

STATE OF IDAHO  
DEPARTMENT OF WATER RESOURCES

## Notice of Change in Water Right Ownership

RECEIVED DE  
JAN 21 2020  
DEPARTMENT OF  
WATER RESOURCES

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?
72-10237A	Yes <input type="checkbox"/>	Yes <input type="checkbox"/>		Yes <input type="checkbox"/>	Yes <input type="checkbox"/>
72-10220A	Yes <input type="checkbox"/>	Yes <input type="checkbox"/>		Yes <input type="checkbox"/>	Yes <input type="checkbox"/>
72-10221A	Yes <input type="checkbox"/>	Yes <input type="checkbox"/>		Yes <input type="checkbox"/>	Yes <input type="checkbox"/>
72-10222A	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: Valley Sun LLC - Eric Younger  
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Confluence Institute Eric Younger  
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or ☐ and/or
- P.O. Box 10117 Ketchum ID 83333  
Mailing address City State ZIP
- (208) 726-1530 eyounger@confluence-institute.org  
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: 1/6/2020

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.

SUPPORT DATA

IN FILE # 72-10220A

8. Signature: [Signature] Board Chair, Confluence 1/15/20  
Signature of new owner/claimant Title, if applicable Date
- Signature: [Signature]    
Signature of new owner/claimant Title, if applicable Date

**For IDWR Office Use Only:**

Received by KM Date 4-13-2020 Receipt No. C108601 Receipt Amt. 75.00  
1-21-2020 C108246 25.00

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 [Signature] Processed by [Signature] Date 4-16-2020



(Space above line for Recorder's use)

## GIFT DEED

ERIC M. YOUNGER, a married man dealing in his sole and separate property, as to an undivided one-half (1/2) tenant-in-common interest ("Donor"), does hereby give, quitclaim, transfer and convey to CONFLUENCE INSTITUTE, INC., an Idaho non-profit corporation, ("Donee"), whose current address is PO Box 1342, Boise, Idaho 83701-1342, all of his right, title and interest in and to certain real property situated in Custer County, Idaho, more particularly described in **Exhibit A** attached hereto

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 any and all easements, restrictions and encumbrances of record, and to any state of facts that an accurate survey or inspection of the premises would show.

TO HAVE AND TO HOLD, the said real property, with its appurtenances unto the said Donee forever.

IN WITNESS WHEREOF, the Donor has executed this instrument on this 6 day of January, 2020.

ERIC M. YOUNGER

STATE OF IDAHO )  
 ) ss.  
County of Blaine )

This record was acknowledged before me on Jan. 6, 2019, by Eric M. Younger.



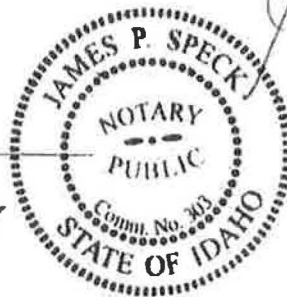
**James P. Speck, Esq.**  
**SPECK & AANESTAD**  
**A Professional Corporation**  
**Post Office Box 987**  
**Ketchum, Idaho 83340**

Page 1



WITNESS my hand and official seal.

Name: James P. Speck  
Notary Public for Idaho  
Residing at Blaine County, ID  
My commission expires 1/29/2021



*J. P. Speck*



EXHIBIT "A"

TOWNSHIP 11 NORTH, RANGE 18 EAST, BOISE MERIDIAN, CUSTER COUNTY, IDAHO:

SECTION 26: The SW $\frac{1}{4}$  and the SW $\frac{1}{4}$ NW $\frac{1}{4}$ . EXCEPTING THEREFROM, that portion of the SW $\frac{1}{4}$ SW $\frac{1}{4}$  lying South and West of the East Fork County Road.

SECTION 27: The SE $\frac{1}{4}$ NE $\frac{1}{4}$ , NE $\frac{1}{4}$ SE $\frac{1}{4}$ , E $\frac{1}{2}$ NE $\frac{1}{4}$ SE $\frac{1}{4}$ SE $\frac{1}{4}$ , and the NW $\frac{1}{4}$ NE $\frac{1}{4}$ SE $\frac{1}{4}$ SE $\frac{1}{4}$ .

SECTION 35: The SW $\frac{1}{4}$ NE $\frac{1}{4}$ , E $\frac{1}{2}$ NW $\frac{1}{4}$ , NW $\frac{1}{4}$ NW $\frac{1}{4}$ , NE $\frac{1}{4}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$ NW $\frac{1}{4}$ .

