

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED

DEC 20 2019

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 100 of the instructions.

Water Right/Claim No.	Split?	Leased to Water Supply Bank?	Water Right/Claim No.	Split?	Leased to Water Supply Bank?
65-2803X	Yes ☐	Yes ☐		Yes ☐	Yes ☐
65-7149	Yes ☐	Yes ☐		Yes ☐	Yes ☐
65-23230	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Hagning Valley Ranch Inc.
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Jasmine Berier Trust - Jasmine C. Berier Trustee
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or ☐ and/or
- Po Box 45563
Mailing address
208-695-6784 - 208-571-1879
Telephone
- Boise
City
oldarmsofidaho@gmail.com
Email
- ID 83711
State ZIP
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: 9th December 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 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 W-9 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.

IN FILE # 105-D2803X

8. Signature: [Signature] Trustee
Signature of new owner/claimant Title, if applicable Date 12/18/19
- Signature: _____
Signature of new owner/claimant Title, if applicable Date _____

For IDWR Office Use Only:

Received by KM Date 12-20-19 Receipt No. C108130 Receipt Amt. 100.00

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 _____ Processed by RD Date 12/24/19

CERTIFICATE OF TRUST

The undersigned Grantor hereby certifies the following:

1. This Certificate of Trust relates to the JASMINE BERIER TRUST (the "Trust") created by trust declaration and established in the State of Idaho on the date of 4/17/2019.
2. The EIN for this trust is 83-6870141
3. The name of the Grantor is Jasmine C. Berier Stocker.
4. The name of the original trustee is Jasmine C. Berier. This authority is provided by the following provision in the Declaration of Trust: I hereby designate myself as the primary trustee of this trust. As long as I am alive, I may exercise dominion and control over any and all of the trust assets. Upon my death I designate a trustee, with full power and authority to deal with any and all of the assets of this trust in any manner as prescribed by the Declaration of Trust.
5. The name and address of the trustee empowered to act under the Trust Agreement at the time of the execution of this Certificate of Trust is:

Primary: Jasmine C. Berier Stocker
2511 N El Rancho Dr.
Boise, ID 83704

Successor: Dylan Dean Stocker
2511 N El Rancho Dr.
Boise, ID 83704
6. The trustee is authorized by the Trust Agreement to sell, convey, pledge, mortgage, lease, manage, operate, control, transfer title, divide, convert or allot the trust property, including real and personal property including but not limited to securities of all kinds, and to sell upon deferred payments.
7. The undersigned hereby represents that the statements contained in this Certificate of Trust are true and correct, and that there are no other provisions in the Trust Agreement or amendments to it that limit the powers of the Trustee to sell, convey, pledge, mortgage, lease, manage, operate, control, transfer title, divide, convert, allot or sell upon deferred payments trust property, including real and personal property including but not limited to securities of all kinds.
8. This trust has not been revoked, modified, or amended in any manner which would cause the representations in this certification of trust to be incorrect. This certificate of trust is being signed by all currently acting trustees of the trust.

Jasmine C. Berier Stocker

Dated

State of Idaho
County of Ada

Bethany Anderson

Bethany Anderson
Boise, Idaho
Commission exp: 12/21/2021

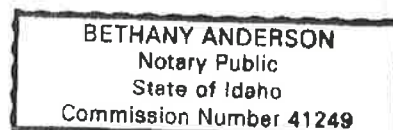


EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY

Parcel 1:

The South half of the Northwest quarter of the Southeast quarter of the Southwest quarter, the Southwest quarter of the Southeast quarter of the Southwest quarter, the East half of the Southeast quarter of the Southwest quarter of the Southwest quarter, and the Southwest quarter of the Southeast quarter of the Southwest quarter of the Southwest quarter of Section 29; the East half of the Southeast quarter of the Northeast quarter of the Northeast quarter, and the Northeast quarter of the Northeast quarter of the Southeast quarter of the Northeast quarter of Section 31; and the Northeast quarter of the Northwest quarter of the Northwest quarter of the Northwest quarter, the South half of the Northwest quarter of the Northwest quarter of the Northwest quarter, the Southwest quarter of the Northwest quarter of the Northwest quarter, the East half of the Northwest quarter of the Northwest quarter, the West half of the Northwest quarter of the Northeast quarter of the Northwest quarter, the Northwest quarter of the Southwest quarter of the Northeast quarter of the Northwest quarter, the Northwest quarter of the Northeast quarter of the Southwest quarter of the Northwest quarter, the North half of the Northwest quarter of the Southwest quarter of the Northwest quarter, and the Southwest quarter of the Northwest quarter of the Southwest quarter of the Northwest quarter of Section 32, in Township 10 North, Range 10 East of the Boise Meridian, Boise County, Idaho.

