

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

Notice of Change in Water Right Ownership

RECEIVED

OCT 29 2019

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?
57-1B	Yes ☐	Yes ☐	57-11622	Yes ☐	Yes ☐
57-2236	Yes ☐	Yes ☐		Yes ☐	Yes ☐
57-2295	Yes ☐	Yes ☐		Yes ☐	Yes ☐
57-11620	Yes ☐	Yes ☐		Yes ☐	Yes ☐
57-11621	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: John and Deborah Edwards
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Edwards Ranch LLC
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or ☐ and/or
- 15804 Tyson Road Murphy ID 83650
Mailing address City State ZIP
- 208-834-2080 jdedwardsranch@yahoo.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: 2012
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):
 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.

8. Signature: [Signature] Title, if applicable 29- OCT- 2019
Signature of new owner/claimant Date
- Signature: [Signature] Title, if applicable 29 OCT 2019
Signature of new owner/claimant Date

For IDWR Office Use Only:

Received by _____ Date _____ Receipt No. C107904 Receipt Amt. 150.00

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 [Signature] Date 11/18



COPY

INDEXED
SCANNED

QUITCLAIM DEED

For Value Received, John and Deborah Edwards
0 (zero dollars), Grantor(s),

does hereby convey, release and forever quit claim

unto, Edwards Ranch LLC, Grantee(s),

whose address is, 15804 Tyson Road, Murphy Id
83650

the following described premises to wit:

Exhibit A

Instrument # 279062

MURPHY, OWYHEE, IDAHO

10-23-2012 03:18:12 No. of Pages: 4

Recorded for: DOUG HIPWELL

CHARLOTTE SHERBURN

Ex-Officio Recorder Deputy

index to: DEED, QUIT-CLAIM

Fee: 19.00

together with their appurtenances

DATED: 10-17-12

SIGNED: John D. Edwards
Deborah Edwards

California Los Angeles
STATE OF IDAHO, COUNTY OF OWYHEE

On this 17th day of October, 2012 John D. Edwards
before me, a notary public in and for the said State, personally appeared

Deborah Edwards known to me to be the person whose name is subscribed to the within

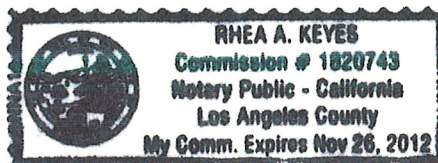
instrument, and acknowledged to me that John & Deborah Edwards executed the same.

Rhea A. Keyes

Notary Public for the State of California

Residing at: La Verne, CA

Commission Expires: NOV. 26, 2012



File No. 503-061241 Page #11

Generic Map

Borrower/Client JOHN EDWARDS			
Property Address 15804 Tyson Rd			
City MURPHY	County OWYHEE	State ID	Zip Code 83650-6094
Lender TRINITY HOME MORTGAGE			

A parcel of land lying in portions of the E 1/2 of the SW 1/4 and W 1/2 of the SE 1/4 of Section 15, T.3S., R.1W., B.M., Owyhee County, Idaho and more particularly described as follows:

Beginning at the original stone monument marking the Northeast corner of the said SE 1/4 of Section 15:

thence South 89 degree 47'17" West 2,150.88 feet along the Northerly boundary of the said SE 1/4 of Section 15 to an iron pin;

thence continuing South 89 degree 47'17" West 494.04 feet along the Northerly boundary of the said SE 1/4 of Section 15 to an iron pin marking the Northeast corner of the said E 1/2 of the SW 1/4 of Section 15;

thence continuing South 89 degree 47'17" West 1,322.28 feet along the Northerly boundary of the said E 1/2 of the SW 1/4 of Section 15 to an iron pin marking the Northwest corner of the said E 1/2 of the SW 1/4 of Section 15;

thence South 0 degree 01'52" West 1,834.77 feet along the Westerly boundary of the said E 1/2 of the SW 1/4 of Section 15 to an iron pin;

thence North 89 degree 43' 22" East 500.46 feet along a line 807.81 feet Northerly of and parallel with the Southerly boundary of the said E 1/2 of the SW 1/4 of Section 15 to an iron pin;

thence South 78 degree 24'25" East 65.00 feet to a point along the said centerline of an existing gravel road;

thence continuing South 78 degree 24'25" East 137.51 feet along the said centerline of an existing gravel road to an iron pin marking a point of curve;

