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STATE OF IDAHO  
DEPARTMENT OF WATER RESOURCESDepartment of Water Resources  
Eastern 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? |
|-----------------------|------------------------------|------------------------------|-----------------------|------------------------------|------------------------------|
| 75-14853              | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |                       | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |
|                       | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |                       | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |
|                       | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |                       | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |
|                       | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |                       | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |
|                       | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |                       | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |

2. Previous Owner's Name: The Gapp Family Trust  
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Donald Keith Rankin & Jean Ann Rankin  
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or ☐ and/or
- 39 HODDEN ACRES LANE NORTH FORK ID 83466  
Mailing address City State ZIP
- 208-865-2178 sugarloafgriz@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: 7-17-19

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: Donald Keith Rankin 8-15-19  
Signature of new owner/claimant Title, if applicable Date
- Signature: Jean Ann Rankin   
Signature of new owner/claimant Title, if applicable Date

## For IDWR Office Use Only:

Received by JB Date 9/5/2019 Receipt No. E045297 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  Processed by gjh Date 11-15-19

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NOV 14 2019

DEPARTMENT OF  
WATER RESOURCES

READ & APPROVED

*LR JR*

**WARRANTY DEED**

Alliance Title & Escrow Corp. Order No.:434614

**FOR VALUE RECEIVED**

Gary C. Gapp and Dixie L. Gapp, Trustees of The Gapp Family Trust under declaration of trust dated June 17, 2005

the grantor(s), do(es) hereby grant, bargain, sell and convey unto

**Donald Keith Rankin and Jean Ann Rankin, husband and wife**

whose current address is

39 Hidden Acres Lane  
North Fork, ID 83466

the grantee(s), the following described premises, in Lemhi County, Idaho, TO WIT:

**Parcel I:**

A parcel of land located in H.E.S. 55, Unsurveyed Section 21, T. 25 N., R. 21E., Boise Meridian, Lemhi County, Idaho, more particularly described as follows;  
Commencing at Corner No. 12 of said H.E.S. 55 and H.E.S. 89A from which Corner No. 13 bears N 33°01'50"E a distance of 435.10 ft., the Basic of Bearing of this description;

Thence N 41°00'33"W along Line 12-11 of said H.E.S. a distance of 549.80 ft. to Corner 11 of said H.E.S. 55 and 89A;

Thence N 06°29'00"W along Line 11-10 of said H.E.S. a distance of 108.07 ft. to Corner No. 10 of said H.E.S. 55 and 89A;

Thence N 72°39'51"W along Line 10-9 of said H.E.S. a distance of 326.58 ft. to Corner No. 9 of said H.E.S. 55 and 89A;

Thence N 01°03'55"W along Line 9-8 a distance of 289.22 ft. to the POINT OF BEGINNING;

Thence continuing N 01°03'55"W along said line a distance of 74.37 ft. to Corner 8 of said H.E.S. 55;

Thence N 08°11'26"E along Line 8-7 of said H.E.S. 55 a distance of 652.15 ft. to AP 2;

Thence N 38°43'30"W a distance of 347.35 ft. to AP 1;

Thence N 75°28'46"E a distance of 274.99 ft. to Corner 7 of said H.E.S. 55;

Thence N 30°31'24"E along Line 7-6 of said H.E.S. 55 a distance of 376.51 ft. to Corner 6 of H.E.S. 55 and Corner 3 of H.E.S. 61B;

Thence S 48°55'06"E along Line 6-5 of said H.E.S. 55 a distance of 391.25 ft. to a point on the centerline of Hughes Creek;

Thence the following courses along said centerline;



**Transaction Identification Data for reference only:**

Issuing Agent: Alliance Title & Escrow Corp.

