

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED DE

MAY 20 2019

WATER RESOURCES
WESTERN 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?
77-7161	Yes ☐	Yes ☐		Yes ☐	Yes ☐
77-10054	Yes ☐	Yes ☐		Yes ☐	Yes ☐
77-14280	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: James Campbell and Jeanne Campbell (77-7161 and 77-14280), JB Scott (77-10054)
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): China Bar Ranch LLC
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or ☐ and/or
- PO Box 330 McCall ID 83638
Mailing address City State ZIP
- 208-866-4242 tviehweg@idacold.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: May 1, 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 #

77-7161

8. Signature: [Signature] MANDARIN 5/7/2019
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 KT Date 5/20/19 Receipt No. W047422 Receipt Amt. 75⁰⁰

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 X Approved by KT Processed by KT Date 5/24/19

Instrument # 518210

IDAHO COUNTY, IDAHO,
5-2-2019 02:11:57 PM No. of Pages: 5
Recorded for : IDAHO COUNTY TITLE
KATHY M. ACKERMAN Fee: 15.00
Ex-Officio Recorder Deputy 

WARRANTY DEED

For value received JEANNE D. CAMPBELL, an unmarried woman ("Grantor"), hereby grants, conveys, bargains, and sells to CHINA BAR RANCH LLC, an Idaho limited liability company ("Grantee"), whose mailing address is P. O. Box 330, McCall, Idaho 83638, and its successors and assigns forever, the following described real property situated in Idaho County, State of Idaho.

See Exhibit A attached hereto and incorporated herein by this reference.

SUBJECT TO taxes and assessments for the year 2019 and all subsequent years, together with any and all existing easements, rights-of-way, reservations, restrictions and encumbrances of record, all zoning laws and ordinances, and to any state of facts an accurate survey or inspection of the premises would show.

This conveyance shall include any and all estate, right, title, interest, appurtenances, tenements, hereditaments, reversions, remainders, easements, rents, issues, profits, rights-of-way, mineral rights and water rights (including without limitation, water rights numbers 77-10054, 77-07161 and 77-14280) in anywise appertaining to the real property herein described.

The Grantor covenants to the Grantee that Grantor is the owner in fee simple of said real property; that the real property is free from all encumbrances, excepting those as may be herein set forth, and excepting those of record, and that Grantor will warrant and defend the same from all lawful claims.

[Signature Page and Acknowledgement Follow]

IN WITNESS WHEREOF, the Grantor has executed this instrument on this 1 day of May, 2019.

Jeanne D. Campbell
JEANNE D. CAMPBELL

STATE OF IDAHO)
 :SS
County of Valley)

On this 1 day of May, 2019, before me, a notary public, personally appeared Jeanne D. Campbell, known or identified to me (or proved to me on the oath of _____), to be the person whose name is subscribed to the within instrument, and acknowledged to me that she 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.



Stephanie Wright
NOTARY PUBLIC FOR _____
Residing at Donnelly
My Commission Expires 4-25-24

Exhibit A

Legal Description

(attached)

File No.: 29630

SCHEDULE C

Township 25 North, Range 9 East, Boise Meridian, Idaho County, Idaho,

A parcel of property being a part of Homestead Entry Survey No. 707, approximately located in unsurveyed Section 29 and Section 30, lying within said Township and Range, more particularly bounded and described as follows:

Beginning at Corner No. 1, from which U. S. Location Monument No. 707 bears N 06°08' W, 29 links distant;
thence N 68°06' W, 15.96 chains to corner No. 2;
thence S 70°45' W, 12.56 chains to corner No. 3;
thence N 48°10' W, 4 chains to corner No. 4;
thence meandering along the left bank of Salmon River,
N 29°27' E, 4.80 chains,
N 43°52' E, 2.28 chains,
N 52°25' E, 12.67 chains,
N 75°41' E, 1.77 chains,
S 79°25' E, 2.10 chains,
S 54°52' E, 3.90 chains,
S 35°58' E, 2.61 chains,
S 36°50' E, 4.98 chains,
S 38°17' E, 2.67 chains,
S 18°10' E, 8.05 chains to Corner No. 1, the Place of Beginning.
Sometimes Known as Assessor's Tax No. 1.