thence Northeasterly along the said centerline of an existing gravel road along a curve to the left 185.23 feet, said curve having a central angle of 48 degree 38'00", a radius of 230.00 feet, tangents of 103.93 feet and a long chord of 189.42 feet bearing North 77 degree 16'35" East to an iron pin marking a point of tangent;

thence North 52 57' 35" East 199.69 feet along the said centerline of an existing gravel road to an iron pin;

thence North 35 12'00" East 135.88 feet along the said centerline of an existing gravel road to an iron pin marking a point of curve;

thence Northeasterly along the said centerline of an existing gravel road along a curve to the right 158.63 feet, said curve having a central angle of 89 02'00", a radius of 130.00 feet, tangents of 89.40 feet and a long chord of 147.33 feet bearing North 69 43'00" East to an iron pin marking a point of tangent, also said point being the REAL POINT OF BEGINNING;

thence South 75° 48' 00" East 185.11 feet along the said centerline of and existing gravel road to a point;

File No. 503-081261 Page #12

Generic Map

Borrower/Client JOHN EDWARDS			
Property Address 15804 Tyson Rd			
City MURPHY	County OWYHEE	State ID	Zip Code 83850-5084
Lender TRINITY HOME MORTGAGE			

thence North 84° 01' 55" East 124.32 feet along the said centerline of
and existing gravel road to a point

thence North 63° 49' 51" East 267.55 feet along the said centerline of
and existing gravel road to a point

thence North 50° 08' 25" East 166.41 feet along the said centerline of
and existing gravel road to a point

thence North 57° 55' 25" East 116.95 feet along the said centerline of
and existing gravel road to a point

thence North 52° 52' 59" East 203.40 feet along the said centerline of
and existing gravel road to a point

thence North 83° 43' 02" East 116.95 feet along the said centerline of
and existing gravel road to a point

thence SOUTH 63° 49' 03" East 119.32 feet along the said centerline of
and existing gravel road to a point

thence SOUTH 32° 48' 25" East 91.03 feet along the said centerline of and
existing gravel road feet to a point

thence SOUTH 41° 26' 59" East 136.18 feet along the said centerline of and
existing gravel road feet to a point

thence SOUTH 57° 45' 23" East 77.23 feet along the said centerline of and
existing gravel road feet to a point

thence North 87° 57' 42" East 159.48 feet along the said centerline of and
existing gravel road feet to a point

thence North 70° 30' 16" East 70.34 feet along the said centerline of and
existing gravel road feet to a point

thence North 84° 36' 45" East 106.73 feet along the said centerline of and
existing gravel road feet to a point

thence North 02° 20' 56" East 121.99 feet to a point

thence North 02° 47' 45" East 306.29 feet to a point

thence South 86° 09' 21" West 882.06 feet to a point

thence South 73° 33' 19" West 803.94 feet to a point

thence North 75° 04' 54" West 700.14 feet to a point

thence SOUTH 05° 42' 57" West 452.66 feet to a point

thence SOUTH 80° 44' 59" East 566.17 feet to the point of beginning,
comprising of 19.4 acres, more or less

Instrument # 275802
MURPHY, OWYHEE, IDAHO
2011-10-18 03:13:34 No. of Pages: 4
Recorded for: PIONEER TITLE COMPANY/OWYHEE
CHARLOTTE SHERBURN Fee: \$19.00
Ex-Officio Recorder Deputy: map
Index To: DEED
Electronically Recorded by Simplifile

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

WARRANTY DEED

201105533

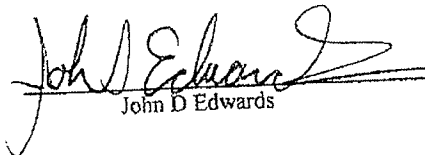
and
For Value Received John D Edwards, ~~husband and wife~~ Deborah S Edwards, husband and wife
hereinafter referred to as Grantor, does hereby grant, bargain, sell, warrant and convey unto
Edwards Ranch, LLC

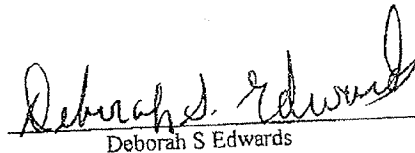
, hereinafter referred to as Grantee, whose current address is 15804 Tyson Road, Murphy, ID 83650
the following described premises, to-wit:

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, including 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: October 12, 2011


John D Edwards


Deborah S Edwards

275802

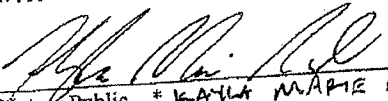
Attached to Warranty Deed
State of ~~Idaho~~ **WASHINGTON**

ss.

