 89°07'59"W, a distance of 915.74 feet along the south line of said W1/2SW1/4 (north line of the NW1/4NW1/4 of Section 29, T.14N., R.1W., B.M.) to a point of curvature on the northerly right-of-way line of Ben Ross Road;
Thence along the northerly right-of-way line of Ben Ross Road a distance of 60.67 feet along the arc of a 417.00 foot radius curve to the left, having a central angle of 8°20'11", and a long chord bearing S 47°24'13"W a distance of 60.62 feet, to a point within the NW1/4NW1/4 of said Section 29;
Thence N 38°12'05"W, a distance of 47.34 feet;
Thence N 2°21'01"E, a distance of 177.21 feet to a point within the W1/2SW1/4 of said Section 20;
Thence N 26°06'37"W, a distance of 203.46 feet;
Thence N 4°09'16"W, a distance of 202.06 feet;
Thence N 0°14'16"W, a distance of 802.29 feet;
Thence N 39°11'20"E, a distance of 166.24 feet;
Thence N 61°49'42"E, a distance of 84.81 feet;
Thence N 80°33'11"E, a distance of 42.32 feet;
Thence N 85°42'35"E, a distance of 212.33 feet;
Thence N 5°29'26"E, a distance of 137.00 feet;
Thence S 89°07'59"E, parallel to the south line of said W1/2SW1/4, a distance of 655.66 feet to a point on the east line of said W1/2SW1/4;
Thence S 0°24'47"W, a distance of 1691.80 feet along the east line of said W1/2SW1/4 to the point of beginning.

And also excepting

Township 14 North, Range 1 West, Boise Meridian, Adams County, Idaho
Section 20: A portion of the W1/2NW1/4 more particularly described as follows:

Beginning at the Northwest corner of Section 20, T14NR1WBM;
Thence South along the West line of said NW1/4NW1/4 a distance of 1170 feet to the TRUE POINT OF BEGINNING;

continued

EXHIBIT A CONTINUED

Thence East parallel to the South line of said NW1/4NW1/4 a distance of 570 feet to the center of Monday Gulch Creek;
Thence Southerly, along the centerline of said Monday Gulch Creek, to a point 612 feet South of the North line of the SW1/4NW1/4;
Thence West, parallel to the North line of said SW1/4NW1/4, a distance of 650 feet to the West line of said SW1/4NW1/4;
Thence North, along the West line of said W1/2NW1/4, a distance of 762 feet to the TRUE POINT OF BEGINNING.
SUBJECT TO the rights-of-way of Mundy Gulch Road and Ben Ross Road as both are now established.

PARCEL 2

Township 14 North, Range 1 West, Boise Meridian, Adams County, Idaho
Section 20: W1/2SW1/4SW1/4

Section 29: All that part of the NW1/4NW1/4 lying North of the County road known as Ben Ross Road as now established.

EXCEPTING THEREFROM THE FOLLOWING PARCEL OF LAND:

A parcel of land situated within the W1/2SW1/4 of Section 20 and the NW1/4NW1/4 of Section 29, Township 14 North, Range 1 West, Boise Meridian, Adams County, Idaho, which parcel of land is more particularly described as follows:

Beginning at the southeast corner of the W1/2SW1/4 of Section 20, T.14N., R.1W., B.M.;

Thence N 89°07'59"W, a distance of 915.74 feet along the south line of said W1/2SW1/4 (north line of the NW1/4NW1/4 of Section 29, T.14N., R.1W., B.M.) to a point of curvature on the northerly right-of-way line of Ben Ross Road;
Thence along the northerly right-of-way line of Ben Ross Road a distance of 60.67 feet along

the arc of a 417.00 foot radius curve to the left, having a central angle of 8°20'11", and a long chord bearing S 47°24'13"W a distance of 60.62 feet, to a point within the NW1/4NW1/4 of said Section 29;

Thence N 38°12'05"W, a distance of 47.34 feet;

Thence N 2°21'01"E, a distance of 177.21 feet to a point within the W1/2SW1/4 of said Section 20;

Thence N 26°06'37"W, a distance of 203.46 feet;

Thence N 4°09'16"W, a distance of 202.06 feet;

Thence N 0°14'16"W, a distance of 802.29 feet;

Thence N 39°11'20"E, a distance of 166.24 feet;

Thence N 61°49'42"E, a distance of 84.81 feet;

Thence N 80°33'11"E, a distance of 42.32 feet;

Thence N 85°42'35"E, a distance of 212.33 feet;

Thence N 5°29'26"E, a distance of 137.00 feet;

Thence S 89°07'59"E, parallel to the south line of said W1/2SW1/4, a distance of 655.66 feet to a point on the east line of said W1/2SW1/4;

Thence S 0°24'47"W, a distance of 1691.80 feet along the east line of said W1/2SW1/4 to the point of beginning.

