

RECEIVED

APR 27 2020

DEPT OF WATER RESOURCES  
SOUTHERN REGION

Form 42-248/42-1409(6) Rev. 1/15

STATE 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?
37-13217	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: Royal Fork Restaurant Corporation  
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): B&S Caven Ranches LLC  
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or ☐ and/or
- 10454 W Dason Dr Boise ID 83704  
Mailing address City State ZIP  
208-283-7918 slcaven@msn.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: 2/28/2020
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: Stu Caven Managing Member 4/23/2020  
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 DM Date 5.12.2020 Receipt No. 5037922 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 \_\_\_\_\_ Processed by DM Date 6/2/2020

CAMAS COUNTY  
Recorded for:  
AHRENS DEANGELI LAW GROUP LL  
Time: 56:02 pm 03-04-2020  
2020-089416  
In. Pages: 3 Fee: \$15.00  
KORRI BLODGETT  
County Clerk  
Deputy: KBLODGETT

Recording Requested By And  
When Recorded Mail To:

Darin DeAngeli  
Ahrens DeAngeli Law Group LLP  
P.O. Box 9500  
Boise, Idaho 83707-9500

RECEIVED  
MAY 12 2020  
DEPT OF WATER RESOURCES  
SOUTHERN REGION

## Trustee's Deed

Steven L. Caven, as trustee of the SLC Gift Trust created under the SLC Gift Trust Agreement dated February 28, 2020, "Grantor," hereby grants, bargains and conveys to B&S Caven Ranches LLC, an Idaho limited liability company, "Grantee," whose mailing address is 10454 West Dason Drive, Boise, Idaho 83704, the following described real property, situated in Camas County, State of Idaho, more particularly described as follows:

The real property more particularly described on Exhibit "A," attached hereto and by this reference made a part hereof.

TOGETHER WITH all improvements, easements, hereditaments, and appurtenances thereto, and all tenements, reversions, remainders, rights-of-way and water rights in anywise appertaining to the property herein described.

SUBJECT TO taxes and assessments for the year 2020 and all subsequent years, and to such rights, easements, liens, encumbrances, covenants, rights-of-way, reservations, restrictions and zoning regulations as appear of record or based upon the premises, and to any state of facts an accurate survey or inspection of the premises would show.

The property described in this conveyance shall be the separate property of the Grantee, and in accordance with the provisions of Idaho Code § 32-906(1), all income, rents, issues, profits, gains and appreciation of said property shall be the separate property of the Grantee and its beneficiaries and assigns.

The Grantor executes this instrument solely in its fiduciary capacity. Any further recourse hereunder is to be only against the aforementioned trust.

mmms Filed  
unit 44

DATED this 28<sup>th</sup> day of February, 2020.

SLC Gift Trust created under the SLC Gift Trust  
Agreement dated February 28, 2020

By: Steven L. Caven  
Steven L. Caven, trustee

"Grantor"

STATE OF IDAHO           )  
                                      : ss.  
COUNTY OF ADA        )

On this 28<sup>th</sup> day of February, 2020, before me, a Notary Public for the State of Idaho, personally appeared Steven L. Caven, as trustee of the SLC Gift Trust created under the SLC Gift Trust Agreement dated February 28, 2020, known to me to be the person named in the foregoing, and acknowledged to me that he executed the same as his free act and deed, for the uses and purposes therein mentioned.

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



Donna Baker Purdy  
Notary Signature

**Exhibit "A"**

**PARCEL 1:**

TOWNSHIP 1 NORTH, RANGE 14 EAST, BOISE MERIDIAN, CAMAS COUNTY, IDAHO

SECTION 5: W2SE4SE4; SW4SE4; S2SW4  
SECTION 7: GOVERNMENT LOT 4; SW4SE4  
SECTION 7: GOVERNMENT LOTS 1, 2, 3; W2NE4; NW4; NW4SE4  
SECTION 8: N2; N2S2  
SECTION 8: S2SW4; SW4SE4  
SECTION 17: N2  
SECTION 18: GOVERNMENT LOTS 1 AND 2; W2NE4

**PARCEL 2:**

TOWNSHIP 1 NORTH, RANGE 14 EAST, BOISE MERIDIAN, CAMAS COUNTY, IDAHO

SECTION 17: SW4; NW4SE4  
SECTION 20: All as more particularly described as follows:

Being a parcel of land in the NE  $\frac{1}{4}$  NW  $\frac{1}{4}$  Sec. 20, Tsp. 1N Rge. 14 E.B.M.  
Beginning at the NW Corner of the NE  $\frac{1}{4}$  NW  $\frac{1}{4}$  Sec. 20. Thence east on the north section line a distance of 300 ft. Thence south 870 ft. Thence west 300 ft. to a point on the west line of the NE  $\frac{1}{4}$  NW  $\frac{1}{4}$  Sec. 20 Thence 870 ft. north to the place of beginning. Containing 5 acres.