EXCEPTING THEREFROM the following (3) three described tracts:

TRACT NO. 1

A fractional parcel of land in the NW $\frac{1}{4}$  of Section 35, Township 11 North, Range 18 East, Boise Meridian, Custer County, Idaho, and more particularly described as: Commencing at the Northwest corner of said Section 35; thence North 89°56'30" East, 1320.05 feet on and along the North line of said Section to the NW 1/16th corner; thence South 0°00'20" West, 1322.62 feet to the NW center 1/16th corner; thence South 89°57'59" West, 141.87 feet to the Point of Beginning of this description and the center of a County Road; thence continuing South 89°57'59" West, 188.18 feet to a  $\frac{1}{2}$ " rebar marked L.S. 4107; thence South 0°00'20" West, 330.66 feet to another  $\frac{1}{2}$ " rebar; thence North 89°57'59" East, 330.05 feet to another  $\frac{1}{2}$ " rebar marked L.S. 4107; thence South 0°00'20" West, 249.93 feet to another  $\frac{1}{2}$ " rebar and the Northwest corner of Tract No. 2; thence North 84°57'26" East, 239.04 feet to the Northeast corner of Tract 2 and the center of said County Road; thence the following 5 courses on and along said County Road North 45°56'56" West, 127.68 feet; thence North 43°51'20" West, 107.48 feet; thence North 35°29'15" West, 59.49 feet; thence North 28°40'37" West, 77.75 feet; thence North 27°09'10" West, 310.81 feet to the Point of Beginning.

TRACT NO. 2

A fractional part of the NW $\frac{1}{4}$  of Section 35, Township 11 North, Range 18 East, Boise Meridian, Custer County, Idaho, and more particularly described as: Commencing at the Northwest corner of said Section 35; thence North 89°56'30" East, 1320.05 feet on and along the North line of said Section to the NW 1/16th corner; thence South 0°00'20" West, 1903.21 feet to the Point of Beginning of this description; thence continuing South 0°00'20" West, 316.07 feet to the Southwest corner of this Tract and a  $\frac{1}{2}$ " rebar marked L.S. 4107; thence North 68°30'12" East, 445.85 feet to the center of a County Road; thence North 45°29'27" West, 247.77 feet on and along the center of said Road; thence South 84°57'26" West, 239.04 feet to the Point of Beginning.

68



TRACT NO. 3

A fractional parcel of land in the NW¼ of Section 35, Township 11 North, Range 18 East, Boise Meridian, Custer County, Idaho, and more particularly described as: Commencing at the Northwest corner of said Section 35; thence North 89°56'30" East, 1320.05 feet on and along the North line of said Section to the NW 1/16th corner; thence South 0°00'20" West, 2219.28 feet to the Point of Beginning of this description; thence continuing South 0°00'20" West, 425.96 feet to the center W 1/16th corner; thence North 89°59'28" East, 715.30 feet on and along the East-West center of said Section to the center of a County Road; thence the following 8 courses on and along the center of said road, North 3°29'31" East, 37.63 feet; thence North 1°02'19" East, 89.98 feet; thence North 9°24'42" West, 79.76 feet; thence North 22°40'39" West, 72.07 feet; thence North 32°31'30" West, 89.27 feet; thence North 37°00'50" West, 65.63 feet; thence North 40°30'04" West, 99.61 feet; thence North 44°32'31" West, 158.70 feet to the Northeast corner of this Tract; thence South 68°30'12" West, 445.85 feet to the Point of Beginning.

SUBJECT TO A RETAINED EASEMENT RIGHT IN FAVOR OF J-P RANCH, INC., FOR INGRESS AND EGRESS, SAID BASEMENT BEING TEN (10) FEET ON EITHER SIDE OF THE FOLLOWING DESCRIBED CENTER LINE OF AN IRRIGATION DITCH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Commencing at the Northwest corner of Section 35, Township 11 North, Range 18 East, of the Boise Meridian, Custer County, Idaho; thence North 89°56'30" East, 1320.05 feet on and along the North line of said Section 35 to the Northwest 1/16th corner; thence South 0°00'20" West, 1322.62 feet to the center NW 1/16th corner; thence South 89°57'59" West, 294.05 feet to the center of said irrigation ditch and the Point of Beginning of this description; thence South 13°00' East, approximately 30.0 feet to a bend in said ditch; thence South 67°00' East, approximately 210.0 feet to the center of an existing road and the terminus of this description.