County of KING

On this 15TH day of October, 2011, before me, the undersigned, a Notary Public, in and for said State, personally appeared **John D. Edwards and Deborah S. Edwards**, known to me, and/or identified to me on the basis of satisfactory evidence, to be the person(s) whose name is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same.

WITNESS MY HAND AND OFFICIAL SEAL


Notary Public * **KAYLA MARIE NELSON**
Residing at: * **SEATTLE, WA 98107**
Commission Expires: *
FEB. 22ND, 2015

(SEAL)



Exhibit A

PARCEL I:

In Township 3 South, Range 1 West, Boise Meridian, Owyhee County, Idaho.

Section 15: Northeast Quarter of the Northeast Quarter of the Southeast Quarter (NE1/4NE1/4SE1/4), West Half of the Northeast Quarter of the Southeast Quarter (W1/2NE1/4SE1/4), West Half of the Southeast Quarter of the Southeast Quarter (W1/2SE1/4SE1/4), West Half of the Southeast Quarter (W1/2SE1/4), East Half of the Southwest Quarter (E1/2SW1/4), East Half of the Southeast Quarter of the Southeast Quarter (E1/2SE1/4SE1/4), Southeast Quarter of the Northeast Quarter of the Southeast Quarter (SE1/4NE1/4SE1/4)

Excepting therefrom the following described parcel:

A parcel of land lying in portions of the East Half of the Southwest Quarter and West Half of the Southeast Quarter of Section 15, Township 3 South, Range 1 West, Boise Meridian, Owyhee County, Idaho and more particularly described as follows:

BEGINNING at the original stone monument marking the Northeast corner of the said Southeast Quarter of Section 15; thence
South 89° 47' 17" West 2,150.68 feet along the Northerly boundary of said Southeast Quarter of Section 15 to an iron pin; thence continuing
South 89° 47' 17" West 494.04 feet along the Northerly boundary of the said Southeast Quarter of Section 15 to an iron pin marking the Northeast corner of the said East Half of the Southwest Quarter of Section 15; thence continuing
South 89° 47' 17" West 1,322.26 feet along the Northerly boundary of said East Half of the Southwest Quarter of Section 15 to an iron pin marking the Northwest corner of the said East Half of the Southwest Quarter of Section 15; thence
South 0° 01' 52" West 1,834.77 feet along the Westerly boundary of the said East Half of the Southwest Quarter of Section 15 to an iron pin; thence
North 89° 43' 22" East 500.46 feet along a line 807.81 feet Northerly of and parallel with the Southerly boundary of the said East Half of the Southwest Quarter of Section 15 to an iron pin; thence
South 78° 24' 25" East 65.00 feet to a point along the said centerline of an existing gravel road; thence continuing
South 78° 24' 25" East 137.51 feet along the said centerline of an existing gravel road to an iron pin marking a point of curve; thence
Northeasterly along the said centerline of an existing gravel road along a curve to the left 185.23 feet, said curve having a central angle of 48° 38' 00", a radius of 230.00 feet, tangents of 103.93 feet and a long chord of 189.42 feet bearing
North 77° 16' 35" East to an iron pin marking a point of tangent; thence
North 52° 57' 35" East 199.69 feet along the said centerline of an existing gravel road to an iron pin; thence
North 35° 12' 00" East 135.88 feet along the said centerline of an existing gravel road to an iron pin marking a point of curve; thence Northeasterly along the said centerline of an existing gravel road along a curve to the right 156.63 feet, said curve having a central angle of 69° 02' 00", a radius of 130.00 feet, tangents of 89.40 feet and a long chord of 147.33 feet bearing
North 69° 43' 00" East to an iron pin marking a point of tangent, also said point being the REAL POINT OF BEGINNING; thence
South 75° 45' 00" East 185.11 feet along the said centerline of an existing gravel road to a point; thence
North 84° 01' 55" East 124.32 feet along the said centerline of an existing gravel road to a point; thence
North 63° 49' 51" East 267.55 feet along the said centerline of an existing gravel road to a point; thence
North 50° 08' 25" East 166.41 feet along the said centerline of an existing gravel road to a point; thence
North 57° 55' 25" East 116.95 feet along the said centerline of an existing gravel road to a point thence
North 52° 52' 59" East 303.40 feet along the said centerline of an existing gravel road to a point; thence