Excepting Therefrom all of Hanging Valley Ranch Subdivision, recorded October 4, 1967 as Instrument No. 72457, records of Boise County, Idaho.

Also Further Excepting the following three parcels of land:

1.) A parcel of land as disclosed and described in Warranty Deed, Instrument No. 73502, more particularly described as follows:

A parcel of land in Section 29, Township 10 North, Range 10 East of the Boise Meridian, being adjacent to the Hanging Valley Ranch Subdivision in accordance with the official plat thereof on file in the office of the County Recorder of Boise County, State of Idaho, and more particularly described as follows:

Beginning at a point which is North 89°39' West, 58.74 feet from the Northerly corner of Lot 36 in Block 2 of Hanging Valley Ranch Subdivision; thence

North 89°39' West, 285.41 feet to a steel pin; thence

South 0°09' West, 330.0 feet to a steel pin on the Northwesterly boundary of said subdivision; thence along said boundary

North 45°14' East, 245.51 feet to a steel pin; thence on a curve to the left with a radius of 475 feet, a central angle of 13°14', whose long chord bears North 38°37' East, 109.46 feet to a steel pin; thence

North 32°00' East, 82.36 feet to the Real Point of Beginning.

2.) A parcel of land as disclosed and described in Corporate Grant Deed, Instrument No. 158037 and re-recorded as Instrument No. 158432, more particularly described as follows:

EXHIBIT A (continued)

LEGAL DESCRIPTION OF PROPERTY

A parcel of land located in the Northwest quarter of Section 32, Township 10 North, Range 10 East of the Boise Meridian, Boise County, Idaho, more particularly described as follows:

Beginning at the Southerly corner of Lot 1 in Block 1 of Hanging Valley Ranch Subdivision, according to the official plat thereof, filed as Instrument No. 72457, records of Boise County, Idaho; thence

North 58°00' West along the Southwesterly lot line of said Lot 1, 92.23 feet to a steel pin on the Southeasterly right of way line of Valley Road; thence

South 32°00' West along said right of way line, 90.18 feet to a steel pin; thence 33.67 feet along said right of way line on a curve to the right having a radius of 525 feet, a central angle of 3°40'28", and whose long chord bears South 33°50'14" West, 33.66 feet to a steel pin; thence leaving said right of way line

North 69°00' East, 155.05 feet to the Point of Beginning.

3.) Each parcel of land is located in the Northwest quarter of Section 32, Township 10 North, Range 10 East of the Boise Meridian, Boise County, Idaho, more particularly described as follows:

The first parcel:

Beginning at the 1/1024th corner as shown on said Record of Survey map and as perpetuated by document 190547, records of Boise County; thence

North 56°26'03" East for a distance of 591.34 feet to a corner monument perpetuated by document 190546, records of Boise County; thence

South 00°00'30" East for a distance of 328.72 feet to a corner monument perpetuated by document 168254, records of Boise County; thence

North 89°47'38" West for a distance of 492.79 feet to the Real Point of Beginning.

And Also

The second parcel:

Beginning at the 1/1024th corner as shown on said Record of Survey map and as perpetuated by document 190547, records of Boise County; thence

North 45°05'05" East for a distance of 463.66 feet to a corner monument perpetuated by document 168251, records of Boise County; thence

South 00°01'13" East for a distance of 328.64 feet to a corner monument perpetuated by document 168233, records of Boise County; thence

North 89°46'44" West for a distance of 328.46 feet to the Point of Beginning.