ALSO EXCEPTING COUNTY ROAD RIGHT OF WAY.



Instrument # 257553

CHALLIS, CUSTER, IDAHO

01-06-2020 11:42:24

No. of Pages: 4

Recorded for: BLAINE COUNTY TITLE

Lura H. Baker

Fee: \$15.00

Ex-Officio Recorder Deputy: TV

**RECORDING REQUESTED BY AND  
WHEN RECORDED MAIL TO:**

James P. Speck, Esq.  
SPECK & AANESTAD  
A Professional Corporation  
Post Office Box 987  
Ketchum, Idaho 83340

(Space above line for Recorder's use)

**GIFT DEED**

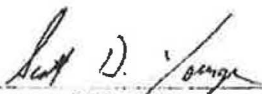
SCOTT D. YOUNGER, a married man dealing in his sole and separate property, as to an undivided one-half (1/2) tenant-in-common interest ("Donor"), does hereby give, quitclaim, transfer and convey to CONFLUENCE INSTITUTE, INC., an Idaho non-profit corporation, ("Donee"), whose current address is PO Box 1342, Boise, Idaho 83701-1342, all of his right, title and interest in and to certain real property situated in Custer County, Idaho, more particularly described in **Exhibit A** attached hereto

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 any and all easements, restrictions and encumbrances of record, and to any state of facts that an accurate survey or inspection of the premises would show.

TO HAVE AND TO HOLD, the said real property, with its appurtenances unto the said Donee forever.

IN WITNESS WHEREOF, the Donor has executed this instrument on this 2<sup>nd</sup> day of January, 2020.

  
SCOTT D. YOUNGER

WASHINGTON  
STATE OF ~~IDAHO~~ )  
KING ) ss.  
County of ~~Blaine~~ )

This record was acknowledged before me on JANUARY 2<sup>nd</sup>, ~~2019~~ 2020, by Scott D. Younger.



**RECORDING REQUESTED BY AND  
WHEN RECORDED MAIL TO:**

James P. Speck, Esq.  
SPECK & AANESTAD  
A Professional Corporation  
Post Office Box 987  
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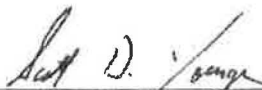
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\_\_\_\_\_  
SCOTT D. YOUNGER

WASHINGTON  
STATE OF ~~IDAHO~~ )  
                  KING ) ss.  
County of ~~Blaine~~ )

This record was acknowledged before me on JANUARY 2<sup>nd</sup>, ~~2019~~ 2020, by Scott D. Younger.



WITNESS my hand and official seal.

Name: Diane L. Ou *Diane L. Ou*  
Notary Public for Washington  
Residing at Renton  
My commission expires 10-12-23





## EXHIBIT "A"

TOWNSHIP 11 NORTH, RANGE 18 EAST, BOISE MERIDIAN, CUSTER COUNTY, IDAHO:

SECTION 26: The SW $\frac{1}{4}$  and the SW $\frac{1}{4}$ NW $\frac{1}{4}$ . EXCEPTING THEREFROM, that portion of the SW $\frac{1}{4}$ SW $\frac{1}{4}$  lying South and West of the East Fork County Road.

SECTION 27: The SE $\frac{1}{4}$ NE $\frac{1}{4}$ , NE $\frac{1}{4}$ SE $\frac{1}{4}$ , E $\frac{1}{2}$ NE $\frac{1}{4}$ SE $\frac{1}{4}$ SE $\frac{1}{4}$ , and the NW $\frac{1}{4}$ NE $\frac{1}{4}$ SE $\frac{1}{4}$ SE $\frac{1}{4}$ .

SECTION 35: The SW $\frac{1}{4}$ NE $\frac{1}{4}$ , E $\frac{1}{2}$ NW $\frac{1}{4}$ , NW $\frac{1}{4}$ NW $\frac{1}{4}$ , NE $\frac{1}{4}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$ NW $\frac{1}{4}$ .

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TRACT NO.2

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TRACT NO. 3

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ALSO EXCEPTING COUNTY ROAD RIGHT OF WAY.



CHALLIS, CUSTER, IDAHO  
12-30-2019 11:15:48 No. of Pages: 4  
Recorded for: BLAINE COUNTY TITLE  
Lura H. Baker Fee: \$15.00  
Ex-Officio Recorder Deputy: TV

**James P. Speck, Esq.**  
**SPECK & AANESTAD**  
**A Professional Corporation**  
Post Office Box 987  
Ketchum, Idaho 83340

Page 1  
Warranty Deed  
11/18/2019



Younger as Manager of Valley Sun, L.L.C., an Idaho limited liability company.

