

RECEIVED

FEB 28 2019

ORIGINAL IN RED

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

DEPT OF WATER RESOURCES
SOUTHERN 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?
37-4K	Yes ☒	Yes ☐		Yes ☐	Yes ☐
SPLIT # 37-23150	Yes ☐	Yes ☐		Yes ☐	Yes ☐
* ~~37-7598~~	Yes ☒	Yes ☐		Yes ☐	Yes ☐
* 37-7958	Yes ☐	Yes ☐		Yes ☐	Yes ☐
SPLIT # 37-23151	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Michael E. Willard
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): The Willard Trust UDT June 5, 1998, Michael E. Willard, Trustee
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or ☐ and/or
- P.O. Box 722 Hailey ID 83333
Mailing address City State ZIP
(949)422-9742 mike@ewillard.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: February 5, 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):
 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.

SUPPORT DATA
IN FILE # 37-4K

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

For IDWR Office Use Only:

Received by A1 Date 2/28/19 Receipt No. 5037180 Receipt Amt. \$200
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 P. SKAMERK Date 3/19/19

* per 3/12/19 e-mail from Jim Speck

Prepared By

Michael E. Willard
P.O. Box 722
Hailey, Idaho 83333

After Recording Return To

Michael E Willard
P.O. Box 722
Hailey, Idaho 83333

RECEIVED
FEB 28 2019
DEPT OF WATER RESOURCES
SOUTHERN REGION

Space Above This Line for Recorder's Use

IDAHO QUIT CLAIM DEED

STATE OF IDAHO

BLAINE COUNTY

KNOW ALL MEN BY THESE PRESENTS, That for no consideration Michael E. Willard, a married man, residing at 205 Equus Drive, County of Blaine, City of Bellevue, State of Idaho (hereinafter known as the "Grantor") hereby quitclaims to The Willard Living Trust, UDT June 5, 1998, Michael E. Willard, Trustee, residing at 205 Equus Drive, County of Blaine, City of Bellevue, State of Idaho (hereinafter known as the "Grantee") all the rights, title, interest, and claim in or to the following described real estate, situated in Blaine County, Idaho to-wit:

3691 BUTTERCUP ROAD, FR SENE TAX LOT 8133, SEC 29 3N 18E, Parcel #
RP03N18029584C, according to the official plat thereof, recorded as Instrument No.
648420, Records of Blaine County, Idaho

TO HAVE AND TO HOLD, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever for the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

DATED: 2-5-19

Grantor's Signature

Grantor:
Michael E. Willard,
A Married Man
205 Equus Drive
County of Blaine
Bellevue, State of Idaho

RECEIVED

FEB 28 2019

DEPT OF WATER RESOURCES
SOUTHERN REGION

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)

County of Orange)

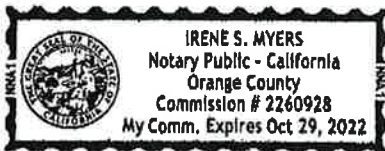
On Feb. 5, 2019, before me, Irene S. Myers, a Notary Public, personally appeared Michael E. Willard, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Irene S. Myers
Notary Public

(Seal)



After Recording Return To:

RUTH RUHL, P.C.

Attn: Recording Department

12700 Park Central Drive, Suite 850

Dallas, Texas 75251

Prepared By:

RUTH RUHL, P.C.

12700 Park Central Drive, Suite 850

Dallas, Texas 75251

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Loan No.: 0599215514

Investor No.: 19826031

DEED IN LIEU OF FORECLOSURE

FOR GOOD AND VALUABLE CONSIDERATION RECEIVED, Michael E. Willard, Trustee of the Willard Living Trust Dated June 5, 1998 and Michael E. Willard and Elizabeth Willard, husband and wife whose address is P.O. Box 722, Hailey, Idaho 83333 ("Grantor") hereby grant and convey unto Federal National Mortgage Association

whose address is 3900 Wisconsin Ave NW, Washington, DC 20016 ("Grantee") all right, title and interest of the Grantor in the real property of the Grantor located in the County of Blaine, State of Idaho, described as follows:
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Property Address: 3671 Buttercup Rd., Hailey, Idaho 83333

TOGETHER with all rights and privileges appurtenant or to become appurtenant to the Property, and together with all personal property located thereon on the date hereof.

TO HAVE AND TO HOLD, unto the said Grantee, its successors and assigns forever.