Issuing Office: 610 Main St., Salmon, ID 83467

Loan ID Number:

Customer Reference Number:

Issuing Office File Number: 434614

Property Address: 39 Hidden Acres Lane, North Fork, ID 83466

Revision Number: #2 – 2018 Taxes paid in full

**SCHEDULE A**

**READ & APPROVED**

KR JR

1. Commitment date: **June 25, 2019 at 7:30 A.M**

2. Policy or Policies to be issued:

(a) 2006 ALTA® Owner's Policy ☒ Standard ☐ Extended

Amount: \$536,500.00

Premium: \$1,906.00

Proposed Insured: **Donald Keith Rankin and Jean Ann Rankin**

(b) 2006 ALTA® Loan Policy ☐ Standard ☐ Extended

Amount:

Premium: \$0.00

**Endorsements:**

Proposed Insured:

3. The estate or interest in the Land described or referred to in this Commitment is FEE SIMPLE as to Parcel I and EASEMENT as to Parcel II.
4. Title to the FEE SIMPLE estate or interest in the Land is at the Commitment Date vested in:  
**Gary C. Gapp and Dixie L. Gapp, Trustees of The Gapp Family Trust under declaration of trust dated June 17, 2005**
5. The Land is described as follows:  
  
**See Attached Exhibit 'A'**

**Old Republic National Title Insurance Company**

Misty DeLoof

**Exhibit 'A'**

**Parcel I:**

A parcel of land located in H.E.S. 55, Unsurveyed Section 21, T. 25 N., R. 21 E., Boise Meridian, Lemhi County, Idaho, more particularly described as follows;

Commencing at Corner No. 12 of said H.E.S. 55 and H.E.S. 89A from which Corner No. 13 bears N 33°01'50"E a distance of 435.10 ft., the Basic of Bearing of this description;

Thence N 41°00'33"W along Line 12-11 of said H.E.S. a distance of 549.80 ft. to Corner 11 of said H.E.S. 55 and 89A;

Thence N 06°29'00"W along Line 11-10 of said H.E.S. a distance of 108.07 ft. to Corner No. 10 of said H.E.S. 55 and 89A;

Thence N 72°39'51"W along Line 10-9 of said H.E.S. a distance of 326.58 ft. to Corner No. 9 of said H.E.S. 55 and 89A;

Thence N 01°03'55"W along Line 9-8 a distance of 289.22 ft. to the POINT OF BEGINNING;

Thence continuing N 01°03'55"W along said line a distance of 74.37 ft. to Corner 8 of said H.E.S. 55;

Thence N 08°11'26"E along Line 8-7 of said H.E.S. 55 a distance of 652.15 ft. to AP 2;

Thence N 38°43'30"W a distance of 347.35 ft. to AP 1;

Thence N 75°28'46"E a distance of 274.99 ft. to Corner 7 of said H.E.S. 55;

Thence N 30°31'24"E along Line 7-6 of said H.E.S. 55 a distance of 376.51 ft. to Corner 6 of H.E.S. 55 and Corner 3 of H.E.S. 61B;

Thence S 48°55'06"E along Line 6-5 of said H.E.S. 55 a distance of 391.25 ft. to a point on the centerline of Hughes Creek;

Thence the following courses along said centerline;

S 04°20'35"W 91.59 ft.; S 20°42'43"W 131.41 ft.; S 47°54'03"W 96.36 ft.;

S 15°50'33"W 130.14 ft.; S 29°16'06"W 215.81 ft.; S 10°06'30"W 114.83 ft.;

S 25°58'10"W 151.88 ft.; S 02°51'32"E 91.73 ft.; S 31°24'13"W 112.76 ft.;

S 15°30'49"E 148.78 ft.; S 01°43'04"W 75.13 ft. to a point on the centerline of

Hidden Acres Lane;

Thence the following courses along said lane;

S 88°52'57"W 14.54 ft.; 175.29 ft. along a curve to the right having a delta of 66°57'27", a radius of 150.00 ft. and a chord bearing of N 57°38'20"W for a distance of 165.49 ft.;

Thence N 72°17'09"W a distance of 108.13 ft. to the POINT OF BEGINNING.

