

RECEIVED

FEB 12 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?
65-17580	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Karen M Yates
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Knife River Corporation- Mountain West
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or ☐ and/or
- 5450 West Gowen Road Boise ID 83709
Mailing address City State ZIP
208.362.6152 sean.marsh@kniferiver.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: January 13, 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: [Signature] President February 4, 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 02/12/2020 Receipt No. W048047 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 02/20/2020

RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:

David T. Krueck
Elam & Burke, P.A.
251 E. Front Street, Suite 300
Boise, ID 83702

DS
EOP

(Space Above For Recorder's Use)

WARRANTY DEED

For good and valuable consideration, the receipt of which is hereby acknowledged, Karen Yates, an unmarried woman ("Grantor"), conveys and warrants to Knife River Corporation – Mountain West, a Delaware corporation, ("Grantee"), whose address is 5450 W. Gowen Road, Boise, Idaho 83709, and its successors and assigns forever the real property described on Exhibit "A" attached hereto and incorporated herein by this reference.

SUBJECT TO taxes and assessments for the year 2019 and all subsequent years, together with all existing easements, rights-of-way, reservations, restrictions and encumbrances of record, to any existing tenancies, to all zoning laws and ordinances, and to any state of facts an accurate survey or inspection of the premises would show.

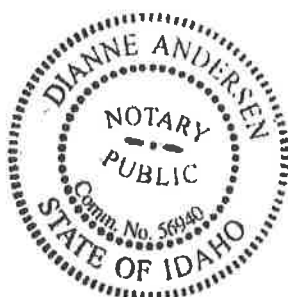
This conveyance shall include all estate, right, title, interest, appurtenances, tenements, hereditaments, reversions, remainders, easements, rents, issues, profits, rights-of-way and water rights appertaining to the property herein described as well in law as in equity.

The Grantor covenants to the Grantee that Grantor is the owner in fee simple of said premises; that the premises are free from encumbrances created or suffered by the Grantor, excepting those as may be herein set forth, and excepting those of record, and that Grantor will warrant and defend the same from all lawful claims.

IN WITNESS WHEREOF, the Grantor has executed this instrument on this
10th day of December, 2019.

Karen M. Yates
Karen Yates

STATE OF IDAHO)
) ss.
County of Valley)



On this 10th day of December, 2019, before me, a Notary Public in and for the State of Idaho, personally appeared KAREN YATES, known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that she executed the same.

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

Dianne Andersen
Notary Public for Idaho
Residing at: Valley County
My commission expires: 10-21-22