WITNESS my hand and official seal.

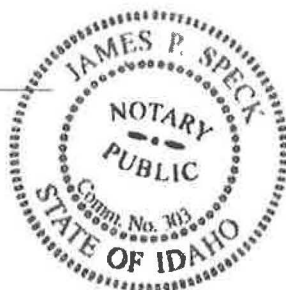
Name:

Notary Public for

Residing at

My commission expires

*J. P. Speck*  
*Idaho*  
*Blaine County, ID*  
*1/27/2021*





## EXHIBIT "A"

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### TRACT NO. 2

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SUBJECT TO A RETAINED EASEMENT RIGHT IN FAVOR OF J-P RANCH, INC., FOR INGRESS AND EGRESS, SAID EASEMENT BEING TEN (10) FEET ON EITHER SIDE OF THE FOLLOWING DESCRIBED CENTER LINE OF AN IRRIGATION DITCH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Commencing at the Northwest corner of Section 35, Township 11 North, Range 18 East, of the Boise Meridian, Custer County, Idaho; thence North 89°56'30" East, 1320.05 feet on and along the North line of said Section 35 to the Northwest 1/16th corner; thence South 0°00'20" West, 1322.62 feet to the center NW 1/16th corner; thence South 89°57'59" West, 294.05 feet to the center of said irrigation ditch and the Point of Beginning of this description; thence South 13°00' East, approximately 30.0 feet to a bend in said ditch; thence South 67°00' East, approximately 210.0 feet to the center of an existing road and the terminus of this description.

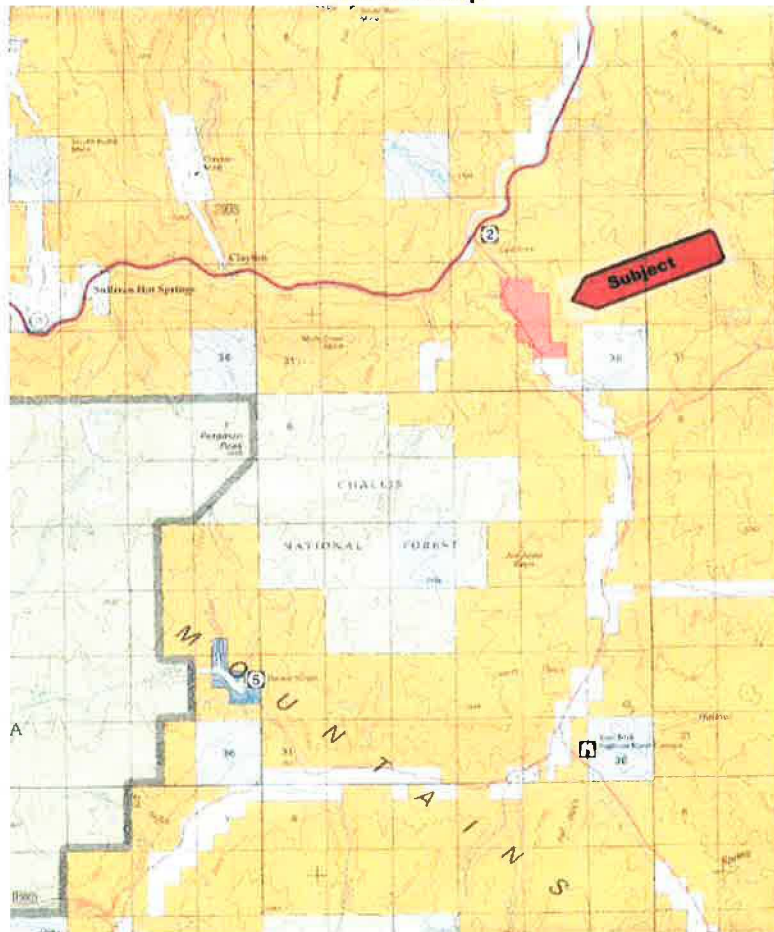
ALSO EXCEPTING COUNTY ROAD RIGHT OF WAY.