EXHIBIT A (continued)

LEGAL DESCRIPTION OF PROPERTY

Parcel II:

Each parcel of land is located in Township 10 North, Range 10 East of the Boise Meridian, Boise County, Idaho:

Section 31: East half of the Southeast quarter of the Northeast quarter of the Southeast quarter of the Northeast quarter, and the Northeast quarter of the Northeast quarter of the Southeast quarter of the Southeast quarter of the Northeast quarter

Section 32: Northwest quarter of the Southeast quarter of the Northwest quarter of the Southwest quarter of the Northwest quarter, and the Northwest quarter of the Northwest quarter of the Southwest quarter of the Southwest quarter of the Northwest quarter

Instrument # 266015

IDAHO CITY, BOISE COUNTY, IDAHO
12-10-2019 13:27:27 PM No. of Pages: 5
Recorded for: TITLEONE BOISE
MARY T. PRISCO Fee: \$15.00
Ex-Officio Recorder Deputy shirley george
Index to: DEEDS
Electronically Recorded by Simplifile

WHEN RECORDED, MAIL TO:

Jasmine C. Berier Stocker, Trustee
Jasmine Berier Trust
2511 N. El Rancho Drive
Boise, Idaho 83704

1934/8127

GENERAL WARRANTY DEED

 FOR VALUE RECEIVED, Hanging Valley Ranch, Inc., an Idaho corporation ("Grantor"), does hereby grant, bargain, sell, and convey unto Jasmine C. Berier Stocker, Trustee of the Jasmine Berier Trust, dated 4/17/2019 ("Grantee"), whose address is 2511 N. El Rancho Drive, Boise, Idaho 83704, Grantor's interest in the real property located in Boise County, Idaho, more specifically described on Exhibit A attached hereto and made a part hereof ("Property").

TOGETHER WITH the buildings fixtures, and improvements on the Property and all of Grantor's right, title and interest in and to all streets, alleys and rights of way adjacent thereto, all mineral and water rights appurtenant thereto, and all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and all estate, right, title and interest in and to the Property, as well in law as in equity.

TO HAVE AND TO HOLD the Property with its appurtenances unto Grantee, its successors and assigns, forever.

SUBJECT TO the "Approved Exceptions", which shall mean: (a) general taxes and assessments, for the year 2019 and thereafter, which are not yet due and payable, and (b) matters of record.

AND Grantor does hereby covenant to and with Grantee, that Grantor is the sole owner of the Property and owns the Property in its entirety in fee simple; that the Property is free from all encumbrances except the Approved Exceptions; and that Grantor shall and will warrant and defend the quiet and peaceful possession of said Property by Grantee, against all lawful claims whatsoever except as excluded or excepted herein.

[signature page follows]

IN WITNESS WHEREOF, Grantor has executed this General Warranty Deed as of the 10th day of December, 2019.

GRANTOR:

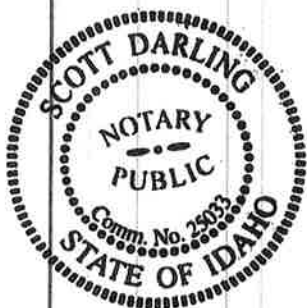
Hanging Valley Ranch, Inc., an Idaho corporation

Jackie Christensen
Jackie Christensen, President

STATE OF IDAHO)
) ss.
County of Ada)

On this 9th day of December, 2019, before me, a Notary Public in and for said State, personally appeared Jackie Christensen, known or identified to me to be the President of Hanging Valley Ranch, Inc., an Idaho corporation, the corporation that executed the within instrument or the person who executed the instrument on behalf of said corporation, and acknowledged to me that such corporation 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.



[Signature]