LESS

Township 25 North, Range 9 East, Boise Meridian, Idaho County, Idaho,

A parcel of property being located in the East end of Homestead Entry Survey No. 707 in unsurveyed Section 29 of said Township and Range, more particularly described as follows:

Beginning at a point on the South boundary of said H.E.S. 707 from which point a 24" x 10" x 5" granite stone marked "1EE" bears S 59°11' W, 6.5 feet, and Corner No. 1 of said H.E.S. 707 bears S 68°06' E, 279.4 feet,
thence N 68°06' W, 153.3 feet along said South line to a point from which a 18" x 10" x 4" granite stone marked "3EE" bears S 18°19' W, 8.4 feet,
thence N 18°19' E, 137.7 feet to a 20" x 10" x 4" granite stone marked "3EE",
thence N 80°35' E, 252.2 feet to intersect the meander line of said H.E.S. 707, from which point an 8" dbh Douglas fir bears S 31°00' W, 36.3 feet, marked "4/EE",
thence S 18°10' E, 122.9 feet to a point from which a 10" dbh Douglas fir bears S 59°11' W, 54.5 feet, marked "5EE",
thence S 59°11' W, 219.2 feet to the Place of Beginning.
Sometimes Known as Assessor's Tax No. 4.

ALSO LESS

Township 25 North, Range 9 East, Boise Meridian, Idaho County, Idaho,

A parcel of property being located in the East end of Homestead Entry Survey No. 707 in unsurveyed Section 29 of said Township and Range, more particularly described as follows:

File No. 29630

SCHEDULE C

(Continued)

Beginning at a point on the South boundary of said H.E.S. 707, from which point a 24" x 10" x 5" granite stone marked "1 EE" bears S 59°11' W, 6.5 feet, and Corner Number 1 of said H.E.S. 707 bears S 68°06' E, 279.4 feet,

thence N 59°11' E, 219.2 feet to intersect the meander line of said H.E.S. 707, from which point a 10" dbh Douglas fir bears S 59°11' W, 54.5 feet, marked "5/EE",

thence S 18°10' E, 80.7 feet,

thence S 66°08' W, 153.74 feet to the South line of said H.E.S. 707,

thence N 68°06' W, 79.4 feet to the Place of Beginning.

Sometimes known as Assessor's Tax No. 5.

ALSO LESS

Township 25 North, Range 9 East, Boise Meridian, Idaho County, Idaho,

A parcel of property being located in the East corner of Homestead Entry Survey No. 707 in unsurveyed Section 29 of said Township and Range, more particularly described as follows:

Beginning at H.E.S. No. 707 Corner No. 1,

thence N 68°06' W, 200 feet to a point along the line to Corner No. 2,

thence N 66°08' E, 154 feet to the left bank of the Salmon River mean high water line,

thence S 18°10' E, 144 feet along said mean high water line to the Place of Beginning.

Sometimes known as Assessor's Tax No. 6.

Instrument # 518209

IDAHO COUNTY, IDAHO,

5-2-2019 02:11:57 PM No. of Pages: 5

Recorded for : IDAHO COUNTY TITLE

KATHY M. ACKERMAN

Fee: 15.00

Ex-Officio Recorder Deputy

PERSONAL REPRESENTATIVE'S DEED

[This Personal Representative's Deed corrects the Quitclaim Deed which was recorded on September 28, 2018, as Instrument No. 515812, in the records of Idaho County, Idaho]