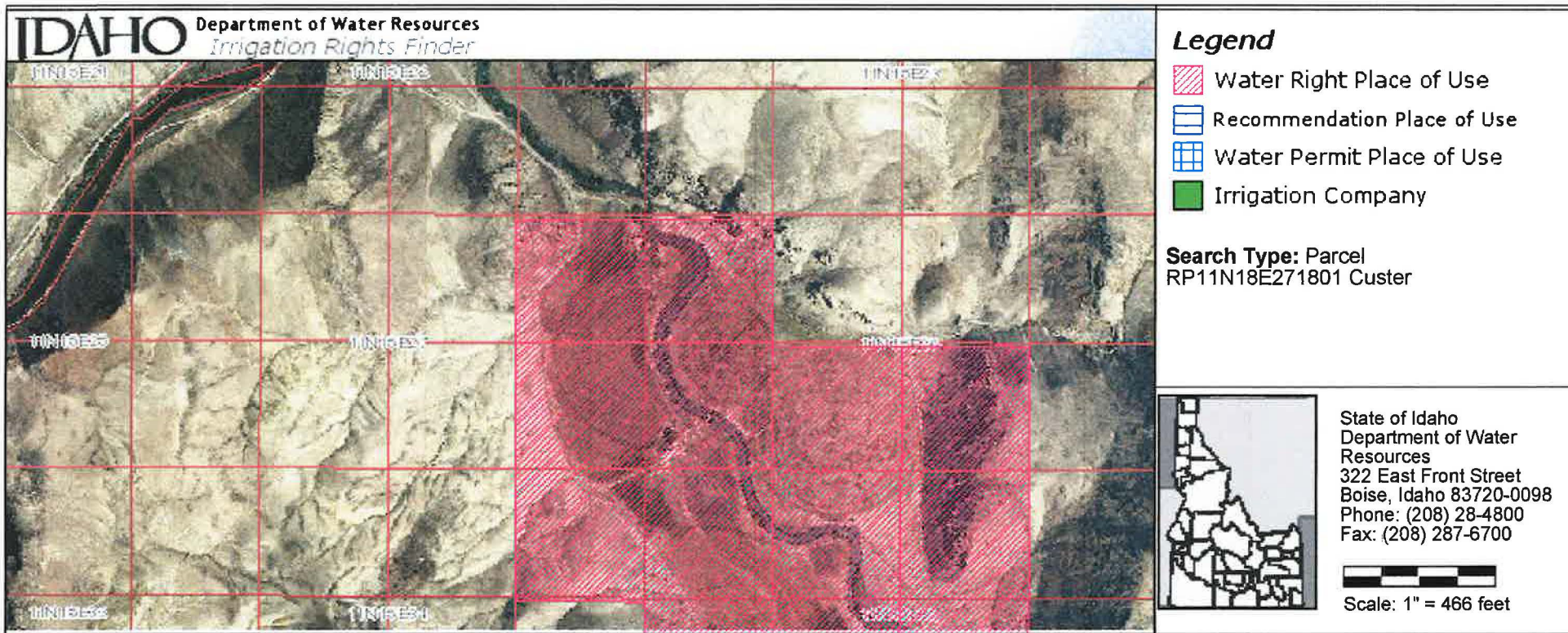
The subject's neighborhood is known for both fishing and hunting. Steelhead and Salmon continue to migrate to the upper stretches, including the subject, to spawn. Big game hunting is available throughout the neighborhood. The expectations of the neighborhood real estate market are to continue the historic, agricultural use. However, the recreation ranch market has found a place within this neighborhood because of the physical amenities the micro-neighborhood offers in addition to the abundance of recreational opportunities within the area. Agriculture and tourism are expected to continue within the larger subject neighborhood. The historic ranching use of the subject property is a conforming use. Currently this ownership is managed for wildlife not livestock. Structures can be constructed to accommodate either an agricultural or recreation ranch use, including cross fencing, corrals, hay sheds, calving areas, and storage buildings. Recreation ranches have continued to be in demand because of some existing conservation easement properties that are in place like limited access and open-space qualities, which drive the demand for real estate in this market. The remote location has not proven to be a detractor because most of the owners of land in this neighborhood are not dependent upon the income generated from the seasonal livestock use.

## Subject Property Data

Location Map







### Search Results

Water Right Number	Process	Owner
72-10237A	Water Right	VALLEY SUN LLC
72-10220A	Water Right	VALLEY SUN LLC
72-10221A	Water Right	VALLEY SUN LLC
72-10222A	Water Right	VALLEY SUN LLC
72-7505A	Water Right	VALLEY SUN LLC

**Disclaimer:** Shapes represent an approximation of the water right extent. Please review each water right of interest either on-line (choose the Details link) or by contacting IDWR (208-287-4800).





