

NOV 13 2019

Department of Water Resources
Eastern Region

Form 42-248/42-1409(6) Rev. 1/15

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?
34-10080B OK	Yes ☐	Yes ☐		Yes ☐	Yes ☐
34-10080C OK	Yes ☐	Yes ☐		Yes ☐	Yes ☐
34-10080D OK	Yes ☐	Yes ☐		Yes ☐	Yes ☐
34-12050B OK	Yes ☐	Yes ☐		Yes ☐	Yes ☐
* 34-10081 OK	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Alder Creek Ranch Property LLC
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Bedy Canyon, LLC
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or ☐ and/or
- 80 Red Cliff Road Upper Black Eddy Pa 18972
Mailing address City State ZIP
610-739-2124 louis@foodquipservices.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: June 14, 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.

SUPPORT DATA

IN FILE # 34-10080B

8. Signature: [Signature] Manager 06/06/19
Signature of new owner/claimant Title, if applicable Date
- Signature: [Signature] Co-Manager 6-6-2019
Signature of new owner/claimant Title, if applicable Date

For IDWR Office Use Only:

Received by [Signature] Date 11/13/19 Receipt No. E045445 Receipt Amt. \$125

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 [Signature] Approved by [Signature] Processed by CK Date 11/14/2019

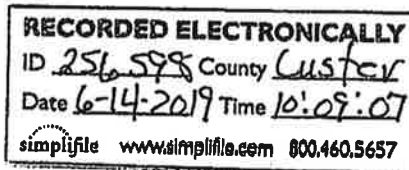
* Portion of Water Right is on BLM ground.

SCANNED

NOV 14 2019

AFTER RECORDING MAIL TO:

Bedy Canyon, LLC
80 Red Cliff Road
Upper Black Eddy, PA 18972



QUITCLAIM DEED

File No.: 719975K (jb)

Date: May 29, 2019

For Value Received, Alder Creek Ranch Property LLC, do(es) hereby convey, release, remise, and forever quit claim unto Bedy Canyon LLC, whose address is 80 Red Cliff Road, Upper Black Eddy, PA 18972, herein after called the Grantee, the following described premises situated in Custer County, Idaho, to-wit:

WATER RIGHTS:

34-10080B
34-10080C
34-10080D
34-10081
34-12050B

APPURTENANT TO THE FOLLOWING DESCRIBED PROPERTY

A TRACT OF LAND GENERALLY DESCRIBED AS BEING A PORTION OF SECTION 12 AND 13, TOWNSHIP 6 NORTH, RANGE 24 E.B.M., CUSTER COUNTY, IDAHO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 12 (SAID POINT BEING A 5/8 INCH REBAR AND ALUMINUM CAP, P.L.S. #3577),
THENCE N. 1°08'27" W. 1,331.81 FEET ON OR ALONG THE WEST LINE OF THE SW $\frac{1}{4}$ SW $\frac{1}{4}$ OF SAID SECTION 12 TO THE NORTHWEST CORNER OF THE SW $\frac{1}{4}$ SW $\frac{1}{4}$ OF SAID SECTION 12;
THENCE S. 89°50'52" E. 978.07 FEET ON OR ALONG THE NORTH LINE OF THE SW $\frac{1}{4}$ SW $\frac{1}{4}$ OF SAID SECTION 12 TO A FOUND 5/8 INCH REBAR (P.L.S. #3577) MARKING THE NORTHWEST CORNER OF PROPERTY OWNED BY LONNIE OLSON (SEE RECORD OF SURVEY INST. #215827);
THENCE S. 1°12'11" E. 361.50 FEET TO A FOUND 5/8 INCH REBAR (P.L.S. #357) MARKING THE SOUTHWEST CORNER OF PROPERTY OWNED BY LONNIE OLSON (SEE RECORD OF SURVEY INST. #215827)
THENCE S. 89°50'52" E. 361.59 FEET TO A FOUND 5/8 INCH REBAR (P.L.S. #3577) MARKING THE SOUTHEAST CORNER OF PROPERTY OWNED BY LONNIE OLSON (SEE RECORD OF SURVEY INST. #215827);
THENCE S. 1°12'11" E. 972.78 FEET ALONG THE EAST LINE OF THE SW $\frac{1}{4}$ SW $\frac{1}{4}$ SAID SECTION 12 TO THE NORTHEAST CORNER OF THE NW $\frac{1}{4}$ NW $\frac{1}{4}$ OF SECTION 13, T. 6N., R.24 E.B.M.;

APN:

