

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

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JAN 17 2020

WATER RESOURCES
WESTERN REGION

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?
61-10858	Yes ☐	Yes ☐		Yes ☐	Yes ☐
61-10859	Yes ☐	Yes ☐		Yes ☐	Yes ☐
61-12297	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: WAGONS LANDING INC
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): 73 RANCH LLC
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or ☐ and/or
- 519 N BENNETT RD GRAND VIEW ID 83624
Mailing address City State ZIP
- 208 834-2150 2raymondboys@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: 12/31/2019

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.

SUPPORT DATA

IN FILE # 61-10858

- ☐ 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] MANAGER 1/3/20
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 1/17/2020 Receipt No. W047989 Receipt Amt. \$75.00

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 02/07/2020

AT-454109

(Space Above For Recorder's Use)

SPECIAL WARRANTY DEED

For good and valuable consideration, the receipt of which is hereby acknowledged, **Wagons Landing, Inc., an Idaho corporation ("Grantor")**, grants, conveys and specially warrants unto **7J Ranch LLC, an Idaho limited liability company ("Grantee")**, whose address is 519 N. Bennett Rd. Grand View, ID 83624, and its successors and assigns forever, the real property located in Elmore County, Idaho more particularly described on Exhibit A attached hereto and incorporated herein ("Property").

This conveyance shall include any and all estate, right, title, interest, appurtenances, tenements, hereditaments, reversions, remainders, easements, rents, issues, profits, rights-of-way, mineral rights and water rights (including without limitation water rights and entitlements in the Snake River Irrigation District and private water rights nos. 61-10858, 61-10859 and 61-12297) in anywise appertaining to the Property herein described as in law and in equity.

This conveyance is made subject to taxes and assessments for the year 2019 and all subsequent years, together with any and all existing easements, rights-of-way, reservations, restrictions, encumbrances and other matters of record, all zoning laws and ordinances and the lease shown on Exhibit B attached hereto and incorporated herein.

The Grantor warrants and covenants to the Grantee that Grantor is the owner in fee simple of the Property and that the Property is free from encumbrances done, made, or suffered by or through the Grantor, excepting those to which this conveyance is made subject to as are herein set forth above, and that Grantor will warrant and defend the same from all lawful claims not excepted from the warranties made hereby.

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

GRANTOR:

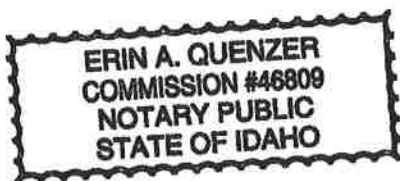
WAGONS LANDING, INC.,
an Idaho corporation

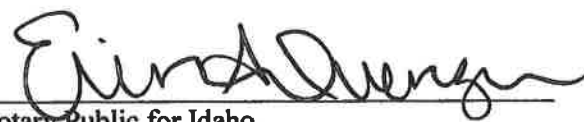
By: 
Brett MacNeil, President

STATE OF IDAHO)
County of Ada) : ss.

On the 30 day of December, 2019, before me, the undersigned notary public in and for said state, personally appeared Brett MacNeil, known or identified to me to be the President of Wagons Landing, Inc., the Idaho corporation that executed the within instrument or the person who executed the same on behalf of said corporation, and acknowledged to me that said corporation executed the same.

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




Notary Public for Idaho
Residing at: _____
Commission expires: _____

Commission Expires 04/06/2024
Residing in Emmett, Idaho

EXHIBIT A

Property

File No: 454109

Exhibit 'A'

Township 4 South, Range 3 East, Boise Meridian, Elmore County, Idaho

Section 32: East 30' Northwest Quarter, Northeast Quarter Southwest Quarter and South half Southwest Quarter