Loan No.: 0599215514
Investor No.: 19826031

This Deed is given in Lieu of Foreclosure ("Deed") of the Deed of Trust executed by Michael E. Willard, a married man as his sole and separate property, Trustor,
to Blaine County Title, Trustee,
to Mortgage Electronic Registration Systems, Inc., as nominee for Lehman Brothers Bank, FSB, Beneficiary,

which Deed of Trust was dated March 3rd, 2005, recorded March 7th, 2005, in the Office of the County Recorder of Blaine County, State of Idaho in Volume N/A, Page N/A Instrument No. 517122, which Deed of Trust was assigned to Federal National Mortgage Association by an assignment ("Assignment") dated N/A, recorded N/A, in Volume N/A, Page N/A, Instrument No. N/A, or by an Assignment recorded simultaneously herewith, Official Records of Blaine County, Idaho, covering the Property; provided, however, that Grantee's Deed of Trust lien in and to the Property shall not be deemed to have merged into this Deed, but shall survive the execution, delivery and recording of this Deed, and Grantee expressly reserves and retains its priority of lien in and to the Property for the purpose of protecting Grantee against any third party liens, claims or interest, known or unknown, disclosed or undisclosed, liquidated or unliquidated, of whatever kind or nature.

It is expressly covenanted and agreed by and between Grantor and Grantee that by accepting delivery of and/or by recording this Deed (1) Grantee will thereby release Grantor from any liability for any and all promissory notes, debts, obligations, costs or charges, the payment of which was secured by the Deed of Trust, (2) any deficiency judgment against Grantor arising as a result of the Deed of Trust, and (3) Grantee does not assume any liability arising out of or in connection with the ownership or use of subject property by the Grantor or their predecessors in interest.

Grantor intends by this Deed to vest the absolute and unconditional title to the Property in Grantee, and to forever estop and bar Grantor and Grantor's heirs, executors or administrators or anyone claiming or having any right, title or interest of any nature whatsoever, either in law or in equity, or in possession or in expectancy, in and to the Property, or any part thereof.

Dated: 11.26.18



Michael E. Willard, Trustee of the Willard -Grantor
Living Trust Dated June 5, 1998



Michael E. Willard -Grantor



Elizabeth Willard -Grantor

-Grantor

Loan No.: 0599215514
Investor No.: 19826031

GRANTOR ACKNOWLEDGMENT

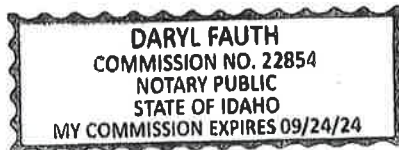
State of Idaho §
County of Blaine §

On this 26th day of November, 2018, before me,
Daryl Fauth, a Notary Public in and for said state, personally appeared
Michael E. Willard, Trustee of the Willard Living Trust Dated June 5, 1998 and Michael E. Willard and Elizabeth
Willard

known or identified to me to be the persons whose names are subscribed to the within instrument, and acknowledged
to me that they 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.

(Seal)



[Signature]
Notary Public for Idaho
Printed Name Daryl Fauth
Residing at Hailey, Idaho
My Commission Expires: 9/24/24

Loan No.: 0599215514
Investor No.: 19826031

EXHIBIT "A"

Lot 1B, Block 1 of LOT 1B, BLOCK 1, LLAMA RANCH SUBDIVISION & REVISED T.L. 8133, BLAINE COUNTY, IDAHO, according to the official plat thereof, recorded as Instrument No. 648420, records of Blaine County, Idaho.

Said property was formerly described of record as Lot 1, Block 1 of the LLAMA RANCH SUBDIVISION, BLAINE COUNTY, IDAHO, according to the official plat thereof recorded as Instrument No. 320791, records of Blaine County, Idaho.

Loan No.: 0599215514
Investor No.: 19826031

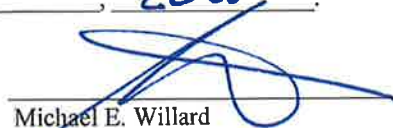
ATTORNEY SELECTION NOTICE

By signing below, it is understood and agreed that Michael E. Willard, Trustee of the Willard Living Trust Dated June 5, 1998 and Michael E. Willard and Elizabeth Willard, husband and wife ("Grantor") may hire a lawyer or attorney to advise about this transaction and its consequences.

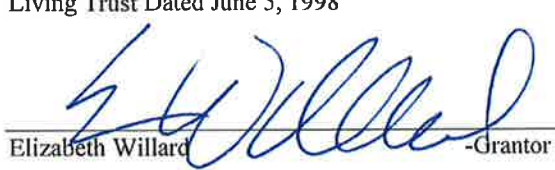
Signed this 26 day of November, 2018.