Continued

EXHIBIT A CONTINUED

PARCEL 3

Township 14 North, Range 1 West, Boise Meridian, Adams County, Idaho
Section 20: A portion of the W1/2NW1/4 more particularly described as follows:

Beginning at the Northwest corner of Section 20, T14NR1WBM;

Thence South along the West line of said NW1/4NW1/4 a distance of 1170 feet to the TRUE POINT OF BEGINNING;

Thence East parallel to the South line of said NW1/4NW1/4 a distance of 570 feet to the center of Monday Gulch Creek;

Thence Southerly, along the centerline of said Monday Gulch Creek, to a point 612 feet South of the North line of the SW1/4NW1/4;

Thence West, parallel to the North line of said SW1/4NW1/4, a distance of 650 feet to the West line of said SW1/4NW1/4;

Thence North, along the West line of said W1/2NW1/4, a distance of 762 feet to the TRUE POINT OF BEGINNING.

PARCEL 4

Township 14 North, Range 1 West, Boise Meridian, Adams County

Section 19: All that part of the SE1/4SE1/4 lying East of Mundy Gulch Road and North of Ben Ross Road as both County roads are now established.



0 750 meters





State of Idaho

DEPARTMENT OF WATER RESOURCES

Western Region • 2735 W AIRPORT WAY • BOISE, ID 83705-5082

Phone: (208)334-2190 • Fax: (208)334-2348 • Website: www.idwr.idaho.gov

Brad Little
Governor

Gary Spackman
Director

August 18, 2020

ERIC & KELLY SPRAGUE
678 MUNDY GULCH RD
INDIAN VALLEY ID 83632-5001

Re: Change in Ownership for Water Right No(s): 67-2248, 67-2361A, 67-7050, 67-11297

Dear Water Right Holders:

The Department of Water Resources (Western) acknowledges the receipt of correspondence changing ownership of the above referenced water rights 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) 334-2190.

Sincerely,

Lynne Evans
Office Specialist II

Enclosure



State of Idaho

DEPARTMENT OF WATER RESOURCES

Western Region • 2735 W AIRPORT WAY • BOISE, ID 83705-5082

Phone: (208)334-2190 • Fax: (208)334-2348 • Website: www.idwr.idaho.gov

Brad Little
Governor

Gary Spackman
Director

July 30, 2020

ERIC & KELLY SPRAGUE
678 MUNDY GULCH RD
INDIAN VALLEY ID 83632-5001

Re: Change in Ownership for Water Right No(s): 67-2361A, 67-2361B, 67-7050, 67-2248, 67-10288, 67-11280, 67-11297

Dear Water Right Holders:

The Department of Water Resources (Western) acknowledges the receipt of correspondence changing ownership of the above referenced water rights to you. Water right nos. **67-2361B, 67-10288, and 67-11280** have been changed to your ownership, and the Department has modified its records and has enclosed a computer-generated report for you.

Regarding water right nos. **67-2361A, 67-7050, 67-2248, and 67-11297**, our review of your Notice indicates that additional information is required before the Department can process the change. The information required is indicated below:

- Filing Fee of \$100 per water right for changes resulting from division of a water right
- Evidence of Water Right Ownership: copy of Deed, Title Policy, Contract of Sale, or other legal document indicating your ownership of the property and/or water rights in question

Upon review, the Department found that the submitted deed does not cover the entire place of use (POU) for the above referenced water rights. Based on the information provided to the Department, the right may need to be split. If you do own the entirety of the water rights, please submit another deed conveying ownership of the land not included in the deed submitted with your Notice. A proof report for the water rights and a map are included to illustrate where the portion of the POU lies outside of the property conveyed on your provided deed.

If you do not own the entirety of the water right, an additional fee will be required to process the split change in ownership. The filing fee for a Notice of Change in Water Right Ownership is \$25 per undivided water right or a fee of **\$100 per split water right**. The \$25 per right already submitted to the Department will be applied towards the balance.

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 our office at (208) 334-2190.

Sincerely,

A handwritten signature in black ink, appearing to read "Lynne Evans", with a stylized flourish at the end.

Lynne Evans
Office Specialist II

Enclosure



State of Idaho

DEPARTMENT OF WATER RESOURCES

Western Region • 2735 W AIRPORT WAY • BOISE, ID 83705-5082

Phone: (208)334-2190 • Fax: (208)334-2348 • Website: www.idwr.idaho.gov

Brad Little
Governor

Gary Spackman
Director

June 25, 2020

ERIC & KELLY SPRAGUE
678 MUNDY GULCH RD
INDIAN VALLEY ID 83632-5001

**RE: Change in Ownership for Water Right No(s): 67-2361B, 67-2248, 67-11297, 67-2361A,
67-11280, 67-7050, 67-10288**

Dear Interested Parties:

The Department of Water Resources (Western) acknowledges receipt of your Notice of Change in Water Right Ownership.

Our review of your Notice indicates that additional information is required before the Department can process the change. The information required is indicated below:

- Evidence of Water Right Ownership: copy of Deed, Title Policy, Contract of Sale, or other legal document indicating your ownership of the property and/or water rights in question
- Legal Description of Property

Because the Department cannot process the Notice without proper documentation, we will hold any action on your notice pending receipt of the necessary information. If we do not receive the necessary information within 30 days we will return your notice and all attachments and your notice will not be processed.

Also, please note that permit holders are required to report any change of ownership and/or mailing address to the Department within 120 days of the change. Failure to report these changes could result in a \$100 late filing fee. Forms to assign ownership or update your address are available from any office of the Department or on the Department's website.

If you have any questions regarding this matter, please contact our office at (208) 334-2190.

Sincerely,

Lynne Evans
Office Specialist II