Township 5 South, Range 3 East, Boise Meridian, Elmore County, Idaho

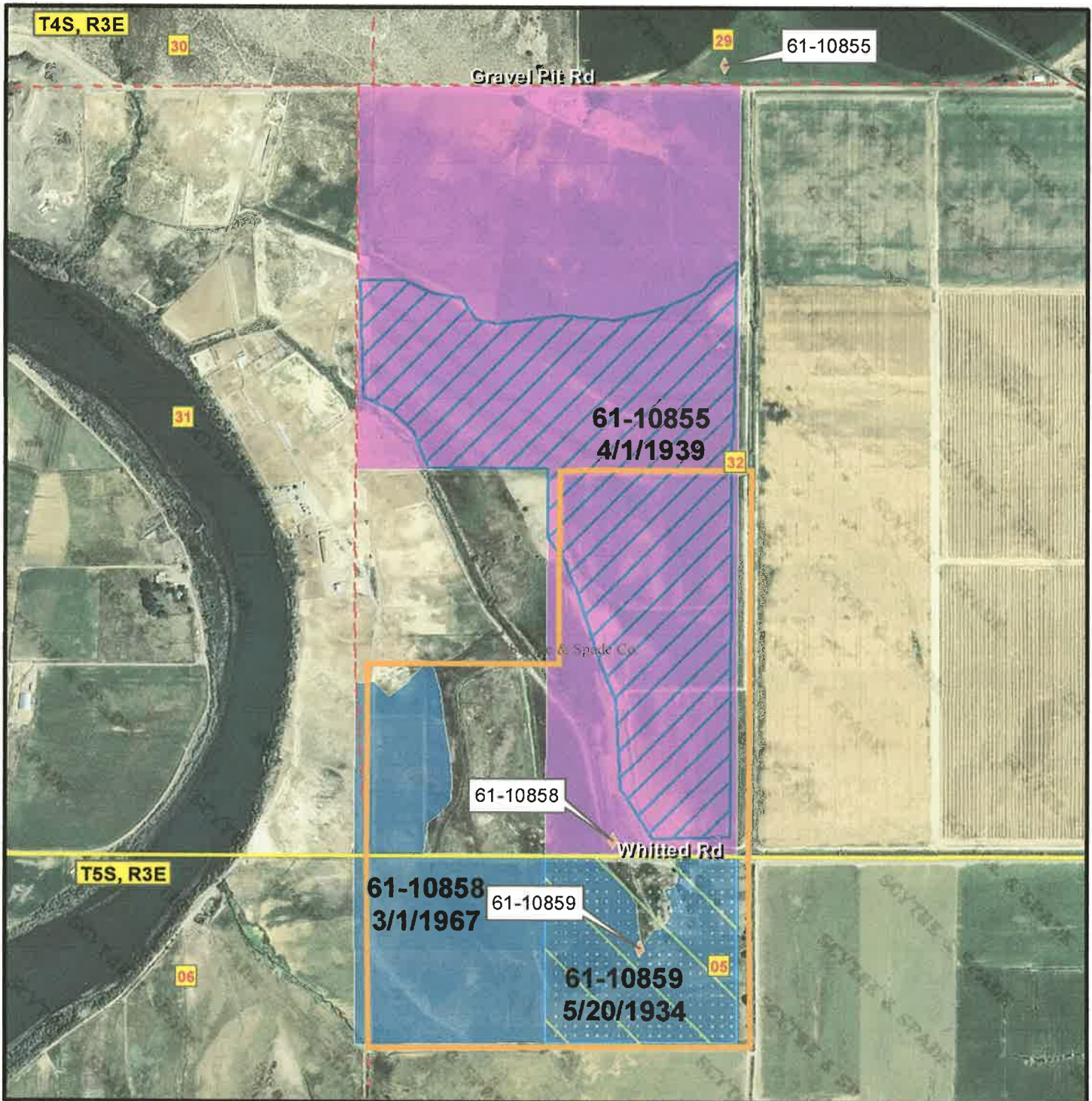
Section 5: U.S. Government Lots 3 and 4

EXHIBIT B

1. **Agricultural Lease Agreement dated September 1, 2018 between Wagons Landing, Inc., an Idaho corporation as "Landlord" and Todd Jenkins, an individual as "Tenant", as amended by Amendment to Agricultural Lease Agreement dated October 15, 2019 (collectively, the "Lease")**

IDWR Decreed Water Rights Wagon's Landing

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	Township/Range	Place of Use
	Section	61-10855, Waste Water, Irrigation
	Farm Boundary	61-10855, Waste Water, Stockwater
	Point of Diversion	61-10858, Unnamed Drain, Irrigation
		61-10859, Ground Water, Domestic
		61-10859, Ground Water, Stockwater





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 07, 2020

7J RANCH LLC
519 N BENNETT RD
GRAND VIEW ID 83624-5079

Re: Change in Ownership for Water Right No(s): 61-10858, 61-10859, 61-12297

Dear Water Right Holder(s):

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) 605-4622.

Sincerely,

A handwritten signature in black ink, appearing to read 'Lynne Evans'.

Lynne Evans
Office Specialist II

Enclosure(s)