State of Idaho

## DEPARTMENT OF WATER RESOURCES

322 E FRONT ST STE 648 PO BOX 83720 • BOISE, ID 83720-0098

Phone: (208)287-4800 • Fax: (208)287-6700 • Website: [www.idwr.idaho.gov](http://www.idwr.idaho.gov)

Brad Little  
Governor

Gary Spackman  
Director

May 11, 2020

CONFLUENCE INSTITUTE, INC  
PO BOX 10117  
KETCHUM ID 83340-8117

Re: Change in Ownership for Water Right No(s): 72-7505A, 72-10220A, 72-10221A, 72-10222A & 72-10327A

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) 287-4942.

Sincerely,

Jean Hersley  
Technical Records Specialist 2

Enclosure(s)



**Hersley, Jean**

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**From:** Hersley, Jean  
**Sent:** Monday, March 23, 2020 7:50 AM  
**To:** 'eyounger@confluence-institute.org'  
**Subject:** ownership change for water rights

## 2<sup>ND</sup> NOTICE

RE: Notice of Change in Water Right Ownership: 72-10237A, 72-10220A, 72-10221A & 72-10222A

Dear Interested Party(s):

The Department of Water Resources received a request for a Notice of Change in Water Right Ownership from you on January 21, 2020. Correspondence was sent on February 13, 2020 requesting the following information:

- Additional fee of \$75. The filing fee for a change in ownership is \$25 per water right.
- Additional documentation if you would like the name on the water rights to be Confluence Institute.

We also spoke on the phone on February 24, 2020. You informed me you had the proper documentation and would send that along with the additional filing fees. As of the date of this letter, the Department has not received any additional information or fees.

Because the Department cannot process the ownership change without proper documents, we will hold any action on your notice pending receipt of the necessary documents and fees. If we do not receive the necessary documents and fees within **10 days** we will return your notice and all attachments and your notice will not be processed.

Please contact me at (208) 287-4942 if you have any questions regarding this matter.

*Jean Hersley  
Technical Records Specialist II  
Idaho Dept Water Resources  
(208) 287-4942*





State of Idaho

## DEPARTMENT OF WATER RESOURCES

322 E FRONT ST STE 648 PO BOX 83720 • BOISE, ID 83720-0098

Phone: (208)287-4800 • Fax: (208)287-6700 • Website: [www.idwr.idaho.gov](http://www.idwr.idaho.gov)

Brad Little  
Governor

Gary Spackman  
Director

February 13, 2020

ERIC M YOUNGER  
PO BOX 10117  
KETCHUM ID 83340-8117

RE: Change in Ownership Water Right No(s): 72-10221A, 72-10237A, 72-10220A, 72-10222A

Dear Interested Parties:

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

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 \$25 per water right <permit>

Effective July 1, 2000, the legislature enacted House Bill No. 545 requiring a filing fee for a change in water right ownership. The fee is \$25 per water right, except for ownership changes resulting in the division of a water right, which is \$100 per water right. All ownership change notices received after June 30, 2000 must include the appropriate filing fees in order to be processed. We have determined that the filing fee for your notice will be an additional \$75.

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

Also, on the ownership change form you submitted, you listed Confluence Institute as the new owner. According to the warranty deed that was attached, the property was conveyed to Eric M. Younger, as to an undivided one-half (1/2) tenant-in-common interest, and Scott D. Younger, as to an undivided one-half (1/2) tenant-in-common interest. The Department will update the ownership according to the warranty deed. If you want the water rights updated to the Confluence Institute, Eric and Scott will have to deed the land and/or water rights to Confluence Institute. Please let me know when you send the additional filing fee how you would like to proceed with the ownership issue.

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 me at (208) 287-4942.

Sincerely,

Jean Hersley  
Technical Records Specialist 2



## Hersley, Jean

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**From:** Hersley, Jean  
**Sent:** Thursday, February 13, 2020 9:09 AM  
**To:** 'eyounger@confluence-institute.org'  
**Subject:** Younger- additional fees for ownership change for 72-10237A, 72-10220a, 72-10221A & 72-10222A  
**Attachments:** Younger- additional fees.docx

The attached letter went out in today's mail from the Idaho Department of Water Resources regarding your request for a Notice of Change of Water Right Ownership. Please let me know if you have any questions. Thank you.

*Jean Hersley  
Technical Records Specialist II  
Idaho Dept Water Resources  
(208) 287-4942*