Michael E. Willard, Trustee of the Willard -Grantor
Living Trust Dated June 5, 1998



Michael E. Willard -Grantor



Elizabeth Willard -Grantor

-Grantor

After Recording Return To:
RUTH RUHL, P.C.
Attn: Recording Department
12700 Park Central Drive, Suite 850
Dallas, Texas 75251

Prepared By:
RUTH RUHL, P.C.
12700 Park Central Drive, Suite 850
Dallas, Texas 75251

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**ESTOPPEL AFFIDAVIT
(DEED IN LIEU OF FORECLOSURE)**

Loan No.: 0599215514
Investor No.: 19826031

State of Idaho §
County of Blaine §

Michael E. Willard, Trustee of the Willard Living Trust Dated June 5, 1998 and Michael E. Willard and Elizabeth Willard, husband and wife Affiant, ("Grantor"),
being first duly sworn, deposes and says:

That Grantor is the identical party who made, executed, and delivered that certain Deed in Lieu of Foreclosure ("Deed") to Federal National Mortgage Association

dated 11.26.18, conveying the property described as follows: ("Grantee")

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Property Address: 3671 Buttercup Rd., Hailey, Idaho 83333

If two parties have signed below, each represents that they now are, and at all times herein mentioned were, married / single (**PLEASE CIRCLE ONE**) ;

That it was the intention of the Grantor in the Deed to complete an effective conveyance, and by the Deed, Grantor did absolutely convey, to the Grantee therein, all right, title, and interest in and to the Property;

Loan No.: 0599215514
Investor No.: 19826031

That the described Deed was not and is not now intended as a mortgage, trust conveyance, or security of any kind;

That possession of the premises was completely surrendered to the Grantee; that the Grantor holds no rights as a tenant or otherwise; that the Grantee has no obligation to allow future purchase by the undersigned, or to pay further consideration to the undersigned upon resale;

That the consideration for the Deed was and is the covenant of the Grantee to waive any rights of the Grantee against the undersigned to recover any portion of the debts, obligations, costs, and charges secured by that certain Deed of Trust heretofore existing on the property, executed by Michael E. Willard, a married man as his sole and separate property, Trustor, to Blaine County Title, Trustee, to Mortgage Electronic Registration Systems, Inc., as nominee for Lehman Brothers Bank, FSB, Beneficiary,

dated March 3rd, 2005, recorded in the Office of the County Recorder of Blaine County, State of Idaho in Volume N/A, Page N/A, Instrument No. 517122, which Deed of Trust was assigned to Federal National Mortgage Association by an assignment ("Assignment") dated N/A, recorded N/A, in Volume N/A, Page N/A, Instrument No. N/A, or by an Assignment recorded simultaneously herewith, in the Office of the County Recorder of Blaine County, State of Idaho, without waiving its rights to pursue subsequent foreclosure of the described Deed of Trust; that at the time of making the Deed, the Grantor believes that consideration represents the fair value of the interest of the Grantor in the Property so deeded;

This Affidavit is made for the protection and benefit of the Grantee and for any title insurance company which may hereafter insure the title to the Property in reliance upon this Affidavit;

That in the execution and delivery of the Deed, the Grantor was not acting under any misapprehension as to the effect thereof, and acted freely and voluntarily and was not acting under coercion or duress;

That the Grantor, and each of them, will testify, declare, depose, or certify before any competent tribunal, officer, or person, in any case now pending or that may hereafter be instituted, to the truth of the particular facts set forth above.

Dated: 11-26-18

[Signature]
Michael E. Willard, Trustee of the Willard -Grantor
Living Trust Dated June 5, 1998

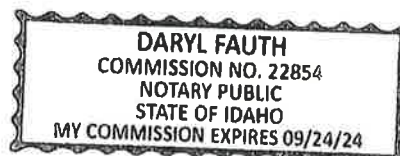
[Signature]
Michael E. Willard -Grantor

[Signature]
Elizabeth Willard -Grantor

[Signature] -Grantor

Subscribed and sworn to before me this 26th day of November, 2018

(Seal)



[Signature]
Notary Signature
Printed Name Daryl Fauth
Notary Public in and for said state
My Commission Expires: 9/24/24

Loan No.: 0599215514
Investor No.: 19826031

GRANTOR AND LENDER DEED IN LIEU AGREEMENT

State of Idaho §
County of Blaine §

The undersigned, Michael E. Willard, Trustee of the Willard Living Trust Dated June 5, 1998 and Michael E. Willard and Elizabeth Willard, husband and wife

, ("Grantor")

hereby acknowledges, warrants and represents the following:

1. Grantor is the owner of the property ("Property") commonly known for street numbering purposes as 3671 Buttercup Rd., Hailey, Idaho 83333.
2. Grantor is unaware of the existence of any code violations or other recorded or unrecorded liens related to the Property. Grantor understands that the failure of disclosure of such code violations/recorded or unrecorded liens may negate the current holder of the Note and Security Instrument's obligations to cancel said documents and record a release of lien.
3. Grantor has been advised to consult a tax consultant/advisor to discuss any tax consequences that could result from the deed to the Property.
4. The Property is vacant, broom clean, and to the best of Grantor's knowledge, free of harmful mold.
5. If applicable, Grantor will deliver, as directed by Nationstar Mortgage LLC d/b/a Mr. Cooper ("Lender"), keys, any built-in fixtures and equipment, on or before the date the Deed is executed.
6. Grantor will provide evidence that all utilities, and homeowner association dues, fees and/or assessments, if any, are paid in full through the date of execution of the Deed.
7. Grantor understands and agrees that, in the event of any action arising out of or relating to the Deed, or in connection with any foreclosure action dismissed as a result of entering into the Deed, if permitted by applicable law, each party shall bear and/or remain liable for its own costs and expenses, including reasonable attorney's fees, incurred in connection with such action(s).
8. Grantor understands that Lender will cancel any remaining indebtedness excluding any contribution required from the Grantor under that certain Note and Security Instrument in the amount of dated March 3rd, 2005, recorded March 7th, 2005 in Book N/A, Page N/A, Instrument No.: 517122, which Security Instrument covers the Property, provided that the deed-in-lieu of foreclosure is completed in accordance with the approved terms and conditions. Lender will also issue an IRS 1099 for the remaining loan balance and notify the credit bureau to reflect deed in lieu of foreclosure on Michael E. Willard, a married man as his sole and separate property's ("Borrower") credit report.
9. Grantor further understands that, if Borrower was discharged in a Chapter 7 bankruptcy proceeding **AFTER** the execution of that one certain Note and Security Instrument described above, this Deed in Lieu transaction will not affect the discharge of Borrower's personal liability of the debt.

Loan No.: 0599215514
Investor No.: 19826031

11-26-18
Date

[Signature]
Michael E. Willard, Trustee of the Willard
Living Trust Dated June 5, 1998 -Grantor

11-26-18
Date

[Signature]
Michael E. Willard -Grantor

11-26-18
Date

[Signature]
Elizabeth Willard -Grantor

Date

-Grantor

GRANTOR ACKNOWLEDGMENT

State of Idaho §
County of Blaine §

On this 26th day of November, 2018, before me,
Daryl Fauth [name of notary], a Notary Public in and for said state,
personally appeared Michael E. Willard, Trustee of the Willard Living Trust Dated June 5, 1998 and Michael E.
Willard and Elizabeth Willard

[name of person acknowledged], known to me to be the person who executed the within instrument, and
acknowledged to me that he/she/they executed the same for the purpose therein stated.

(Seal)



[Signature]
Daryl Fauth
Type or Print Name of Notary
Notary Public, State of Idaho
My Commission Expires: 9/24/24

Loan No.: 0599215514
Investor No.: 19826031

Nationstar Mortgage LLC d/b/a Mr.
Cooper -Lender

By: _____

Printed Name: _____

Its: _____

LENDER ACKNOWLEDGMENT

State of Texas §

§

County of Denton §

I, _____, a Notary Public in and for said County in said State, hereby certify
that _____ whose name as _____
of Nationstar Mortgage LLC d/b/a Mr. Cooper

is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being
informed of the contents of the conveyance, he/she, as such officer and with full authority, executed the same
voluntarily for and as the act of said entity.

Given under my hand this the _____ day of _____, _____.

(Seal)

Notary Signature

Printed Name

Notary Public
Style of Officer

Loan No.: 0599215514
Investor No.: 19826031

CORRECTION AGREEMENT

Words used in this Agreement are defined below. Words in the singular mean and include the plural and vice versa.

"Borrower" is Michael E. Willard, a married man as his sole and separate property

"Grantor" is Michael E. Willard, Trustee of the Willard Living Trust Dated June 5, 1998 and Michael E. Willard and Elizabeth Willard

"Property" is 3671 Buttercup Rd., Hailey, Idaho 83333

"Lender" is Nationstar Mortgage LLC d/b/a Mr. Cooper

, and its successors or assigns.

"Loan" means the debt evidenced by the Note and all sums due under the Security Instrument, as defined below.

"Note" means the promissory note(s) signed by Borrower in favor of Lender or any assignee of Lender.

