

DE

RECEIVED
DEC 17 2019
WATER RESOURCES
WESTERN REGION

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?
63-11196	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: TOM POINTS / KARI POINTS
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): DANIEL EDWARDS and Sherri EDWARDS
New owner(s) as listed on the conveyance document
- Name connector ☒ and ☐ or ☐ and/or
- 1039 Lake Mendocino Dr UKIAH CA 95482
Mailing address City State ZIP
- 707 621-4103 edwards.sherrib@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: 11-12-2019

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.
- ☐ 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] Title, if applicable _____ Date 12-8-19
- Signature: [Signature] Title, if applicable _____ Date 12/8/19

For IDWR Office Use Only:

Received by KT Date 12/17/19 Receipt No. W047932 Receipt Amt. \$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 LE Processed by LE Date 1/23/2020



775 S. Rivershore Ln., Ste. 120
Eagle, ID 83616

**ELECTRONICALLY RECORDED-DO NOT
REMOVE THE COUNTY STAMPED FIRST
PAGE AS IT IS NOW INCORPORATED AS
PART OF THE ORIGINAL DOCUMENT**

2019-054636	
RECORDED	
11/12/2019 01:20 PM	
CHRIS YAMAMOTO	
CANYON COUNTY RECORDER	
Pgs=3 EHOWELL	\$15.00
TYPE: DEED	
PIONEER TITLE CANYON - CALDWELL	
ELECTRONICALLY RECORDED	

File No. 694387 MC/DM

WARRANTY DEED

For Value Received 2 Points Ranch LLC, who acquired title as Points Ranch LLC
hereinafter referred to as Grantor, does hereby grant, bargain, sell, warrant and convey unto

Daniel Edwards and Sherri Edwards, husband and wife

hereinafter referred to as Grantee, whose current address is 1039 Lake Mendocino Dr., Ukiah, CA 95482

The following described premises, to-wit:

See Exhibit A attached hereto and made a part hereof.

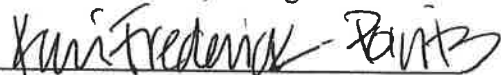
To HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee(s), and Grantees(s) heirs and assigns forever. And the said Grantor(s) does (do) hereby covenant to and with the said Grantee(s), the Grantor(s) is/are the owner(s) in fee simple of said premises; that said premises are free from all encumbrances EXCEPT those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee(s); and subject to U.S. Patent reservations, restrictions, dedications, easements, rights of way and agreements, (if any) of record, and current years taxes, levies, and assessments, includes irrigation and utility assessments, (if any) which are not yet due and payable, and that Grantor(s) will warrant and defend the same from all lawful claims whatsoever.

Dated: November 6, 2019

2 Points Ranch LLC

By: 

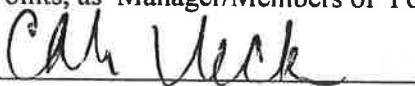
Thomas Points, Manager



Kari Frederick-Points, Member

State of Idaho, County of Canyon

This record was acknowledged before me on November 12, 2019 by Thomas Points and Kari Frederick-Points, as Manager/Members of Points Ranch LLC.



Signature of notary public

Commission Expires: 11/2/2019

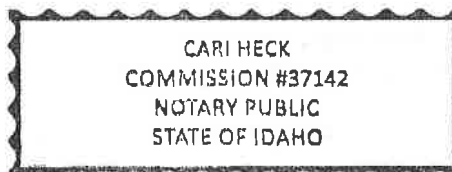


EXHIBIT A

A parcel of land being a portion of Parcel 4 of Record of Survey Instrument No. 9621743 (also shown of record as 1996021743) and a portion of Parcels 1 and 2 of Record of Survey Instrument No. 200649075, and also being a portion of Lansing Heights Estates, Book 12, Page 8, Canyon County Records, located in the NE1/4 SE1/4 and the SE1/4 NE1/4 of Section 21, Township 5 North, Range 2 West of the Boise Meridian, Canyon County, Idaho, more particularly described as follows:

COMMENCING at the E1/4 corner of said Section 21, marked by a 1936 G.L.O. brass cap, from which the S1/16 corner common to Sections 21 and 22, marked by a 5/8 inch rebar/cap PLS 944, bears South 00°33'25" West, 1320.30 feet;