THIS PERSONAL REPRESENTATIVE'S DEED is made and executed by JEANNE D. CAMPBELL, as personal representative of THE ESTATE OF JAMES G. CAMPBELL, DECEASED, hereinafter referred to as the ("Grantor"), to JEANNE D. CAMPBELL, an unmarried woman, whose address is P. O. Box 1978, McCall, Idaho 83638

WHEREAS, Grantor warrants that she is the qualified personal representative of said estate, and that the estate is being probated under Probate Case Number CV43-18-00173 in Valley County, State of Idaho;

THEREFORE, in accordance with the provisions of the Uniform Probate Code as set forth in Title 15 of the Idaho Code, Grantor hereby grants, sells, transfers and conveys to Grantee all of the Grantor's interest in the following described real property in Idaho County, State of Idaho:

See Exhibit A attached hereto and incorporated herein by this reference.

SUBJECT TO taxes and assessments for the year 2019 and all subsequent years, together with any and all existing easements, rights-of-way, reservations, restrictions and encumbrances of record, to all zoning laws and ordinances, and to any state of facts an accurate survey or inspection of the premises would show.

This conveyance shall include any and all appurtenances, estate, right, title, interest, tenements, hereditaments, reversions, remainders, easements, rents, issues, profits, rights-of-way, mineral rights and water rights (including without limitation, water rights numbers 77-10054, 77-07161 and 77-14280) in anywise appertaining to the property herein described.

[Signature Page and Acknowledgement Follow]

Dated this 1 day of May, 2019.

THE ESTATE OF JAMES G. CAMPBELL,
DECEASED

Jeanne D Campbell
Jeanne D. Campbell
Personal Representative

STATE OF IDAHO)
 :ss
County of Valley)

On this 1 day of May, 2019, before me, a notary public, personally appeared Jeanne D. Campbell, known or identified to me (or proved to me on the oath of _____), to be the person whose name is subscribed to the within instrument, individually and as personal representative of THE ESTATE OF JAMES G. CAMPBELL, DECEASED, and acknowledged to me that she executed the same as such personal representative.

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



Stephanie Wright
NOTARY PUBLIC FOR
Residing at Donnelly Idaho
My Commission Expires 4-25-24

Exhibit A
Legal Description
(attached)

File No.: 29630

SCHEDULE C

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S 35°58' E, 2.61 chains,
S 36°50' E, 4.98 chains,
S 38°17' E, 2.67 chains,
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LESS

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thence N 68°06' W, 153.3 feet along said South line to a point from which a 18" x 10" x 4" granite stone marked "3EE" bears S 18°19' W, 8.4 feet,
thence N 18°19' E, 137.7 feet to a 20" x 10" x 4" granite stone marked "3EE",
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thence S 18°10' E, 122.9 feet to a point from which a 10" dbh Douglas fir bears S 59°11' W, 54.5 feet, marked "5EE",
thence S 59°11' W, 219.2 feet to the Place of Beginning.
Sometimes Known as Assessor's Tax No. 4.

ALSO LESS

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A parcel of property being located in the East end of Homestead Entry Survey No. 707 in unsurveyed Section 29 of said Township and Range, more particularly described as follows:

File No. 29630

SCHEDULE C

(Continued)

Beginning at a point on the South boundary of said H.E.S. 707, from which point a 24" x 10" x 5" granite stone marked "1 EE" bears S 59°11' W, 6.5 feet, and Corner Number 1 of said H.E.S. 707 bears S 68°06' E, 279.4 feet,

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thence S 18°10' E, 80.7 feet,

thence S 66°08' W, 153.74 feet to the South line of said H.E.S. 707,

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ALSO LESS

Township 25 North, Range 9 East, Boise Meridian, Idaho County, Idaho,

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thence N 66°08' E, 154 feet to the left bank of the Salmon River mean high water line,

thence S 18°10' E, 144 feet along said mean high water line to the Place of Beginning.

Sometimes known as Assessor's Tax No. 6.