Notary Public for Idaho

Residing at _____

My commission expires _____

Residing at: Boise, ID
Commission expires: 11/28/2025

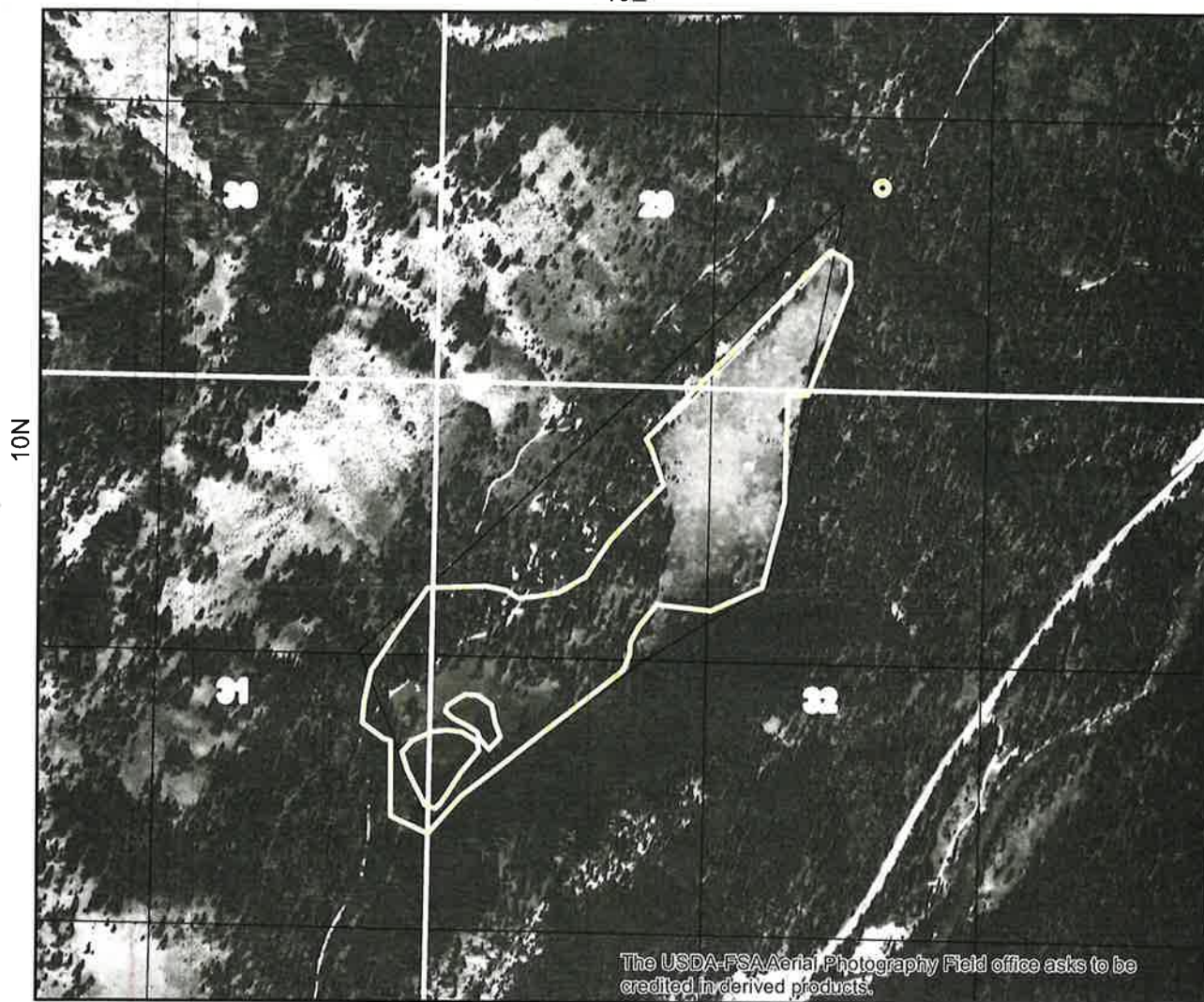
State of Idaho
Department of Water Resources

Water Right
65-7149

IRRIGATION

The map depicts the place of use for the water use listed above and point(s) of diversion of this right as currently derived from interpretations of the paper records and is used solely for illustrative purposes. Discrepancies between the computer representation and the permanent document file will be resolved in favor of the actual water right documents in the water right file.

10E



- ⊙ Point of Diversion
- Place Of Use Boundary
-  Townships
- PLS Sections
-  Quarter Quarters

