

RECEIVED

JUN 03 2019

DEPARTMENT OF  
WATER RESOURCESSTATE 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? |
|-----------------------|------------------------------|------------------------------|-----------------------|------------------------------|------------------------------|
| 65-2324               | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |                       | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |
| 65-5452               | 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: Monty Pearce, Merry Pearce, Luke + Amber Pearce  
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): #461 Pioneer Exchange Accommodation Titleholder, LLC  
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or ☐ and/or
- 1211 W Myrtle St Suite 100 Boise ID 83702  
Mailing address City State ZIP
- 208-452-7500 fruitlandescrow@pionertitleco.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: 3/25/2019

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.

8. Signature: Doreen Crooks Assistant Secretary 5/24/19  
Signature of new owner/claimant Title, if applicable Date

Signature: \_\_\_\_\_  
Signature of new owner/claimant Title, if applicable Date

For IDWR Office Use Only: 6/3/19 Date CL6948 Receipt No. 50 Receipt Amt.

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 AW Date 6/10/19

Please call  
Lindsi Day  
with any questions.  
208-452-7500

Instrument # 320564

EMMETT, GEM, IDAHO  
2019-03-25 03:57:43 PM No. of Pages: 4  
Recorded for: PIONEER TITLE COMPANY OF GEM C  
SHELLY TILTON Fee: \$15.00  
Ex-Officio Recorder Deputy SStewart  
Index To: WARRANTY DEED  
Electronically Recorded by Simplifile

Instrument # 420060

PAYETTE COUNTY  
2019-03-25 03:51:00 PM No. of Pages: 4  
Recorded for: PIONEER TITLE COMPANY OF PAYET  
BETTY J DRESSEN Fee: \$15.00  
Ex-Officio Recorder Deputy Melody Capener  
Index To: WARRANTY DEED  
Electronically Recorded by Simplifile



139 N. Whitley Drive  
Fruitland, ID 83619

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

File No. 654543 /JO

### WARRANTY DEED

For Value Received Monty J. Pearce and Merry S. Pearce, husband and wife, as to Tracts I and II and Monty J. Pearce and Merry S. Pearce, husband and wife and Luke R. Pearce and Amber Pearce, husband and wife, as to Payette County Lands, as to the remainder of the 91.4%, as tenants in common hereinafter referred to as Grantor, does hereby grant, bargain, sell, warrant and convey unto #461 Pioneer Exchange Accommodation Titleholder, LLC an Idaho limited liability company

hereinafter referred to as Grantee, whose current address is :

1211 W Myrtle St. Ste. 100 Boise ID 83702-6992

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, includes 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: March 21, 2019

Monty J Pearce

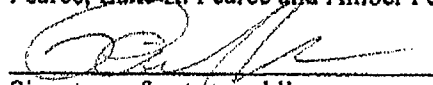
Merry S Pearce

Luke R. Pearce

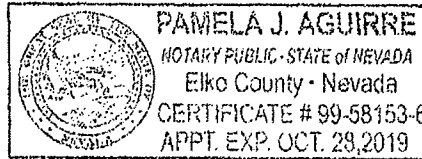
Amber Pearce

State of Nevada, County of Elko

This record was acknowledged before me on March 21, 2019 by Monty J. Pearce, Merry S. Pearce, Luke R. Pearce and Amber Pearce.



Signature of notary public  
Commission Expires: 10/28/19



## EXHIBIT A

## TRACT I:

That portion of the West half of the Southwest quarter of Section 28, Township 7 North, Range 3 West, Boise Meridian, Gem County, Idaho, described as follows:

Commencing at the Southwest corner of the West half of the Southwest quarter of Section 28, Township 7 North, Range 3 West, Boise Meridian; thence North 00°38'20" East, 649.94 feet along the West line of said West half of the Southwest quarter to a point on the Northwesterly prolongation of the Northerly right of way of the Drainage District No. 1 of Canyon County drain ditch; thence South 65°13'33" East, 109.58 feet along said Northerly right of way to the East line of that certain parcel of land described in Instrument No. 28956, records of Gem County Idaho, being the Point of Beginning; thence North 00°38'20" East, 1673.42 feet along said East line being parallel to the West line of said Southwest quarter; thence South 65°13'33" East, 1340.56 feet to a point on the East line of said West half of the Southwest quarter; thence South 00°35'59" West, 1660.90 feet along the East line of said West half of the Southwest quarter to said Northerly right of way of the Drainage District No. 1 of Canyon County drain ditch; thence North 79°16'31" West, 48.97 feet along said Northerly right of way; thence North 65°13'33" West, 1288.97 feet along said Northerly right of way to the Point of Beginning.

## TRACT II:

That portion of the Northwest quarter of the Southwest quarter and that portion of the Southwest quarter of the Northwest quarter of Section 28, Township 7 North, Range 3 West, Boise Meridian, Gem County, Idaho described as follows:

Commencing at the Southwest corner of the Southwest quarter of Section 28, Township 7 North, Range 3 West, Boise Meridian; thence North 00°38'20" East, 2323.30 feet along the West line of the Southwest quarter; thence South 65°13'33" East, 109.58 feet to a point on the East line of that certain parcel of land described in Instrument No. 28956 and 27571 records of Gem County, Idaho being the Point of Beginning; thence North 00°38'20" East, 372.20 feet along said East line being parallel to said West line of the Southwest quarter; thence North 00°37'08" East, 589.48 feet along said East line being parallel to the West line of the Northwest quarter of said Section 28; thence South 65°13'33" East, 1340.07 feet to a point on the East line of the Southwest quarter of the Northwest quarter of said Section 28; thence South 00°36'27" West, 70.18 feet along said East line; thence South 00°35'59" West, 891.69 feet along the East line to the Northwest quarter of the Southwest quarter of said Section 28; thence North 65°13'33" West, 1340.56 feet to the Point of Beginning.