"Security Instrument" means the Deed of Trust/Mortgage/Security Deed, signed by Borrower in favor of Lender, securing payment of the Note.

AGREEMENT TO CORRECT OR PROVIDE ADDITIONAL DOCUMENTATION OR FEES: In consideration of the Deed in Lieu of Foreclosure offered by Lender whereby the Property is absolutely conveyed to Lender and regardless of the reason for any loss, misplacement, omission, misstatement or inaccuracy in any Deed in Lieu of Foreclosure documentation, Grantor agrees as follows: if any document is lost, misplaced, omitted, misstated or inaccurately reflects the true and correct terms and conditions of the Deed in Lieu of Foreclosure, upon request of Lender (including assignees and persons acting on behalf of the Lender), Grantor will comply with Lender's request to execute, acknowledge, initial and/or deliver to Lender any documentation Lender deems necessary to replace and/or correct the lost, misplaced, omitted, misstated or inaccurate document(s). All documents Lender requests of Grantor shall be referred to as "Requested Documents." Grantor agrees to deliver the Requested Documents within ten (10) days after receipt by Grantor of a written request for such replacement. Grantor does hereby agree and covenant in order to assure that the Deed in Lieu of Foreclosure documentation executed this date will enable Lender to seek complete conveyance of the Deed in Lieu of Foreclosure to the Department of Housing and Urban Development (HUD), Department of Veteran's Affairs (VA), Federal National Mortgage Association (FNMA), Federal Home Loan Mortgage Corporation (FHLMC), Government National Mortgage Association (GNMA), or any other investor.

REQUEST BY LENDER: Any request under this Agreement may be made by the Lender (including assignees and persons acting on behalf of the Lender) and shall be prima facie evidence of the necessity for same. A written statement addressed to Grantor at the last known address Lender has on file shall be considered conclusive evidence of the necessity for Requested Documents.

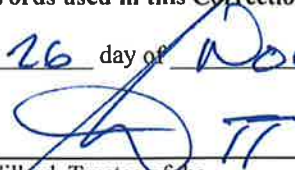
GRANTOR LIABILITY: If Grantor fails or refuses to execute, acknowledge, initial or deliver the Requested Documents to Lender within ten (10) days after being requested to do so by Lender, Grantor understands that Lender is relying on the representations contained herein and agrees to be liable for any and all loss or damage which Lender reasonably sustains thereby including, but not limited to, all reasonable attorneys' fees and costs incurred by Lender.

This Agreement shall inure to the benefit of Lender's successors and assigns and be binding upon the heirs, devisees, personal representatives, successors and assigns of Grantor.

ACKNOWLEDGMENT OF RECEIPT

I hereby acknowledge receipt of this Correction Agreement and further acknowledge that I understand its provisions. Words used in this Correction Agreement mean and include the plural and vice versa.

Signed this 26 day of November, 2018.



Michael E. Willard, Trustee of the
Willard Living Trust Dated June 5,
1998

-Grantor



Michael E. Willard

-Grantor



Elizabeth Willard

-Grantor

-Grantor

Loan No.: 0599215514
Investor No.: 19826031

ASSIGNMENT OF ESCROWS

For a valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned, Michael E. Willard, Trustee of the Willard Living Trust Dated June 5, 1998 and Michael E. Willard and Elizabeth Willard, husband and wife

("Grantor")

does hereby sell, transfer, convey and assign to Nationstar Mortgage LLC d/b/a Mr. Cooper

("Lender")

all of the Grantor's right, title and interest in or to any and all escrows held by any entity, including but not limited to Nationstar Mortgage LLC d/b/a Mr. Cooper

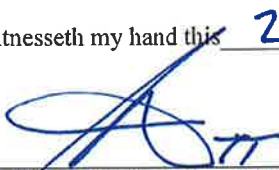
for the payment of real estate taxes and assessments, insurance premiums, ground rents, homeowner association dues, fees or assessments or any other reason in connection with the real property known for street numbering purposes as 3671 Buttercup Rd., Hailey, Idaho 83333, and/or the first mortgage loan, encumbering that real property together with any refund resulting from the prepayment of any such escrow items.

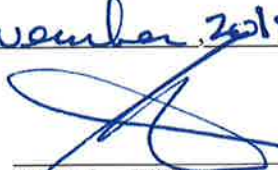
Grantor further agrees that should Grantor, due to error, omission or for any other reason, find himself to be in possession of any refunds which result from the sale of this property, Grantor acknowledges that these funds are the property of Lender and Grantor agrees to immediately forward these to Lender.