Quitclaim Deed - continued

File No.: 719975K (jb)
Date: 05/29/2019

THENCE S. 1°19'25" E. 2,617.91 FEET ON OR ALONG THE EAST LINE OF THE W½NW¼ OF SAID SECTION 13 TO A POINT LYING ON OR ALONG THE CENTERLINE OF ALDER CREEK; THENCE THE FOLLOWING COURSES ON OR ALONG SAID CENTERLINE:

S. 49°14'32" W. 197.81 FEET TO A POINT;
N. 68°13'22" W. 101.22 FEET TO A POINT;
S. 77°55'37" W. 216.43 FEET TO A POINT;
S. 41°11'13" W. 168.14 FEET TO A POINT;
S. 88°16'19" W. 100.25 FEET TO A POINT
S. 52°49'33" W. 246.02 FEET TO A POINT;
S. 48°34'06" W. 213.73 FEET TO A POINT;
S. 72°05'14" W. 108.83 FEET TO A POINT;

THENCE, LEAVING SAID CENTERLINE, N. 46°49'20" W. 57.12 FEET TO A FOUND 5/8 INCH REBAR (P.L.S. #3577);

THENCE S. 66°50'45" W. 58.07 FEET TO A FOUND 5/8 INCH REBAR (P.L.S. #3577);
THENCE N. 44°00'29" W. 86.24 FEET TO A FOUND 5/8 INCH REBAR (P.L.S. #3577) LYING ON OR ALONG THE SOUTHWESTERLY RIGHT OF WAY LINE OF ALDER CREEK ROAD;
THENCE 90.52 FEET ALONG A NON TANGENT RIGHT OF WAY CURVE TO THE RIGHT, CONCAVE TO THE NORTHEAST, SAID CURVE HAVING A RADIUS OF 226.84 FEET, A CENTRAL ANGLE OF 22°51'49", AND A CHORD OF 89.92 FEET WHICH BEARS N. 33°38'18" W. TO A POINT LYING ON OR ALONG THE WEST LINE OF THE SW¼ OF SAID SECTION 13;
THENCE N. 1°25'39" W. 396.69 FEET ON OR ALONG SAID WEST LINE TO THE SOUTHWEST CORNER OF THE NW¼ SAID SECTION 13 (W¼ CORNER);
THENCE N. 1°18'20" W. 2,664.10 FEET ON OR ALONG THE WEST LINE OF THE NW¼ SAID SECTION 13 TO THE POINT OF BEGINNING.

TOWNSHIP 6 NORTH, RANGE 24 E.B.M., CUSTER COUNTY, IDAHO
SECTION 14: LOTS 11, 16, 17, 18, 19, 20, 21 AND S½SW¼.

SECTION 22: SE¼SW¼; W½SE¼; NE¼SE¼; W½NW¼SE¼SE¼; NE¼NW¼SE¼SE¼;
E½SE¼SE¼NE¼; NW¼NE¼SE¼SE¼.

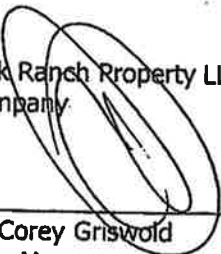
SECTION 23: SW¼NW¼; N½NW¼; NW¼NE¼; NW¼NW¼SW¼; NW¼NE¼NW¼SW¼;
W½NW¼SE¼NW¼; NE¼NW¼SE¼NW¼.

together with its appurtenances.

Dated: 06.10.19

SELLER:

Alder Creek Ranch Property LLC, an Idaho limited liability company

By: 

Name: Corey Griswold
Title: Co-Manager

APN:

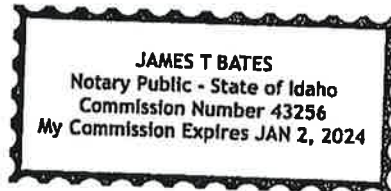
Quitclaim Deed - continued

File No.: 719975K (jb)
Date: 05/29/2019

By: Mina Griswold
Name: Mina Griswold
Title: Co-Manager

STATE OF Idaho)
COUNTY OF BLAINE)
ss.

On this 06/10/19, before me, a Notary Public in and for said State, personally appeared **Casey Griswold and Mina P. Griswold**, known or identified to me to be the person whose name is subscribed to the within Instrument as one of the Managers/Members of the **Alder Creek Ranch Property LLC**, which is known or identified to me to be the entity whose name is subscribed to the within instrument and acknowledged to me that **they** executed the same in said Limited Liability Company's name.