Lands in Payette County, Idaho:

That portion of the NW1/4 of the NW1/4 of Section 29, Township 7 North, Range 3 West, Boise-Meridian, Payette County, Idaho lying North and East of the Noble Ditch.

ALSO:

This parcel is a portion of the NE1/4 of the NE1/4 of Section 30, Township 7 North, Range 3 West, Boise-Meridian, Payette County, Idaho, and is more particularly described as follows:

Commencing at the Northeast corner of the NE1/4 of the NE1/4 (Northeast Section Corner, Section 30), a found brass cap monument; thence S. 0°09'02" W. along the East boundary of the NE1/4 of the NE1/4 a distance of 262.51 feet to a point on the centerline of Elgin Road, said point being on a curve and being the True Point of Beginning; thence continuing S. 0°09'02" W. along the East boundary of the NE1/4 of the NE1/4 a distance of 295.41 feet to a point on the Northerly right-of-way of the Noble Canal, said right-of-way

being 35 feet Northerly from and parallel with the centerline as described in Book B of Deeds at Page 472, Payette County records, a 1/2" x 24 inch rebar set with a plastic cap stamped L.S. 3627; thence traversing said Northerly right-of-way as follows:

Northwesterly 86.80 feet along the arc of a curve to the right having a central angle of  $30^{\circ}05'07''$ , a radius of 165.31 feet and a long chord which bears N.  $30^{\circ}13'50''$  W. a distance of 85.81 feet to a 1/2" x 24 inch rebar set with a plastic cap stamped L.S. 3627; Northwesterly 65.55 feet along the arc of a curve to the left having a central angle of  $9^{\circ}09'24''$ , a radius of 410.18 feet and a long chord which bears N.  $27^{\circ}03'29''$  W. a distance of 65.48 feet to a point on the centerline of Elgin Road; thence along said centerline as follows:

N.  $33^{\circ}19'58''$  E. a distance of 59.48 feet to a point; Northeasterly 121.58 feet along the arc of a curve to the left having a central angle of  $26^{\circ}47'32''$ , a radius of 260.00 feet and a long chord which bears N.  $19^{\circ}56'12''$  E. a distance of 120.47 feet to the True Point of Beginning.

# Idaho Department of Water Resources Receipt

Receipt ID: C106948

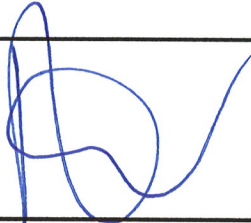
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|                |                                                                                                        |               |          |        |       |
|----------------|--------------------------------------------------------------------------------------------------------|---------------|----------|--------|-------|
| Payment Amount | \$50.00                                                                                                | Date Received | 6/3/2019 | Region | STATE |
| Payment Type   | Check                                                                                                  | Check Number  | 9659     |        |       |
| Payer          | PIONEER TITLE COMPANY OF PAYETTE COUNTY                                                                |               |          |        |       |
| Comments       | CHANGE IN OWNERSHIP FOR WR# 65-2324, 65-2352 FOR #461 PIONEER EXCHANGE ACCOMMODATION TITLE HOLDER, LLC |               |          |        |       |

## Fee Details

| Amount  | Description                          | PCA   | Fund | Fund Detail | Subsidiary | Object |
|---------|--------------------------------------|-------|------|-------------|------------|--------|
| \$50.00 | OWNERSHIP CHANGES/SECURITY INTERESTS | 56140 | 0229 | 21          |            | 1155   |

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Signature Line (Department Representative)

Pioneer Title Company of Payette County  
139 N. Whitley Drive  
Fruitland, ID 83619  
(208) 452-7500

JUN 03 2019

Columbia Bank  
Escrow Trust Account  
139 N. Whitley Drive  
Fruitland, ID 83619

May 29, 2019

PAY Fifty and 00/100 \*\*\*\*\*

\$51  
Dollars

TO THE Department of Water Resources  
ORDER 322 East Front Street  
OF Boise, ID 83702

MEMO 654543

VOID AFTER 90 DAYS

*[Signature]*  
SAFEGUARD

⑈9659⑈

⑈125108272⑈

⑈19304559⑈

THIS DOCUMENT CONTAINS HEAT SENSITIVE INK. TOUCH OR PRESS HERE - RED IMAGE DISAPPEARS WITH HEAT.

DO NOT SCAN

cc: only



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

June 10, 2019

#461 PIONEER EXCHANGE ACCOMMODATION TITLE HOLDER LLC  
1211 W MYRTLE ST STE 100  
BOISE ID 83702-6992

Re: Change in Ownership for Water Right No(s): 65-2324, 65-5452

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 [Amanda.veibell@idwr.idaho.gov](mailto:Amanda.veibell@idwr.idaho.gov) or (208) 287-4802.

Sincerely,

Amanda Veibell  
Office Specialist 2

Enclosure(s)

c: CGB AGRI FINANCIAL SERVICES INC