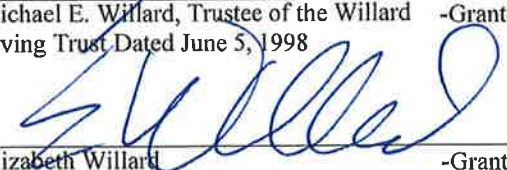
Grantor grants specific permission to cancel the existing hazard insurance on the above referenced property and Grantor grants permission for any hazard insurer to direct any refunds or claim payments to Lender.

This Assignment shall be binding on the Grantor and his heirs, executors, personal representatives, successors and assigns.

Witnesseth my hand this 26 day of November, 2018.


Michael E. Willard, Trustee of the Willard -Grantor
Living Trust Dated June 5, 1998


Michael E. Willard -Grantor


Elizabeth Willard -Grantor

-Grantor

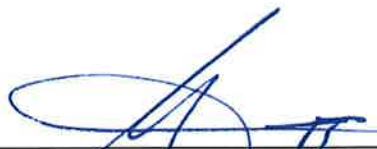
Loan No.: 0599215514
Investor No.: 19826031

NOTICE OF NO ORAL AGREEMENTS

THIS WRITTEN LOAN AGREEMENT REPRESENTS THE FINAL AGREEMENT BETWEEN THE PARTIES AND MAY NOT BE CONTRADICTED BY EVIDENCE OF PRIOR, CONTEMPORANEOUS, OR SUBSEQUENT ORAL AGREEMENTS OF THE PARTIES.

THERE ARE NO UNWRITTEN ORAL AGREEMENTS BETWEEN THE PARTIES.

Receipt of Notice: The undersigned hereby represents and warrants that I/we have each received and read a copy of this Notice on or before the execution of the "Loan Agreement." "Loan Agreement" means one or more promises, promissory notes, agreements, undertakings, security agreements, deeds of trust, loan modification agreements, deeds in lieu of foreclosure, or other documents, or commitments, or any combination of those actions or documents, pursuant to which a financial institution loans or delays repayment of or agrees to loan or delay repayment of money, goods, or any other thing of value or to otherwise extend credit or make a financial accommodation, to include a loss mitigation option.



Michael E. Willard, Trustee of the Willard -Grantor
Living Trust Dated June 5, 1998



Michael E. Willard -Grantor



Elizabeth Willard -Grantor

-Grantor



CHANGING THE FACE OF HOME LOANS

August 28th, 2018

VIA OVERNIGHT COURIER

Michael E. Willard, Trustee of the Willard Living Trust Dated June 5, 1998 and Michael E. Willard and Elizabeth Willard
P.O. Box 722
Hailey, Idaho 83333

Re: Loan No.: 0599215514
 Property Address: 3671 Buttercup Rd., Hailey, Idaho 83333

Dear Michael E. Willard, Trustee of the Willard Living Trust Dated June 5, 1998 and Michael E. Willard and Elizabeth Willard:

CONGRATULATIONS! Your Deed in Lieu has been conditionally approved.

Enclosed please find two (2) original copies of a Deed in Lieu of Foreclosure Document Package ("Documents") and one (1) copy for your records. Please review the enclosed Documents. If it is consistent with your prior discussions with Nationstar Mortgage LLC d/b/a Mr. Cooper. ("Nationstar"), please execute the documents **in the presence of a notary** and return to Nationstar **within forty-eight (48) hours in the enclosed overnight courier envelope**. Please sign your name exactly as it is printed under the signature line. If applicable, witness signatures must be from two (2) different individuals and require their printed name underneath their signature.

*****PLEASE RETURN A COPY OF YOUR DRIVER'S LICENSE WITH THE DOCUMENTS.*****

Please note that the Property being conveyed by the Warranty Deed must be vacant, broom clean and clear of all personal property before the Deed in Lieu of Foreclosure can be accepted and, in any event prior to the time an inspection of the Property will be made. A Nationstar representative must be able to inspect the interior, as well as, the exterior of the Property. If, immediately after the execution of the Documents, the property is occupied, regardless of the circumstances, the Deed in Lieu of Foreclosure will be rescinded and resolution of this matter will not be possible by voluntary conveyance. Any personal property in, on or about the Property on or after ten (10) calendar days after execution of the Documents, shall be considered abandoned by you and, by returning the Documents by the required time stipulated above, you agree that Nationstar may destroy or dispose of such personal property in any manner that Nationstar shall desire.

Further, it is important to understand that any set foreclosure sale dates may not be affected by the execution of the Documents. All rights of recourse to which Nationstar is presently entitled under the Note and Security Instrument are expressly reserved by Nationstar.