North 83° 43' 02" East 116.95 feet along the said centerline of an existing gravel road to a point; thence
 South 63° 49' 03" East 119.32 feet along the said centerline of an existing gravel road to a point; thence
 South 32° 48' 25" East 91.03 feet along the said centerline of an existing gravel road to a point; thence
 South 41° 26' 59" East 136.18 feet along the said centerline of an existing gravel road to a point; thence
 South 57° 45' 23" East 77.23 feet along the said centerline of an existing gravel road to a point; thence
 North 87° 57' 42" East 159.48 feet along the said centerline of an existing gravel road to a point; thence
 North 70° 30' 16" East 70.34 feet along the said centerline of an existing gravel road to a point; thence
 North 84° 36' 49" East 108.73 feet along the said centerline of an existing gravel road to a point; thence
 North 02° 20' 56" East 121.99 feet to a point; thence
 North 02° 47' 43" East 308.29 feet to a point; thence
 South 86° 09' 21" West 862.09 feet to a point; thence
 South 73° 33' 19" West 803.94 feet to a point; thence
 North 75° 04' 54" West 700.14 feet to a point; thence
 South 05° 42' 57" West 452.86 feet to a point; thence
 South 80° 44' 59" East 566.17 feet to the POINT OF BEGINNING.

Section 22: North Half of the Northwest Quarter (N1/2NW1/4), Southeast Quarter of the Northwest Quarter (SE1/4NW1/4), West Half of the Southwest Quarter of the Northeast Quarter (W1/2SW1/4NE1/4), Northeast Quarter of the Northwest Quarter of the Northeast Quarter (NE1/4NW1/4NE1/4), Northwest Quarter of the Northeast Quarter of the Northeast Quarter (NW1/4NE1/4NE1/4), West Half of the Northwest Quarter of the Northeast Quarter (W1/2NW1/4NE1/4)

PARCEL II:

In Township 3 South, Range 1 West, Boise Meridian, Owyhee County, Idaho

Section 14: East Half of the Northwest Quarter of the Southeast Quarter (E1/2NW1/4SE1/4), Northeast Quarter of the Southeast Quarter (NE1/4SE1/4), South Half of the Southeast Quarter (S1/2SE1/4), South Half of the Southwest Quarter (S1/2SW1/4), South Half of the Northwest Quarter of the Southwest Quarter (S1/2NW1/4SW1/4), Southwest Quarter of the Northeast Quarter of the Southwest Quarter (SW1/4NE1/4SW1/4), West Half of the Northwest Quarter of the Southeast Quarter (W1/2NW1/4SE1/4), East Half of the Northeast Quarter of the Southwest Quarter (E1/2NE1/4SW1/4), Northwest Quarter of the Northeast Quarter of the Southwest Quarter (NW1/4NE1/4SW1/4), North Half of the Northwest Quarter of the Southwest Quarter (N1/2NW1/4SW1/4).

Section 22: Northeast Quarter of the Northeast Quarter of the Northeast Quarter (NE1/4NE1/4NE1/4), Southeast Quarter of the Northwest Quarter of the Northeast Quarter (SE1/4NW1/4NE1/4), South Half of the Northeast Quarter of the Northeast Quarter (S1/2NE1/4NE1/4), East Half of the Southwest Quarter of the Northeast Quarter (E1/2SW1/4NE1/4), Southeast Quarter of the Northeast Quarter (SE1/4NE1/4)

Section 23: Northwest Quarter (NW1/4)

Hersley, Jean

From: Hersley, Jean
Sent: Monday, November 04, 2019 10:42 AM
To: 'jdedwardsranch@yahoo.com'
Subject: Additional information needed for change in ownership
Attachments: 20191104103652.pdf



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

November 04, 2019

EDWARDS RANCH LLC
15804 TYSON RD
MURPHY ID 83650-5094

RE: Change in Ownership Water Right No(s): 57-229557-1162257-1 B57-1162157-223657-11620

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:

 x Evidence of Water Right Ownership: copy of Deed, Title Policy, Contract of Sale, or other legal document indicating your ownership of the property and/or water rights in question. The quitclaim deed you provided covers land outlined in red on the attached map. The water rights place of use is outlined in blue. Additional deeds are needed to be able to update the ownership of the water rights mentioned above.

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

Also, please note that water right 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 the ownership or 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

Enclosure(s)



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

November 18, 2019

EDWARDS RANCH LLC
15804 TYSON RD
MURPHY ID 83650-5094

Re: Change in Ownership for Water Right No(s): 57-1B, 57-2236, 57-2295, 57-11620, 57-11621, 57-11622

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) 287-4802.

Sincerely,

Amanda Veibell
Office Specialist 2

Enclosure(s)

cc. WD 57D