STATE OF IDAHO

Lawrence Denney | Secretary of State

Business Office

450 North 4th Street

PO Box 83720

Boise, ID 83720

Fisher Pusch LLP
JEFFREY W. PUSCH
P.O. BOX 1308
BOISE, ID 83701

April 26, 2019

Request Type: Certificate of Existence/Filing

Request #: 0003494742

Receipt #: 000181284

Issuance Date: 04/26/2019

Copies Requested: 0

Regarding: China Bar Ranch LLC
Filing Type: Limited Liability Company (D)
Formation/Qualification Date: 04/09/2019
Status: Active-Existing
Duration Term: Perpetual

File #: 3474556

Formation Locale: IDAHO

Inactive Date:

Certificate of Existence

I, Lawrence Denney, Secretary of State of the State of Idaho, do hereby certify that effective as of the issuance date noted above

China Bar Ranch LLC

is a Limited Liability Company duly formed under the law of this State with a date of incorporation and duration as given above.

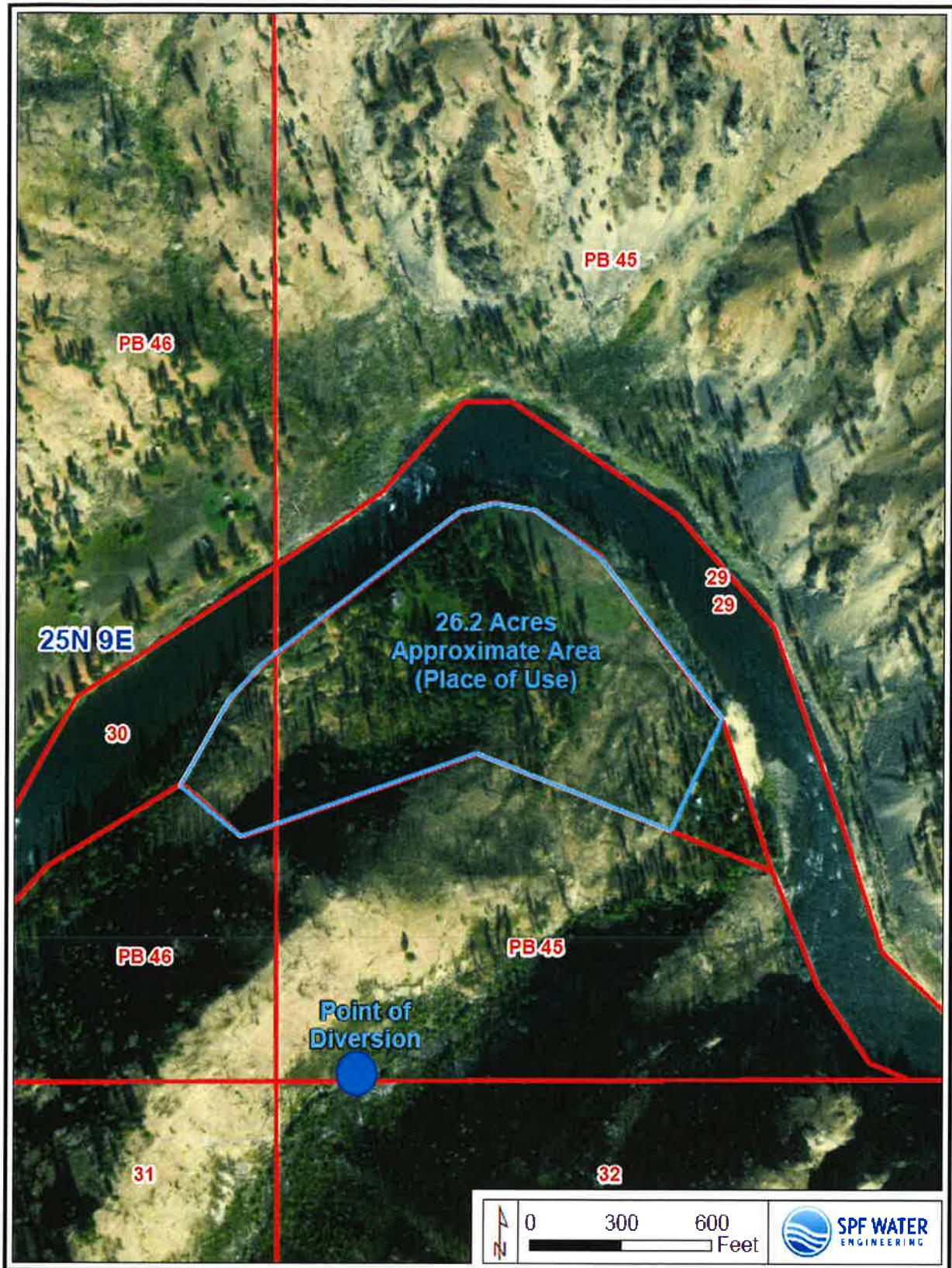
A handwritten signature in black ink, appearing to read "Lawrence Denney".