0 0.1 0.2 0.4 Miles



State of Idaho
Department of Water Resources

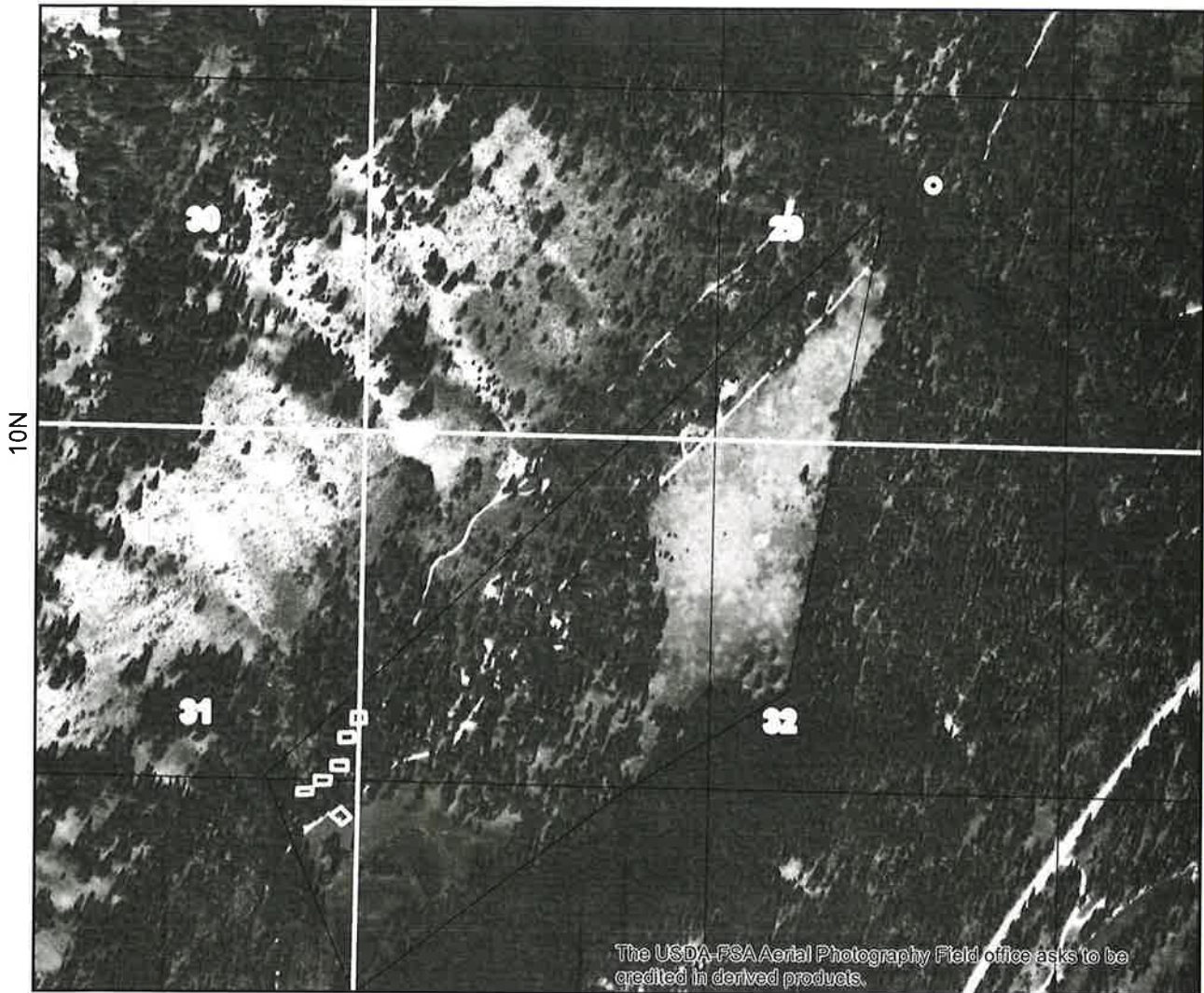
Water Right

65-23230

DOMESTIC

The map depicts the place of use for the water use listed above and point(s) of diversion of this right as currently derived from interpretations of the paper records and is used solely for illustrative purposes. Discrepancies between the computer representation and the permanent document file will be resolved in favor of the actual water right documents in the water right file.

10E



- ⊙ Point of Diversion
- Place Of Use Boundary
- ▭ Townships
- ▭ PLS Sections
- ▭ Quarter Quarters