**Parcel II:**

A 60.00 ft. wide exclusive easement for ingress, egress and utility purpose for adjoining property owner only 30.00 ft on either side of the following described centerline located in H.E.S. 55, Unsurveyed Section 21, T. 25 N., R. 21 E., Boise Meridian, Lemhi County, Idaho, more particularly described as follows;

Commencing at Corner No. 12 of said H.E.S. 55 and H.E.S. 89A from which Corner No. 13 bears N 33°01'50"E a distance of 435.10 ft., the Basis of Bearing of this description run thence N 33°01'50"E a distance of 93.15 ft. to a point on the westerly right-of-way of U.S. Highway 93; Thence N 21°17'35"E along said right-of-way a

distance of 97.06 ft. to the POINT OF BEGINNING;

Thence the following courses along said centerline;

N 75°32'18"W 100.67 ft.; N 67°24'45"W 113.37 ft.; 74.82 ft. along a curve to the right having a delta of 91°12'50", a radius of 47.00 ft. and a chord bearing of N 21°48'20"W for a distance of 67.17 ft.; N 23°48'05"E 41.98 ft.; 93.62 ft. along a curve to the left having a delta of 34°49'50", a radius of 154.00 ft. and a chord bearing of N 06°23'10"E for a distance of 92.18 ft.; N 11°01'45"W 166.91 ft.; 107.47 ft. along a curve to the left having a delta of 53°18'20", a radius of 210.00 ft. and a chord bearing of N 37°40'54"W for a distance of 188.40 ft.; N 64°20'04"W 47.83 ft.; 116.86 ft. along a curve to the left having a delta of 26°46'59", a radius of 250.00 ft. and a chord bearing of N 77°43'34"W for a distance of 115.80 ft.; S 88°52'57"W 30.05 ft.; 175.29 ft. along a curve to the right having a delta of 66°57'27", a radius of 150.00 ft. and a chord bearing of N 57°38'20"W for a distance of 165.49 ft. to the POINT OF TERMINUS.

## WARRANTY DEED

Alliance Title & Escrow Corp. Order No.: 434614

### FOR VALUE RECEIVED

Gary C. Gapp and Dixie L. Gapp, Trustees of The Gapp Family Trust under  
declaration of trust dated June 17, 2005

the grantor(s), do(es) hereby grant, bargain, sell and convey unto

Donald Keith Rankin and Jean Ann Rankin, husband and wife

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North Fork, ID 83466

the grantee(s), the following described premises, in Lemhi County, Idaho, TO WIT:

#### Parcel 1:

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Corner No. 13 bears N 33°01'50"E a distance of 435.10 ft., the Basic of Bearing of  
this description;

Thence N 41°00'33"W along Line 12-11 of said H.E.S. a distance of 549.80 ft.  
to Corner 11 of said H.E.S. 55 and 89A;

Thence N 06°29'00"W along Line 11-10 of said H.E.S. a distance of 108.07 ft.  
to Corner No. 10 of said H.E.S. 55 and 89A;

Thence N 72°39'51"W along Line 10-9 of said H.E.S. a distance of 326.58 ft.  
to Corner No. 9 of said H.E.S. 55 and 89A;

Thence N 01°03'55"W along Line 9-8 a distance of 289.22 ft. to the POINT  
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Thence continuing N 01°03'55"W along said line a distance of 74.37 ft. to  
Corner 8 of said H.E.S. 55;

Thence N 08°11'26"E along Line 8-7 of said H.E.S. 55 a distance of 652.15 ft.  
to AP 2;

Thence N 38°43'30"W a distance of 347.35 ft. to AP 1;

Thence N 75°28'46"E a distance of 274.99 ft. to Corner 7 of said H.E.S. 55;

Thence N 30°31'24"E along Line 7-6 of said H.E.S. 55 a distance of 376.51 ft.  
to Corner 6 of H.E.S. 55 and Corner 3 of H.E.S. 61B;

Thence S 48°55'06"E along Line 6-5 of said H.E.S. 55 a distance of 391.25 ft. to a  
point on the centerline of Hughes Creek;

Thence the following courses along said centerline;

S 04°20'35"W 91.59 ft.; S 20°42'43"W 131.41 ft.; S  
47°54'03"W 96.36 ft.;

Dated: 17 July 19

Gapp Family Trust

Gary C. Gapp  
Gary C. Gapp, Trustee

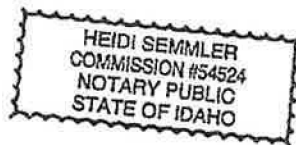
Dixie L. Gapp  
Dixie L. Gapp, Trustee

State of Idaho) ss.  
County of Lemhi)

On this 17th day of July, 2019, before me, Heidi Semmler, a Notary Public in and for said state, personally appeared Gary C. Gapp and Dixie L. Gapp known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustees of the The Gapp Family Trust, and acknowledged to me that he/she/they executed the same as Trustees.

