

JUL 08 2020

WATER RESOURCES
WESTERN REGIONSTATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

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?
78-4298B	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"/>
	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"/>
	Yes <input type="checkbox"/>	Yes <input type="checkbox"/>		Yes <input type="checkbox"/>	Yes <input type="checkbox"/>

2. Previous Owner's Name: Twin Pines River Ranch
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Slumber Zone, LLC, Series Fish Lake Road
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or ☐ and/or
- 205 N Country Ln Fruit Heights UT 84037
Mailing address City State ZIP
- 801-516-8977 janisbartholomew@gmail.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: 7/3/2020
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.
☐ 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: Janis Bartholomew Manager, Slumber Zone, LLC 7.1.2020
 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 LE Date 7/8/2020 Receipt No. W048490 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 LE Processed by LE Date 08/24/2020

COPY

Instrument # 135522

COUNCIL, ADAMS, IDAHO

7-6-2020 09:29:33 AM No. of Pages: 2

Recorded for : TIMBERLINE TITLE & ESCROW

SHERRY WARD

Fee: 16.00

Ex-Officio Recorder Deputy

Index to: DEED

B. Clagg

WARRANTY DEED

For Value Received, TWIN PINES RIVER RANCH, an Idaho general partnership

the grantor, does hereby grant, bargain, sell and convey unto
SLUMBER ZONE, LLC, SERIES FISH LAKE ROAD, a Utah limited liability company

the grantee, whose current address is 205 N. Country Lane, Fruit Heights, UT 84037

the following described premises, in Adams County, Idaho, to-wit:

SEE ATTACHED EXHIBIT 'A' MADE A PART HEREOF

TO HAVE AND TO HOLD THE said premises, with their appurtenances unto the said Grantee, its heirs and assigns forever. And the said Grantor hereby covenants to and with the said Grantee, that they are the owners in fee simple of said premises; that they are free from all encumbrances excepting for all easements of record, rights of way, matters visible, and all matters of record and title and that they will warrant and defend the same from all lawful claims whatsoever.

Date: June 26, 2020

TWIN PINES RIVER RANCH, an Idaho general partnership

BY: 

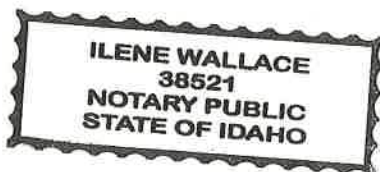
JAY R. CAVEN, Member

STATE OF IDAHO)

COUNTY OF ADA)

: ss

On this 1 day of ^{July} ~~June~~, in the year of 2020, before me, a Notary Public in and for said State, personally appeared JAY R. CAVEN
known or identified to me to be a partner in the partnership of TWIN PINES RIVER RANCH, an Idaho general partnership, and the partner or one of the partners who subscribed said partnership name to the foregoing instrument, and acknowledged to me that he executed the same in said partnership name.





Notary Public

Residing at: Crookston ID

Commission expires: 8/5/2020

EXHIBIT 'A'

A parcel of land situate in the SE1/4 of Section 2, Township 18 North, Range 2 East, Boise Meridian, Adams County, Idaho, more particularly described as follows:

Commencing at a brass cap marking the section corner common to sections 1,2,11 and 12, T18NR2EBM, Adams County, Idaho, the REAL POINT OF BEGINNING;

Thence N 89°46'49" W., 1,627.69 feet along the line common to said Sections 2 and 11 to the centerline of an abandoned railroad grade;

Thence 183.09 feet along a non-tangent curve to the left whose long chord bears N 46°49'36" W., 182.06 feet, and radius is 500.00 feet and delta angle is 20°58'48" along said railroad grade;

Thence N 57°19'00" W., 158.20 feet along said railroad grade;

Thence 124.13 feet along a curve to the right whose radius is 331.07 feet and delta angle is 21°29'00" along said railroad grade;

Thence 125.52 feet along a curve to the left whose radius is 1,348.44 feet and delta angle is 5°20'00" along said railroad grade;

Thence 105.13 feet along a curve to the right whose radius is 860.51 feet and delta angle is 7°00'00" along said railroad grade;

Thence N 34°10'00" W., 310.51 feet along said railroad grade;

Thence 199.84 feet along a curve to the right whose radius is 600.00 feet and delta angle is 19°05'00" along said railroad grade;

Thence N 15°05'00" W., 364.02 feet along said railroad grade;

Thence 61.09 feet along a curve to the right whose radius is 3,000.00 feet and delta angle is 1°10'00" along said railroad grade;

Thence N 13°55'00" W., 211.77 feet along said railroad grade;

Thence 61.09 feet along a curve to the left whose radius is 1,500.00 feet and delta angle is 2°20'00" along said railroad grade;

Thence N 16°15'00" W., 214.58 feet along said railroad grade to the centerline of existing Fish Lake Road;

Thence 100.92 feet along a non-tangent curve to the right whose long chord bears S 48°41'30" E., 100.86 feet, and radius is 840.00 feet and delta angle is 6°53'02" along said Fish Lake Road centerline;

Thence S 45°15'00" E., 46.75 feet along said Fish Lake Road centerline to its intersection with a north-south road;

Thence N 0°40'00" E., 79.09 feet along said road centerline;

Thence 100.36 feet along a curve to the right whose radius is 1,000.00 feet and delta angle is 5°45'00" along said road centerline;