[Signature]
Notary Public of Idaho
Residing at: Lettermo ID
Commission Expires: _____

RECORDING REQUESTED BY
First American Title Company

AND WHEN RECORDED MAIL TO:
First American Title Company
120 2nd Avenue Suite 101, PO Box 7999
Ketchum, ID 83340

RECORDED ELECTRONICALLY
ID 256596 County Custer
Date 6-14-2019 Time 10:09:07
simplifile www.simplifile.com 800.460.5657

Space Above This Line for Recorder's Use Only

WARRANTY DEED

File No.: 719975K (jb)

Date: April 05, 2019

For Value Received, Alder Creek Ranch Property LLC, an Idaho limited liability company, hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto Bedy Canyon, LLC, a Wyoming limited liability company, hereinafter called the Grantee, whose current address is 80 Red Cliff Road, Upper Black Eddy, PA 18972, the following described premises, situated in Custer County, Idaho, to-wit:

A TRACT OF LAND GENERALLY DESCRIBED AS BEING A PORTION OF SECTION 12 AND 13, TOWNSHIP 6 NORTH, RANGE 24 E.B.M., CUSTER COUNTY, IDAHO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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THENCE THE FOLLOWING COURSES ON OR ALONG SAID CENTERLINE:

S. 49°14'32" W. 197.81 FEET TO A POINT;
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S. 48°34'06" W. 213.73 FEET TO A POINT;
S. 72°05'14" W. 108.83 FEET TO A POINT;

SCANNED

NOV 14 2019

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THENCE S. 66°50'45" W. 58.07 FEET TO A FOUND 5/8 INCH REBAR (P.L.S. #3577);
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THENCE N. 1°18'20" W. 2,664.10 FEET ON OR ALONG THE WEST LINE OF THE NW¹/₄ SAID SECTION 13 TO THE POINT OF BEGINNING.

TOWNSHIP 6 NORTH, RANGE 24 E.B.M., CUSTER COUNTY, IDAHO
SECTION 14: LOTS 11, 16, 17, 18, 19, 20, 21 AND S¹/₂SW¹/₄.

SECTION 22: SE¹/₄SW¹/₄; W¹/₂SE¹/₄; NE¹/₄SE¹/₄; W¹/₂NW¹/₄SE¹/₄SE¹/₄; NE¹/₄NW¹/₄SE¹/₄SE¹/₄; E¹/₂SE¹/₄SE¹/₄NE¹/₄; NW¹/₄NE¹/₄SE¹/₄SE¹/₄.

SECTION 23: SW¹/₄NW¹/₄; N¹/₂NW¹/₄; NW¹/₄NE¹/₄; NW¹/₄NW¹/₄SW¹/₄; NW¹/₄NE¹/₄NW¹/₄SW¹/₄; W¹/₂NW¹/₄SE¹/₄NW¹/₄; NE¹/₄NW¹/₄SE¹/₄NW¹/₄.

SUBJECT TO all easements, right of ways, covenants, restrictions, reservations, applicable building and zoning ordinances and use regulations and restrictions of record, and payment of accruing present year taxes and assessments as agreed to by parties above.

TO HAVE AND TO HOLD the said premises, with its appurtenances, unto the said Grantee, and to the Grantee's heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that the Grantor is the owner in fee simple of said premises; that said premises are free from all encumbrances except current years taxes, levies, and assessments, and except U.S. Patent reservations, restrictions, easements of record and easements visible upon the premises, and that Grantor will warrant and defend the same from all claims whatsoever.

Date: 04/05/2019

Warranty Deed
- continued

File No.: 719975K (jb)

Alder Creek Ranch Property LLC, an Idaho limited
liability company

By: 

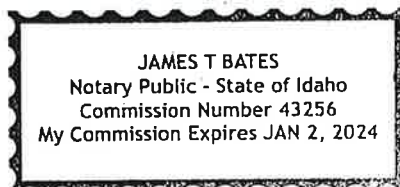
Name: Corey Griswold
Title: Co-Manager

By: 

Name: Mina Griswold
Title: Co-Manager

STATE OF Idaho)
COUNTY OF BLAINE) ss.