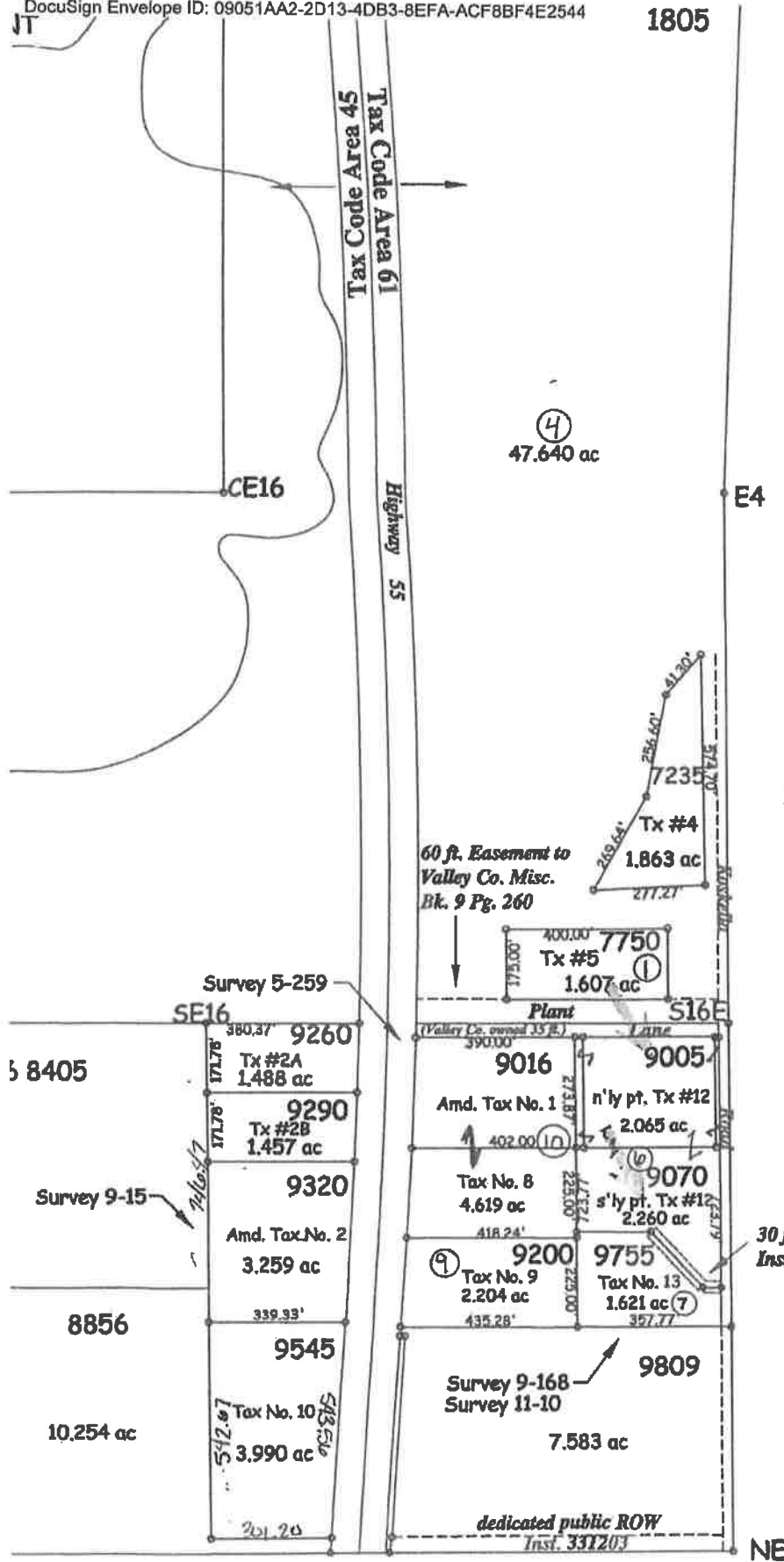
EXHIBIT "A"

A parcel of land situate in the SE 1/4 of the SE 1/4 of Section 26, Township 16 North, Range 3 East, Boise Meridian, Valley County, Idaho, more particularly described as follows:
Commencing at a 5/8" rebar, marking the South 1/16 Corner common to Sections 25 and 26, T. 16 N., R. 3 E., B.M., Valley County, Idaho, as shown on that particular Record of Survey recorded as Instrument No. 320567, in Book 9 on page 168 of Surveys, in the office of the Recorder of Valley County, Idaho; thence, N. 89° 49' 14" W., 382.93 feet along the northerly boundary of the SE 1/4 of the SE 1/4 of said Section 26; thence, S. 00° 03' 29" E., 35.00 feet to a 5/8" rebar on the southerly right-of-way of Plant Lane the REAL POINT OF BEGINNING:

Thence, S. 89° 49' 14" E., 347.92 feet along said southerly right-of-way to a 5/8" rebar, Thence, continuing S. 89° 49' 14" E., 10.00 feet along said southerly right-of-way, to the westerly right-of-way of Koskella Road, Thence, S. 00° 02' 46" E., 623.77 feet along said westerly right-of-way, Thence, N. 89° 49' 24" W., 10.00 feet to a 5/8" rebar, Thence, continuing N. 89° 49' 24" W., 35.00 feet to a 5/8" rebar, Thence, N. 42° 20' 27" W., 189.94 feet to a 5/8" rebar, Thence, N. 89° 49' 24" W., 185.00 feet to a 5/8" rebar on the easterly boundary of that particular parcel described in Quitclaim Deed, Instrument No. 208572, recorded in the Office of the Recorder of Valley County, Idaho, Thence, N. 00° 03' 29" W., 483.79 to the Point of Beginning.

Bearings based on Record of Survey, Instrument No. 320567, in Book 9 on Page 168 of Surveys.