0 0.075 0.15 0.3 Miles



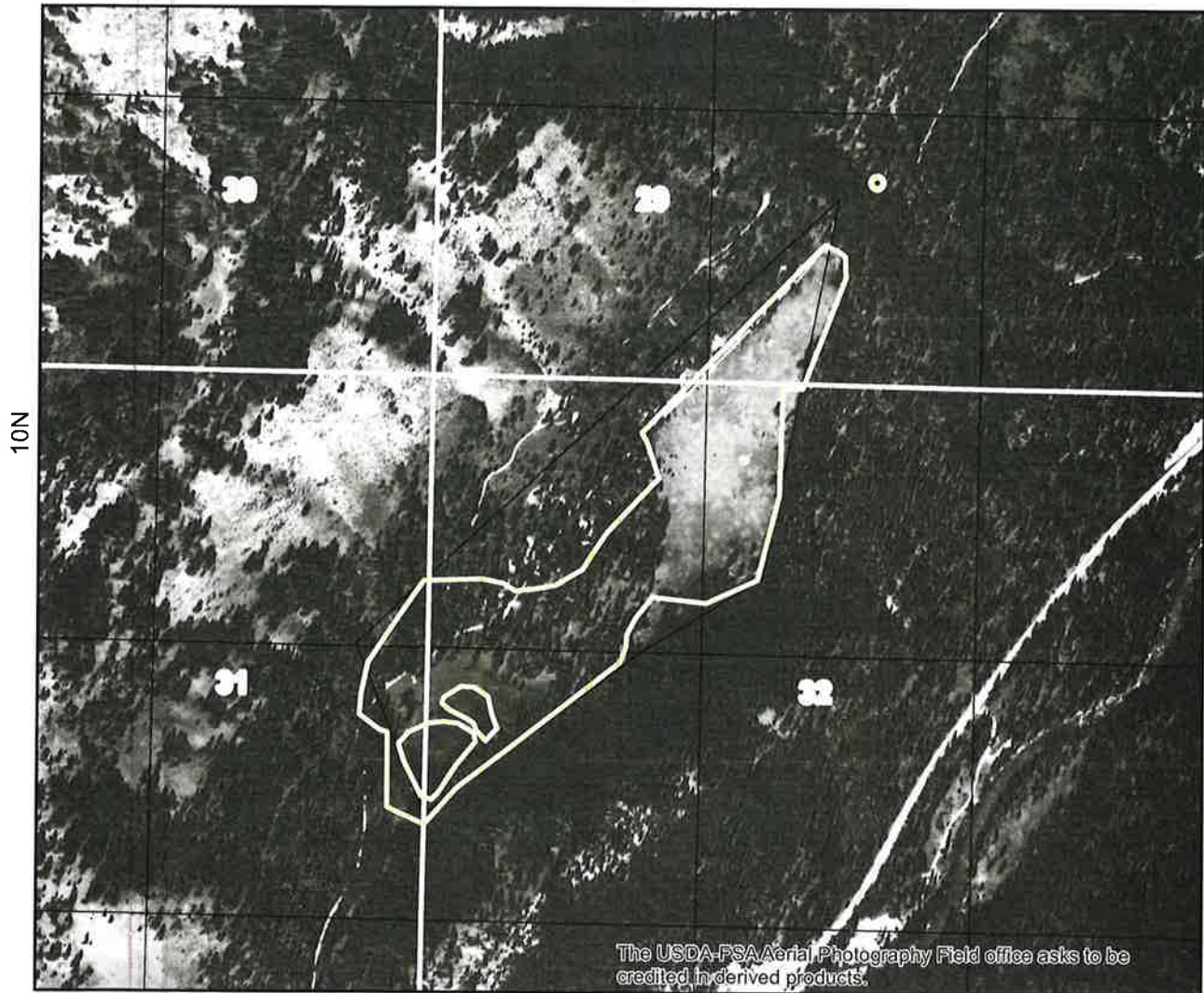
State of Idaho
Department of Water Resources

Water Right
65-2803X

IRRIGATION

The map depicts the place of use for the water use listed above and point(s) of diversion of this right as currently derived from interpretations of the paper records and is used solely for illustrative purposes. Discrepancies between the computer representation and the permanent document file will be resolved in favor of the actual water right documents in the water right file.

10E



- ⊙ Point of Diversion
- Place Of Use Boundary
- ▭ Townships
- ▭ PLS Sections
- ▭ Quarter Quarters