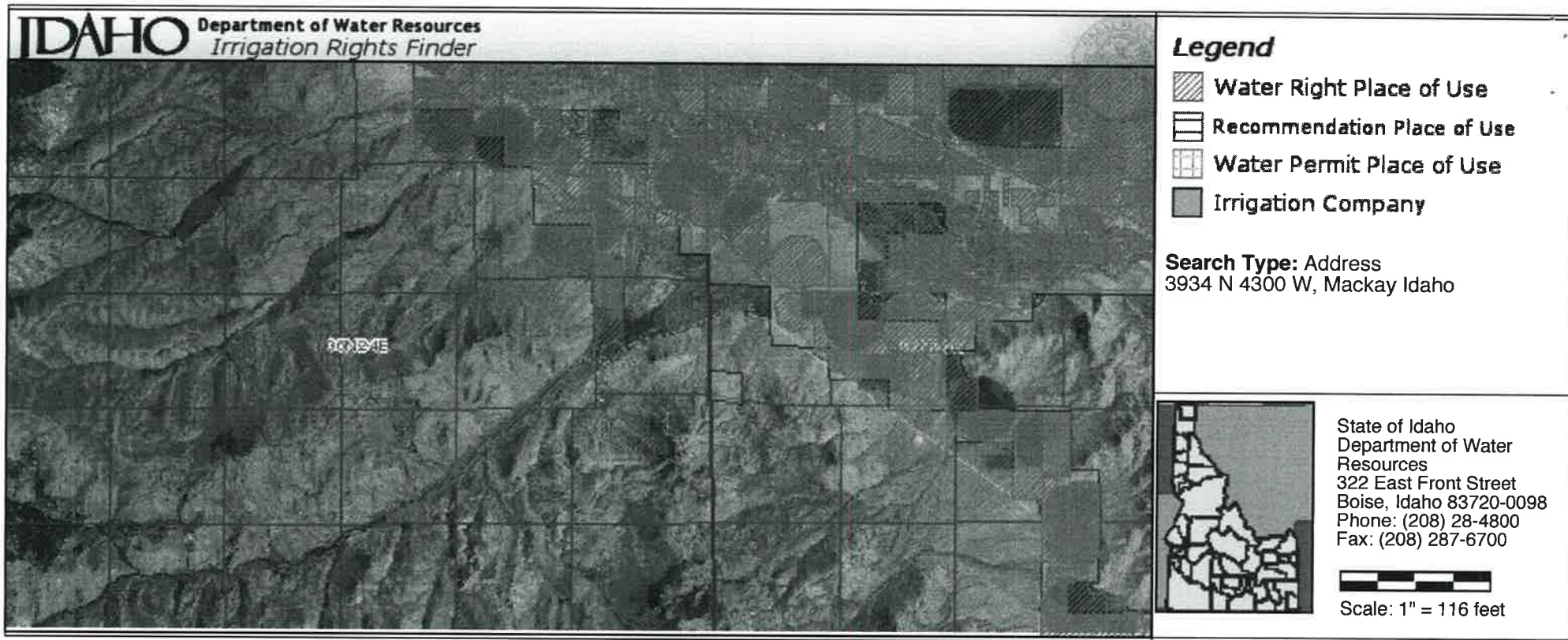
On this 06/10/19, before me, a Notary Public in and for said State, personally appeared **Corey Griswold and Mina P. Griswold**, known or identified to me to be the person whose name is subscribed to the within Instrument as one of the Managers/Members of the **Alder Creek Ranch Property LLC**, which is known or identified to me to be the entity whose name is subscribed to the within instrument and acknowledged to me that they executed the same in said Limited Liability Company's name.




Notary Public of Idaho

Residing at: Helena, ID

Commission Expires: _____



Search Results

Water Right Number	Process	Owner
34-10080D	Water Right	ALDER CREEK RANCH PROPERTY LLC

Disclaimer: Shapes represent an approximation of the water right extent. Please review each water right of interest either on-line (choose the Details link) or by contacting IDWR (208-287-4800).

HARD TO READ THIS ONE
SO I DID A SCREEN CAPTURE
ON NEXT PAGE . . .

NOV 14 2019
SCANNED

06N24E10

06N24E11

06N24E12

NOT
US

06N24E15

06N24E14

CH 2157

06N24E13

DETACHED
RUENKRAHE
NOT US

06N25E

06N24E22

06N24E23

06N24E24

06N25E

SCREEN CAPTURE
FROM IDWR

06N24E27

06N24E26

06N24E25

06N25E

Screenshot

SCANNED

NOV 14 2019



State of Idaho

DEPARTMENT OF WATER RESOURCES

Eastern Region • 900 N SKYLINE DR STE A • IDAHO FALLS, ID 83402-1718
Phone: (208)525-7161 • Fax: (208)525-7177 • Website: www.idwr.idaho.gov

Brad Little
Governor

Gary Spackman
Director

November 14, 2019

BEDY CANYON LLC
80 RED CLIFF RD
UPPR BLCK EDY PA 18972-9532

Re: Change in Ownership for Water Right No(s): 34-10080B, 34-10080C, 34-10080D, 34-10081, 34-12050B

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) 497-3779.

Sincerely,

Cher Ramos
Technical Records Specialist 1

Enclosure(s)

cc: Water District 34
Big Lost Ground Water District
Rabo Agrifinance LLC

SCANNED

NOV 14 2019