It is imperative that you agree to fully cooperate with Nationstar in obtaining releases for any second or inferior liens, judgments, code violations known to you, or any title defect that must be cured for Nationstar to consummate this Deed in Lieu transaction. You, also, must agree to execute such other documents that may be required to consummate the terms and conditions of this Deed in Lieu transaction or correct any error found after the execution of the Documents.

As a result, it is important to understand that Nationstar's approval of this Deed in Lieu does not guarantee the consummation of this Deed in Lieu transaction and this approval may expire 30 days from the date of this letter if Nationstar has not received all fully executed Documents.

If you have any questions regarding the Documents, please consult with your Nationstar Loss Mitigation Representative. Please note that RUTH RUHL, P.C. ("Firm") has prepared the Documents pursuant to the request of its client, Nationstar. Further, the Firm is not attempting to collect the debt and its role is to prepare the documents and ensure that the documents are in a recordable format.

Very truly yours,

Nationstar Mortgage LLC d/b/a Mr. Cooper

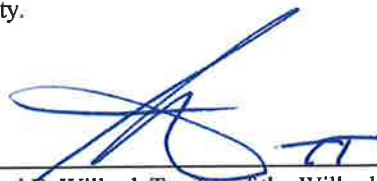
Enclosures

Nationstar Mortgage LLC d/b/a Mr. Cooper is a debt collector. Nationstar is attempting to collect a debt and any information obtained will be used for that purpose. However, if you are in bankruptcy or received a bankruptcy discharge of this debt, this communication is not an attempt to collect the debt against you personally, but is notice of a possible enforcement of the lien against the collateral property.

ACKNOWLEDGED AND AGREED:

11-26-18

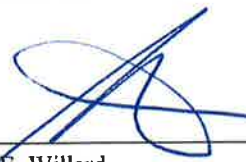
Date



Michael E. Willard, Trustee of the Willard Living Trust Dated June 5, 1998 -Grantor

11-26-18

Date



Michael E. Willard -Grantor

11-26-18

Date



Elizabeth Willard -Grantor

Date

-Grantor



FannieMae

Loan No.: 0599215514

Investor No.: 19826031

PERSONAL PROPERTY RELEASE

THIS PERSONAL PROPERTY RELEASE, made this 29 day of NOVEMBER,
between Michael E. Willard, Trustee of the Willard Living Trust Dated June 5, 1998 and Michael E. Willard and
Elizabeth Willard, husband and wife

who currently resides at 3671 Buttercup Rd., Hailey, Idaho 83333
Federal National Mortgage Association

, ("Grantor")
("Property") and

whose address is 3900 Wisconsin Avenue, NW, Washington, DC 20016-2892

, ("Grantee")

WHEREAS, Grantor agrees to vacate said Property no later than _____
("Vacancy Date") and to leave the property in broom-swept condition free of interior and exterior trash, debris or
damage and to remove all personal property from the Property. Grantor agrees that Grantee and/or its successors
and assigns may dispose of any personal property remaining in the Property following the Vacancy Date in any
manner and that this Personal Property Release shall be enforceable by Grantee and its successors and assigns. In
consideration of Grantee's acceptance of a mortgage release/deed-in-lieu of foreclosure of the Property, Grantor(s)
hereby releases and holds harmless Grantee and its servicers, representatives, agents, attorneys, Officers, Directors,
employees, successors and assigns from any claim or liability, loss, cost, or expense, including reasonable
attorney's fees, for any and all personal property left in the Property after the agreed upon Vacancy Date.

**THE UNDERSIGNED GRANTOR, HAS READ THE FOREGOING PERSONAL PROPERTY
RELEASE AND UNDERSTANDS IT, AND HAS HAD THE OPPORTUNITY TO CONSULT
WITH COUNSEL AND AGREES THAT ALL DOUBTS AND AMBIGUITIES IN CONNECTION
WITH THIS PERSONAL PROPERTY RELEASE SHALL BE CONSTRUED IN FAVOR OF
THE RELEASED PARTY.**

-Witness

Michael E. Willard, Trustee of the
Willard Living Trust Dated June 5, 1998

-Grantor

Michael E. Willard

-Grantor

Elizabeth Willard

-Grantor

-Grantor

Loan No.: 0599215514
Investor No.: 19826031

****IMPORTANT****

HOMEOWNER'S ASSOCIATION CONTACT INFORMATION

Date: _____

Grantor: Michael E. Willard, Trustee of the Willard Living Trust Dated June 5, 1998 and Michael E. Willard and Elizabeth Willard