(Currently also referred to as Tax #1044 in the books of the Camas County, Idaho Recorder)

RP01N14E078400



RP01N14E088400

RP01N14E180100

RP01N14E170100

RP01N14E173600

0 1400 2800 4200 5600 ft

Printed on 3 / 31 / 2020

RP01N14E202500



Salt Creek Road

Recording Requested By And  
When Recorded Mail To:

Darin DeAngeli  
Ahrens DeAngeli Law Group LLP  
P.O. Box 9500  
Boise, Idaho 83707-9500

## Grant Deed

Fairfield Ranches, Inc., an Idaho corporation, "Grantor," for good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant, bargain and convey to Steven L. Caven, Trustee of the SLC Gift Trust created under the SLC Gift Trust Agreement dated February 28, 2020, "Grantee," whose current address is 10454 West Dason Drive, Boise, Idaho 83704, the following described real property located in Camas County, Idaho, more particularly described as follows:

The real property more particularly described on Exhibit "A," attached hereto and by this reference made a part hereof.

TOGETHER WITH all improvements, easements, hereditaments and appurtenances thereto, and all tenements, reversions, remainders, rights-of-way and water rights in anywise appertaining to the property herein described.

SUBJECT TO taxes and assessments for the year 2020 and all subsequent years, and to such rights, easements, liens, encumbrances, covenants, rights-of-way, reservations, restrictions and zoning regulations as appear of record or based upon the premises, and to any state of facts an accurate survey or inspection of the premises would show.


The property described in this conveyance shall be the separate property of the Grantee, and in accordance with the provisions of Idaho Code § 32-906(1), all income, rents, issues, profits, gains and appreciation of said property shall be the separate property of the Grantee and its beneficiaries and assigns.



THE OFFICER who signs this Grant Deed hereby certifies that this Grant Deed and the transfer represented thereby was duly authorized by the corporation and that he executes said on behalf of the corporation.

IN WITNESS WHEREOF, the Grantor has executed this instrument on this 28<sup>th</sup> day of February, 2020.

Fairfield Ranches, Inc., an Idaho corporation

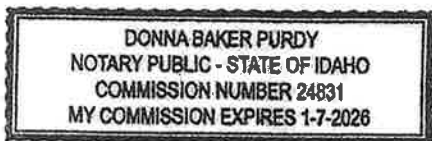
By:   
Jay R. Caven, President


“Grantor”

STATE OF IDAHO            )  
                                      : ss.  
COUNTY OF ADA         )

On this 28<sup>th</sup> day of February, 2020, before me, a Notary Public for the State of Idaho, personally appeared Jay R. Caven, in his capacity as President of Fairfield Ranches, Inc., an Idaho corporation, known to me to be the person named in the foregoing, and acknowledged to me that he executed the same as his free act and deed, for the uses and purposes therein mentioned.

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



  
Notary Signature

**Exhibit "A"**

**PARCEL 1:**

TOWNSHIP 1 NORTH, RANGE 14 EAST, BOISE MERIDIAN, CAMAS COUNTY, IDAHO

SECTION 5: W2SE4SE4; SW4SE4; S2SW4

SECTION 7: GOVERNMENT LOT 4; SW4SE4

SECTION 7: GOVERNMENT LOTS 1, 2, 3; W2NE4; NW4; NW4SE4

SECTION 8: N2; N2S2

SECTION 8: S2SW4; SW4SE4

SECTION 17: N2

SECTION 18: GOVERNMENT LOTS 1 AND 2; W2NE4

**PARCEL 2:**

TOWNSHIP 1 NORTH, RANGE 14 EAST, BOISE MERIDIAN, CAMAS COUNTY, IDAHO

SECTION 17: SW4; NW4SE4

SECTION 20: All as more particularly described as follows:

Being a parcel of land in the NE  $\frac{1}{4}$  NW  $\frac{1}{4}$  Sec. 20, Tsp. 1N Rge. 14 E.B.M.

Beginning at the NW Corner of the NE  $\frac{1}{4}$  NW  $\frac{1}{4}$  Sec. 20. Thence east on the north section line a distance of 300 ft. Thence south 870 ft. Thence west 300 ft. to a point on the west line of the NE  $\frac{1}{4}$  NW  $\frac{1}{4}$  Sec. 20 Thence 870 ft. north to the place of beginning. Containing 6 acres.

(Currently also referred to as Tax #1044 in the books of the Camas County, Idaho Recorder)



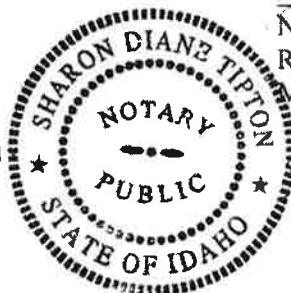


EXHIBIT "A"

TRACT NO. 1:

In Township 1 North, Range 14 East, Boise Meridian:

Section 5:  $W\frac{1}{2}SE\frac{1}{4}SE\frac{1}{4}$ ;  $SW\frac{1}{4}SE\frac{1}{4}$ ;  $S\frac{1}{2}SW\frac{1}{4}$ .

Section 7:  $NW\frac{1}{4}$ ;  $W\frac{1}{2}E\frac{1}{4}$ ; Lots 1, 2, 3, and 4.