Thence N 6°25'00" E., 109.64 feet along said road centerline;

Thence 223.98 feet along a curve to the right whose radius is 700.00 feet and delta angle is 18°20'00" along said road centerline;

Thence N 24°45'00" E., 97.19 feet along said road centerline;

Thence 119.12 feet along a curve to the left whose radius is 700.00 feet and delta angle is 9°45'00" along said road centerline;

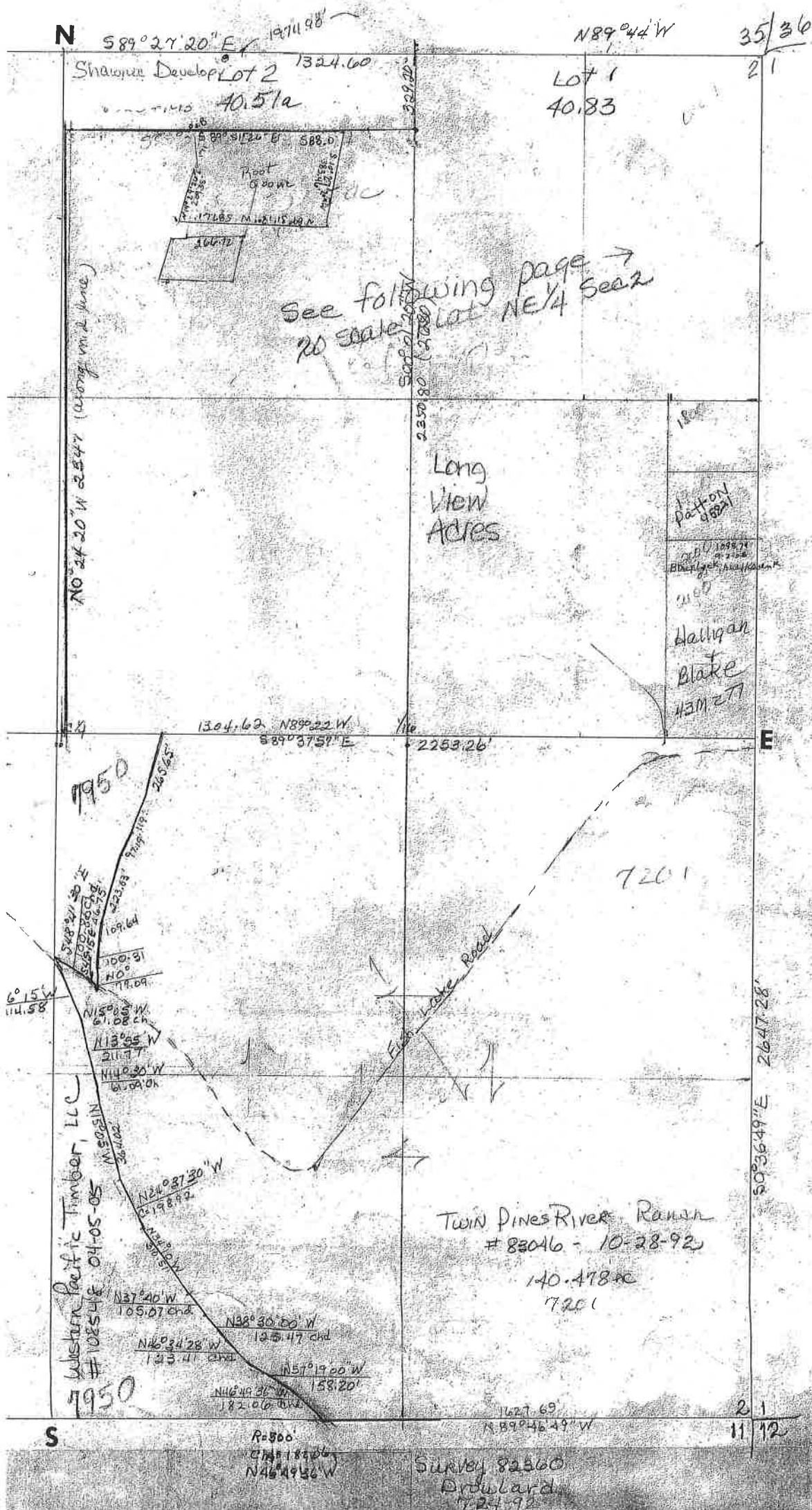
Thence N 15°00'00" E., 265.65 feet along said road centerline to its intersection with the east-west center section line of said Section 2;

Thence S 89°37'57" E., 2,253.26 feet to a brass cap marking the 1/4 corner common to said Sections 1 and 2;

Thence S 0°36'49" E., 2,647.28 feet to the POINT OF BEGINNING.

SUBJECT TO the existing roadway known as Fish Lake Road and the North-South Road.

aerial R-13





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 24, 2020

SLUMBER ZONE LLC SERIES FISH LAKE ROAD
205 N COUNTRY LN
FRUIT HEIGHTS UT 84037-3627

Re: Change in Ownership for Water Right No: 78-4298B

Dear Water Right Holder(s):

The Department of Water Resources (Western) acknowledges the receipt of correspondence changing ownership of the above referenced water right 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 our office at (208) 334-2190.

Sincerely,

Lynne Evans
Office Specialist II

Enclosure