Property Address: 3671 Buttercup Rd., Hailey, Idaho 83333

Lender: Nationstar Mortgage LLC d/b/a Mr. Cooper

Lender Address: 8950 Cypress Waters Blvd, Coppell, Texas 75019

HOMEOWNER'S ASSOCIATION NAME: _____

ATTENTION: _____

ADDRESS: _____

PHONE NUMBER: _____

EMAIL: _____



State of Idaho

DEPARTMENT OF WATER RESOURCES

Southern Region • 650 ADDISON AVE W STE 500 • TWIN FALLS, ID 83301-5858

Phone: (208)736-3033 • Fax: (208)736-3037 • Website: www.idwr.idaho.gov

Brad Little
Governor

Gary Spackman
Director

March 19, 2019

THE WILLARD LIVING TRUST
C/O MICHAEL E WILLARD
PO BOX 722
HAILEY ID 83333-0661

Re: Change in Water Right Ownership: 37-4 K (Split into 37-4 K and 37-23150)
37-7958 (Split into 37-7958 and 37-23151)

Dear Water Right Holder(s):

The Department of Water Resources (Department) acknowledges the receipt of correspondence changing ownership of a portion of the above referenced water right(s) to you. The Department has modified its records based on the information received and has enclosed a computer-generated report for you.

Your portion of each water right(s) has a specified point of diversion, nature of use and place of use. If you plan to change the authorized point of diversion, nature of use, or place of use, including adding a new point of diversion, you must file an Application for Transfer of Water Right. If you do not plan to change any elements of your water right, then no further action is required at this time.

The portion of the water right(s) retained by the original right holder retains the original water right number(s). The Department is sending the original right holder a copy of this letter and a computer-generated report showing the changes to the original water right(s).

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) 736-3033.

Sincerely,

Corey Skinner
Southern Regional Manager

Enclosure(s)

cc: MICHAEL E WILLARD (original right holder)
JAMES P SPECK

Skinner, Corey

From: James Speck <jim@speckandaanestad.com>
Sent: Tuesday, March 12, 2019 12:16 PM
To: Skinner, Corey
Subject: Water Rights 37-4K & 37-7958

Corey,

I just realized the Notice of Change in Water Right Ownership recently filed for portions of these two rights incorrectly designates the latter as 37-7598. Did you catch that? Please correct it for me on the Application. Thank you.

Jim

James P. Speck
SPECK & AANESTAD
A Professional Corporation
120 East Avenue North
P.O. Box 987
Ketchum, ID 83340
208.726.4421
208.726.0752 (fax)
jim@speckandaanestad.com

CONFIDENTIAL COMMUNICATION

This email message and any attachments are intended only for the use of the addressee named above and may contain information that is privileged and confidential. If you are not the intended recipient, any dissemination, distribution, or copying is strictly prohibited. If you received this email message in error, please immediately notify the sender by replying to this email message or by telephone. Thank you.

RECEIVED

FEB 28 2019

DEPT OF WATER RESOURCES
SOUTHERN REGION

JAMES P. SPECK
jim@speckandaanestad.com

SPECK & AANESTAD
A PROFESSIONAL CORPORATION
ATTORNEYS

DOUGLAS J. AANESTAD
(retired)

120 EAST AVENUE NORTH
P. O. BOX 987
KETCHUM, IDAHO 83340

TELEPHONE
(208)726-4421
FACSIMILE
(208)726-0752

February 25, 2019

Mr. Corey Skinner
Idaho Department of Water Resources
650 Addison Avenue West, Suite 500
Twin Falls, ID 83301

RE: Notice of Change in Water Right Ownership Nos. 37-4K and 37-7958

Dear Corey:

Enclosed you will find the *original* and one (1) copy of Notice of Change in Water Right Ownership for the above-referenced two (2) water rights. This follows up on our phone conversations last month regarding your calculations for how the water rights should be split between the two adjacent lots. As per our discussions, we ask that 1.1 acres of 37-4K and 1.3 acres of 37-7598 be changed into the ownership of the Willard Trust. Please call me if you have any questions about this request.

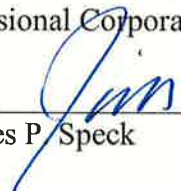
My firm's check in the amount of \$200.00 for the required filing fee is enclosed. I have also enclosed a postage pre-paid, self addressed envelope for you to return to my office the copy of the Notice with your receipt date stamp.

} sent
2/29/19
AI

Thank you.

Sincerely yours,

SPECK & AANESTAD
A Professional Corporation

By: 
James P. Speck

JPS/rh

Enclosures

cc: Michael E. Willard w/ copy of Notice