Section 8:  $W\frac{1}{2}$ ;  $NE\frac{1}{4}$ ;  $N\frac{1}{2}SE\frac{1}{4}$ ;  $SW\frac{1}{4}SE\frac{1}{4}$ .

Section 17:  $N\frac{1}{2}$ .

Section 18: Lots 1 and 2;  $W\frac{1}{2}NE\frac{1}{4}$ .

TRACT NO. 2:

In Township 1 North, Range 14 East, Boise Meridian:

Section 17:  $SW\frac{1}{4}$ ;  $NW\frac{1}{4}SE\frac{1}{4}$ .

Section 20: A tract of land in the  $NE\frac{1}{4}NW\frac{1}{4}$  described as follows:  
Beginning at the Northwest corner of the  $NE\frac{1}{4}NW\frac{1}{4}$ ,  
running thence East on the North line thereof 300  
feet; thence South 870 feet; thence West 300 feet;  
thence North 870 feet to the place of beginning.



State of Idaho

DEPARTMENT OF WATER RESOURCES

Southern Region • 650 ADDISON AVE W STE 500 • TWIN FALLS, ID 83301-5858

Phone: (208)736-3033 • Fax: (208)736-3037 • Website: [www.idwr.idaho.gov](http://www.idwr.idaho.gov)

Brad Little  
Governor

Gary Spackman  
Director

June 2, 2020

B&S CAVEN RANCHES LLC  
10454 W DASON DR  
BOISE ID 83704-1937

Re: Change in Ownership for Water Right No(s): 37-13217

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) 293-9908.

Sincerely,

*Denise Maline*

Denise Maline  
Administrative Assistant 1

Enclosure(s)

c: Water District 37B



State of Idaho

## DEPARTMENT OF WATER RESOURCES

SOUTHERN REGION • 650 ADDISON AVE W STE 500 • TWIN FALLS ID 83301-5858

Phone: (208) 736-3033 • Fax: (208) 736-3037

Website: [www.idwr.idaho.gov](http://www.idwr.idaho.gov) • Email: [southerninfo@idwr.idaho.gov](mailto:southerninfo@idwr.idaho.gov)

BRAD LITTLE  
Governor

GARY SPACKMAN  
Director

May 18, 2020

B&S CAVEN RANCHES LLC  
10454 W DASON DR  
BOISE ID 83704

Re: Change in Water Right Ownership for Water Right No(s): 37-13217

Dear Water Right Holder(s):

The Idaho Department of Water Resources (Department) recently sent you a letter regarding your Notice of Change in Water Right Ownership (Notice) for the above referenced water rights. We received the \$25.00 filing fee for the Notice, however, the Trustee's Deed submitted is not sufficient proof of ownership to change the ownership.

- 1) Water Right No. 37-13217 is currently in the name of Royal Fork Restaurant Corp. In order to complete this Ownership Change, *we need documentation showing that Royal Fork Restaurant Corp no longer holds an interest in the water rights, and conveys the water rights to B&S Caven Ranches LLC.* This can be a copy of a Warranty Deed, Quitclaim Deed, Court Decree, or Contract of Sale.

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.

Thank you in advance for your cooperation. If you have any questions regarding this letter, please feel free to contact me at (208) 736-3033.

Sincerely,

*Denise Maline*

Denise Maline  
Administrative Assistant 1

Enclosure(s)



State of Idaho

## DEPARTMENT OF WATER RESOURCES

SOUTHERN REGION • 650 ADDISON AVE W STE 500 • TWIN FALLS ID 83301-5858

Phone: (208) 736-3033 • Fax: (208) 736-3037

Website: [www.idwr.idaho.gov](http://www.idwr.idaho.gov) • Email: [southerninfo@idwr.idaho.gov](mailto:southerninfo@idwr.idaho.gov)

BRAD LITTLE  
Governor

GARY SPACKMAN  
Director

May 6, 2020

B&S CAVEN RANCHES LLC  
10454 W DASON DR  
BOISE ID 83704

Re: Change in Water Right Ownership for Water Right No(s): 37-13217

Dear Water Right Holder(s):

The Idaho Department of Water Resources (Department) recently received your Notice of Change in Water Right Ownership (Notice), for the above referenced water rights. The Notice could not be processed due to the following reasons:

- 1) The required filing fee of \$25.00 was not included with the paperwork.
- 2) Water Right No. 37-13217 is currently in the name of Royal Fork Restaurant Corp. In order to complete this Ownership Change, we need documentation showing that Royal Fork Restaurant Corp no longer holds an interest in the property and / or water rights; and conveys the property and water rights to B&S Caven Ranches LLC. This can be a copy of a Warranty Deed, Quitclaim Deed, Court Decree, or Contract of Sale.

Because the Department cannot process the Notice(s) 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.

Thank you in advance for your cooperation. If you have any questions regarding this letter, please contact me at (208) 736-3033.

Sincerely,

*Denise Maline*

Denise Maline  
Administrative Assistant 1

Enclosure(s)