Lawrence Denney

Idaho Secretary of State

Processed By: Business Division

Verification #: 002029215





May 16, 2019

RECEIVED

MAY 20 2019

WATER RESOURCES
WESTERN REGION

Patrick Kelly
Water Rights Supervisor
Idaho Department of Water Resources
2735 Airport Way
Boise, ID 83705

Subject: Water Right Change of Ownership 77-7161, 77-10054, and 77-14280

Dear Patrick,

Enclosed on behalf of China Bar Ranch LLC, please find change of ownership documents for water rights 77-7161, 77-10054, and 77-14280. Also enclosed is a check for \$75 based on \$25 for each water right.

China Bar Ranch LLC acquired land with appurtenant water rights 77-7161, 77-10054, and 77-14280 from Jeanne Campbell on May 1, 2019. A warranty deed with legal description is provided.

- Water right licenses 77-7161 and 77-14280 are currently listed in the name of James Campbell (deceased) and Jeanne Campbell.
- Decreed water right 77-10054 is currently listed in the name of J B Scott. Scott sold the property to the Campbells in approximately 2004. The condition of approval on decree 77-10054 references parcel No. RP25N09E296310A which corresponds to the Campbell (now China Bar Ranch LLC) property. It is unknown why the ownership was not changed from Scott to Campbell in 2004.

In evaluating these water rights, we noticed that the point of diversion for 77-10054 is described in the current water right report as the SWSWSW of Section 29. This appears to be an error in the IDWR database, as the decree lists the point of diversion in the NWNW Section 32, which is identical to the described points of diversion for Campbell water rights 63-7161 and 63-14137. All three water rights are delivered through the same system.

Please contact me with any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read "Terry M. Scanlan".

Terry M. Scanlan, P.E., P.G.

Enclosures: Change of Ownership Form
Warranty deed with legal description
SPF Check 014354 for \$75.00

Cc: Tim Viehweg, China Bar Ranch LLC (tviehweg@idacold.com)
Mike Chapman, Flying Brokers (mike@flyingbrokers.com)
Adam McClory (adam.mcclory@usda.gov)

SPF file number: 1481.0010



State of Idaho

DEPARTMENT OF WATER RESOURCES

Western Region • 2735 W AIRPORT WAY • BOISE, ID 83705-5082

Phone: (208)334-2190 • Fax: (208)334-2348 • Website: www.idwr.idaho.gov

Brad Little
Governor

Gary Spackman
Director

May 24, 2019

CHINA BAR RANCH LLC
PO BOX 330
MCCALL ID 83638-0330

Re: Change in Ownership for Water Right No(s): 77-7161, 77-10054, and 77-14280

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) 334-2190.

Sincerely,

Kensie Thorneycroft
Office Specialist 2

Enclosure(s)