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

Heidi Semmler  
Heidi Semmler  
Notary Public for the State of Idaho  
Residing at: Salmon  
Commission Expires: May 19, 2021





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## WATER RIGHT REPORT

4/25/2019

IDAHO DEPARTMENT OF WATER RESOURCES

Water Right Report

WATER RIGHT NO. 75-14853

### Owner Type   Name and Address

Current Owner THE GAPP FAMILY TRUST  
PO BOX 56  
NORTH FORK, ID 83466  
2088652663

Trustee DIXIE L GAPP

Trustee GARY C GAPP  
PO BOX 56  
NORTH FORK, ID 83466  
2088652663

Original Owner DARYL A BECKER

Original Owner VIRGINIA H BECKER  
IDAHO FALLS, ID 83405

Priority Date: 04/01/1912

Basis: Decreed

Status: Active

### Source   Tributary

HUGHES CREEK NORTH FORK SALMON RIVER

### Beneficial Use From To   Diversion Rate   Volume

IRRIGATION 04/01 11/01 0.3 CFS

Total Diversion 0.3 CFS

Location of Point(s) of Diversion:

HUGHES CREEK NESW Sec. 21 Township 25N Range 21E LEMHI County

Place(s) of use:

Place of Use Legal Description: IRRIGATION LEMHI County

| Township | Range | Section | Lot | Tract | Acres | Lot | Tract | Acres | Lot | Tract | Acres | Lot | Tract | Acres |
|----------|-------|---------|-----|-------|-------|-----|-------|-------|-----|-------|-------|-----|-------|-------|
| 25N      | 21E   | 21      |     | NESW  | 3.6   |     | NWSW  | 5     |     | SWSW  | 2.8   |     |       |       |

Total Acres: 11.4

Conditions of Approval:

1. C18 This partial decree is subject to such general provisions necessary for the definition of the rights or for the efficient administration of the water rights as may be ultimately determined by the Court at a point in time no later than the entry of a final unified decree. Section 42-1412(6), Idaho Code.

Dates:

Licensed Date:

Decreed Date: 01/29/2009

Enlargement Use Priority Date:

Enlargement Statute Priority Date:



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](http://www.idwr.idaho.gov)

Brad Little  
Governor

Gary Spackman  
Director

November 14, 2019

DONALD KEITH RANKIN  
JEAN ANN RANKIN  
39 HIDDEN ACRES LN  
NORTH FORK ID 83466-1204

Re: Change in Ownership for Water Right No(s): 75-14853

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) 287-4942.

Sincerely,

A handwritten signature in cursive script, appearing to read 'Jean Hersley', written in dark ink.

Jean Hersley  
Technical Records Specialist 2

Enclosure(s)

## Hersley, Jean

---

**From:** Hersley, Jean  
**Sent:** Thursday, October 17, 2019 1:42 PM  
**To:** 'sugarloafgriz@gmail.com'  
**Subject:** ownership change for 75-14853

Thank you for sending the warranty deed for the property you purchased from The Gapp Family Trust. However, page 2 with additional legal descriptions is missing. Please provide page 2 within 30 days and the Department will continue processing your request. You may provide the additional information by responding to this email. If the Department does not receive the requested information within 30 days your notice will be returned unprocessed and a refund will be requested. If you have any questions, please contact me. Thank you.

*Jean Hersley  
Idaho Dept Water Resources  
Technical Records Specialist II  
208-287-4942*



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](http://www.idwr.idaho.gov)

Brad Little  
Governor

Gary Spackman  
Director

September 17, 2019

DONALD KEITH RANKIN  
JEAN ANN RANKIN  
39 HIDDEN ACRES LN  
NORTH FORK ID 83466

RE: Change in Ownership Water Right No(s): 75-14853

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:

☒ Evidence of Water Right Ownership: copy of conveyance document- warranty deed, quitclaim deed, Title Policy, Contract of Sale. The conveyance document must include a legal description of the property or description of the water right if no land is conveyed.

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 permit 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 your 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)