Thence North 89°23'48" West, coincident with the north line of the NE1/4 SE1/4 of said Section 21, a distance of 40.00 feet to the northeast corner of said Parcel 1, marked by a 5/8 inch rebar/cap PLS 6901 and the POINT OF BEGINNING;

Thence South 00°33'25" West, coincident with the east line of said Parcel 1, a distance of 30.00 feet to a 5/8 inch rebar/cap PLS 10561;

Thence North 89°23'48" West, parallel with and offset 30.00 feet south of the north line of said Parcels 1 and 2, a distance of 567.00 feet to a 5/8 inch rebar/cap PLS 10561 and the beginning of a non-tangent curve to the left;

Thence 64.90 feet along the arc of said curve to the left, having a radius of 65.00 feet, a central angle of 57°12'13", and being subtended by a chord bearing of North 60°34'37" West, 62.23 feet to the northwest corner of said Parcel 2, marked by a 1/2 inch rebar/cap illegible;

Thence South 89°23'48" East, coincident with the north line of said Parcels 1 and 2, a distance of 395.18 feet to a 5/8 inch rebar/cap PLS 10561;

Thence North 31°15'42" East, 82.14 feet to a 5/8 inch rebar/cap PLS 10561;

Thence North 00°07'03" East, 92.43 feet to a 5/8 inch rebar/cap PLS 10561;

Thence North 10°33'14" West, 190.56 feet to a 5/8 inch rebar/cap PLS 10561;

Thence South 89°23'48" East, parallel with the north line of said Parcel 1, a distance of 221.87 feet to the east line of said Parcel 4, marked by a 5/8 inch rebar/cap PLS 10561;

Thence South 00°34'03" West, coincident with said east line of Parcel 4, a distance of 350.04 feet to the POINT OF BEGINNING.

SUBJECT TO a 30.00 foot wide easement for ingress/egress and utilities, over/across and under, a portion of vacated E. Gilbert Road, Certificate of Abandonment and Vacation Instrument No. 2019-005515, being a portion of Lansing Heights Estates, Book 12, Page 8, Canyon County Records, located in the NE1/4 SE1/4 of Section 21, Township 5 North, Range 2 West of the Boise Meridian, Canyon County, Idaho, more particularly described as follows:

COMMENCING at the E1/4 corner of said Section 21, marked by a 1936 G.L.O. brass cap, from which the S1/16 corner common to Sections 21 and 22, marked by a 5/8 inch rebar/cap PLS 944, bears South 00°33'25" West, 1320.30 feet;

Thence North 89°23'48" West, coincident with the north line of the NE1/4 SE1/4 of said Section 21, a distance of 305.79 feet to a 5/8 inch rebar/cap PLS 6901 and the POINT OF BEGINNING;

Thence South 00°33'25" West, parallel with the east line of said NE1/4 SE1/4, a distance of 30.00 feet to a 5/8 inch rebar/cap PLS 10561;

Thence North 89°23'48" West, parallel with and offset 30.00 feet south of said north line of the NE1/4 SE1/4, a distance of 301.20 feet to a 5/8 inch rebar/cap PLS 10561 and the beginning of a non-tangent curve to the left;

Thence 64.90 feet along the arc of said curve to the left, having a radius of 65.00 feet, a central angle of

TAP 

57°12'13", and being subtended by a chord bearing of North 60°34'37" West, 62.23 feet to said north line of the NE1/4 SE1/4, marked by a 1/2 inch rebar/cap illegible;

Thence South 89°23'48" East, coincident with said north line of the NE1/4 SE1/4, a distance of 355.70 feet to the POINT OF BEGINNING.

BASIS OF BEARING for this description is South 00°33'25" West between the E1/4 of Section 21 and the S1/16 corner common to Sections 21 and 22, located in T. 5 N., R. 2 W., B.M., Canyon County, Idaho.

(Shown as Parcel 3A of Record of Survey recorded as Instrument No. 2019-021179)



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

January 23, 2020

DANIEL & SHERRI EDWARDS
1039 LAKE MENDOCINO DR
UKIAH CA 95482-9437

Re: Change in Ownership for Water Right No(s): 63-11196

Dear Water Right Holder(s):

The Department of Water Resources (Western) 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) 334-2190.

Sincerely,

Lynne Evans
Office Specialist II

Enclosure(s)