0 0.1 0.2 0.4 Miles



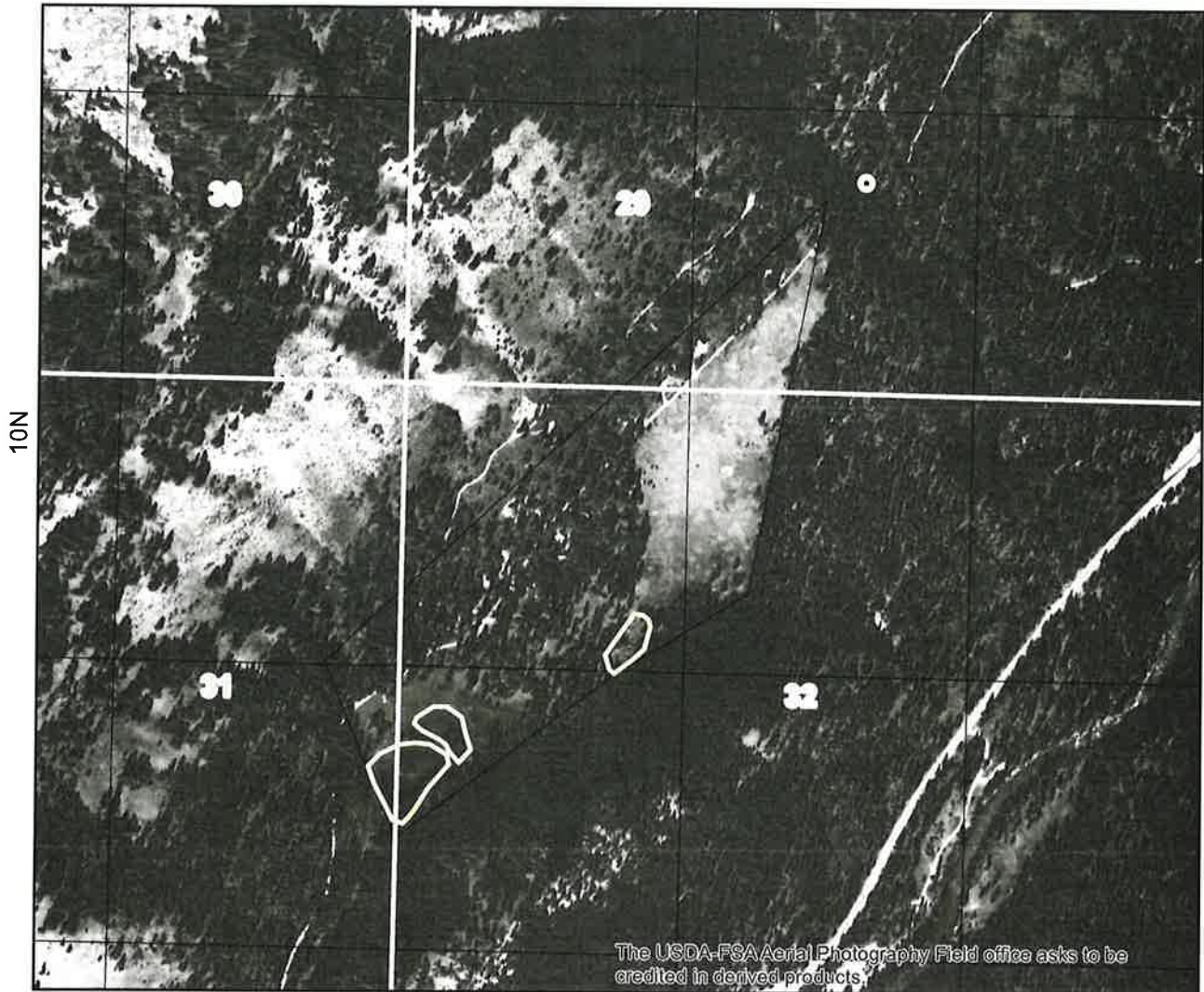
State of Idaho
Department of Water Resources

Water Right
65-2803X

RECREATION STORAGE

The map depicts the place of use for the water use listed above and point(s) of diversion of this right as currently derived from interpretations of the paper records and is used solely for illustrative purposes. Discrepancies between the computer representation and the permanent document file will be resolved in favor of the actual water right documents in the water right file.

10E



- Point of Diversion
- Place Of Use Boundary
- Townships
- PLS Sections
- Quarter Quarters

0 0.1 0.2 0.4 Miles





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

Brad Little
Governor

Gary Spackman
Director

December 24, 2019

JASMINE BERIER TRUST
PO BOX 45563
BOISE ID 83711-5563

Re: Change in Ownership for Water Right No(s): 65-23230, 65-7149, 65-2803X

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) 287-4803.

Sincerely,

Rosemary DeMond
Administrative Assistant 2

Enclosure(s)