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VALLEY COUNTY
Assessor's Office
Cartography Dept.
Cascade, ID 83611

Filename:
H:\sprobst\Valley County Base Map\

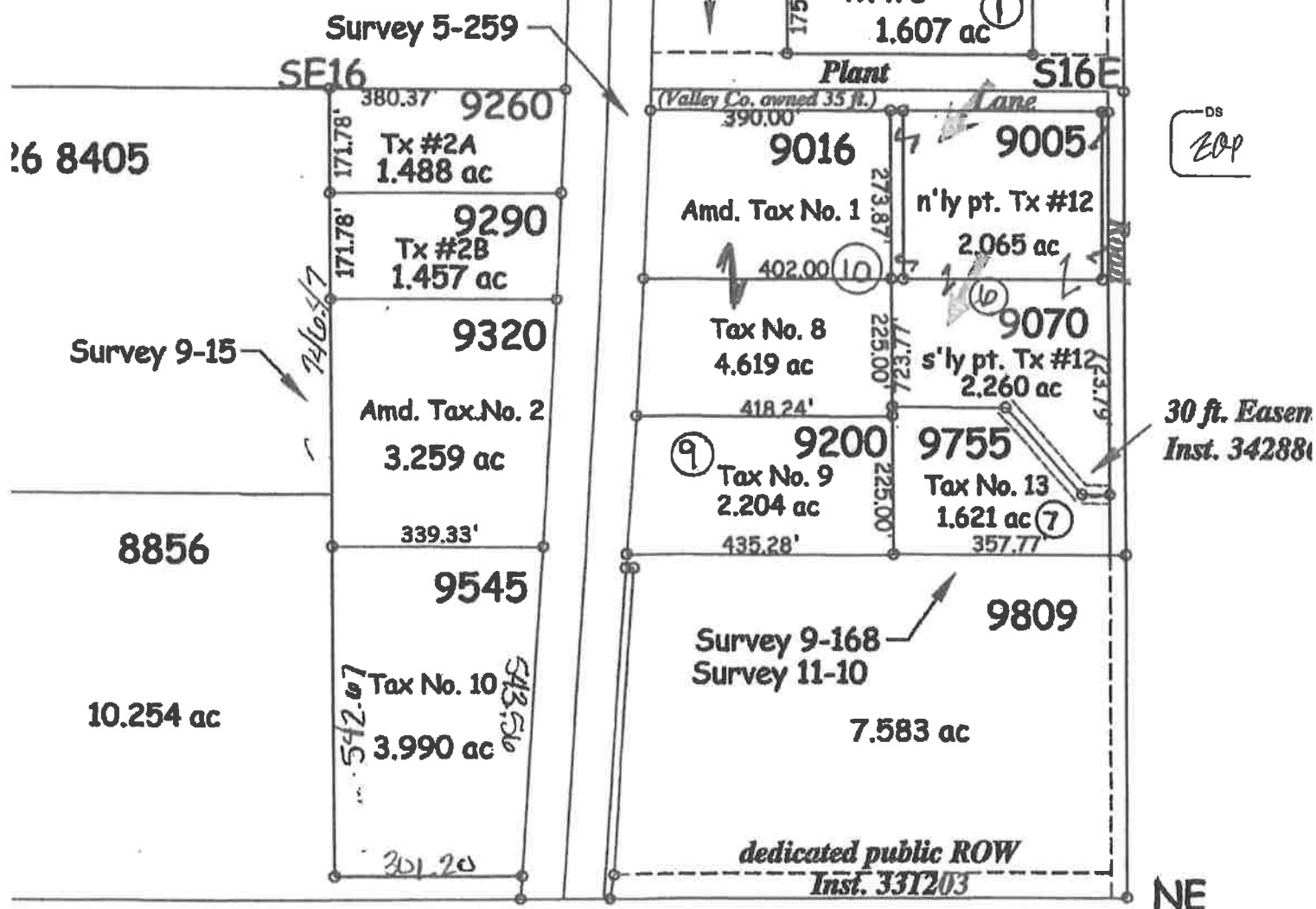
Scale: 1" = 400 ft.

Date: 8-24-09

Drawn by: S Probst



NOTE: Any map or sketch enclosed as an attachment herewith is furnished for information purposes only to assist in property location with reference to streets and other parcels. No representation is made as to accuracy and the company assumes no liability for any loss occurring by reason of reliance thereon.





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

February 20, 2020

KNIFE RIVER CORPORATION MOUNTAIN WEST
5450 W GOWEN RD
BOISE ID 83709-5625

Re: Change in Ownership for Water Right No: 65-17580

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 me at (208) 605-4622.

Sincerely,

Lynne Evans
Office Specialist II

Enclosure(s)