

RECEIVED

MAY 21 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?
2-84	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Robin Howard

Name of current water right holder/claimant

3. New Owner(s)/Claimant(s): Peter Alfredson Wendy Alfredson

New owner(s) as listed on the conveyance document

Name connector

☐ and☐ or☐ and/or

Mailing address

City

State

ZIP

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: 27 Apr 2018

6. If the water right is leased to the Water Supply Bank changing ownership of a water right will reassign to the new owner any Water Supply Bank leases associated with the water right. Payment of revenue generated from any rental of a leased water right requires a completed [IRS Form W-9](#) for payment to be issued to an owner. A new owner for a water right under lease shall supply a W-9. Water rights with multiple owners must specify a designated lessor, using a completed [Lessor Designation](#) form. Beginning in the calendar year following an acknowledged change in water right ownership, compensation for any rental will go to the new owner(s).

7. This form must be signed and submitted with the following **REQUIRED** items:

- ☐ A copy of the conveyance document – warranty deed, quitclaim deed, court decree, contract of sale, etc. The conveyance document must include a legal description of the property or description of the water right(s) if no land is conveyed.
☐ Plat map, survey map or aerial photograph which clearly shows the place of use and point of diversion for each water right and/or claim listed above (if necessary to clarify division of water rights or complex property descriptions).
☐ Filing fee (see instructions for further explanation):
☐ \$25 per *undivided* water right.
☐ \$100 per *split* water right.
☐ No fee is required for pending adjudication claims.
☐ If water right(s) are leased to the Water Supply Bank AND there are multiple owners, a Lessor Designation form is required.
☐ If water right(s) are leased to the Water Supply Bank, the individual owner or designated lessor must complete, sign and submit an IRS Form W-9.

8. Signature: Peter J. Alfredson

Signature of new owner/claimant

Title, if applicable

Date

- Signature: Wendy Alfredson

Signature of new owner/claimant

Title, if applicable

Date

For IDWR Office Use Only:

Received by [Signature]

Date

5/21/19

Receipt No.

0106863

Receipt Amt.

25Active 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 [Signature]

Date

5-22-19

Instrument # 0000465747
ELMORE COUNTY, ID
12:32:00 PM Apr 27, 2018
For ALLIANCE TITLE - MTN. HOME OI
No. of Pages: 2 Fee: \$15.00
BARBARA STEELE, Recorder
DE, Deputy
Electronically Recorded by Simplifile

WARRANTY DEED

Alliance Title & Escrow Corp. Order No.:388557

FOR VALUE RECEIVED

Robin R. Howard, a single woman

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

Peter J. Alfredson and Wendy Alfredson, husband and wife as community property with right of survivorship

whose current address is: **353 West Madison Avenue, Glens Ferry, ID 83623**

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

Lot 2 in Block 19 of Hartman Addition to the City of Glens Ferry, Elmore County, Idaho, according to the official plat thereof on file and of record in the office of the County Recorder of Elmore County, Idaho, excepting the following described parcel of land:

Commencing at the Northwest corner of said Lot 2 in Block 19 and running thence Easterly along the South boundary of Madison Avenue a distance of 155 feet; thence Southerly and parallel to the West boundary of said Lot 2 in Block 19 a distance of 200 feet; thence

Westerly parallel to the North boundary of said Lot 2 in Block 19 a distance of 155 feet to the West boundary of said Lot 2 in Block 19; thence North along the West boundary of said Lot 2 in Block 19 a distance of 200 feet to the Point of Beginning.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee(s), that (s)he is/are the owner(s) in fee simple of said premises; that they are free from all encumbrances Except: Current Year Taxes, conditions, covenants, restrictions, reservations, easements, rights and rights of way, apparent or of record.

And that (s)he will warrant and defend the same from all lawful claims whatsoever.

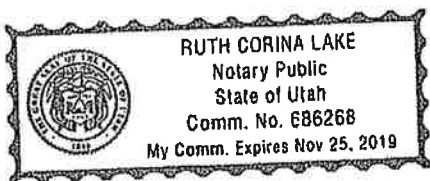
Date: April 26, 2018 *

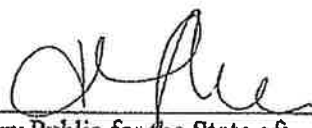
Robin R. Howard *
ROBIN R. HOWARD

State of UTAH } ss
County of SALT }

On this 24 day of APRIL, 2018, before me, the undersigned, a Notary Public in and for said state, personally appeared ROBIN R. HOWARD, known or identified to me to be the person whose name is subscribed to the within Instrument and acknowledged to me that SHE executed 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.




Notary Public for the State of: UTAH
Residing at: SALT LAKE
Commission Expires: NOV 25, 2019

Apr.16.2068 09:15

King Hill Irrigation Dist 2083662243

PAGE. 2/ 2

PROPERTY OWNERSHIP CHANGE FORM

King Hill Irrigation District, 4183 N Meridian Street, King Hill, Idaho 83633
208.366.2243

Date: 4/26/18 *

New Property Owner: Peter J. Alfredson & Wendy Alfredson

Being first severally duly sworn, each for himself deposes and says: That I am the property owner of the following parcel of property within the boundaries of King Hill Irrigation District,

Service Address or legal Description: 353 West Madison Ave. Glens Ferry, ID
Please attach legal description and/or deed if available

Total irrigated *ACRES*: _____ * Section: _____ Township: _____ Range: _____

Lot(s): 2 Block: 19 Subdivision: Hartman Addition to the City
AND/OR of Glenns Ferry

Total irrigated *LOTS*: _____ Section: _____ Township: _____ Range: _____

Lot(s): _____ Block: _____ Subdivision: _____

I hereby acknowledge that I have examined, or been given the opportunity to examine, the by-laws and rules and regulations of King Hill Irrigation District relating to the delivery of irrigation water to the above land, and that I agree to abide by said rules and regulations. I also acknowledge that only the specified acres and/or lots are allowed to be irrigated and that the amount of water delivered is limited to that necessary for the beneficial use on the specified land. I further understand and acknowledge that the District will update its irrigation assessments records accordingly, and that as the recorded owner of the above described property I am responsible for the payment of the annual assessments levied against same.

Peter J. Alfredson & Wendy Alfredson
New Property Owner - please print

Peter J. Alfredson
Signature

353 West Madison Avenue
Mailing Address

Glenns Ferry, ID 83623
City, State, Zip

208-794-8032
Telephone Number

Robin R. Howard
Previous King Hill Irrigation District Customer
Please print name

Mailing Address _____

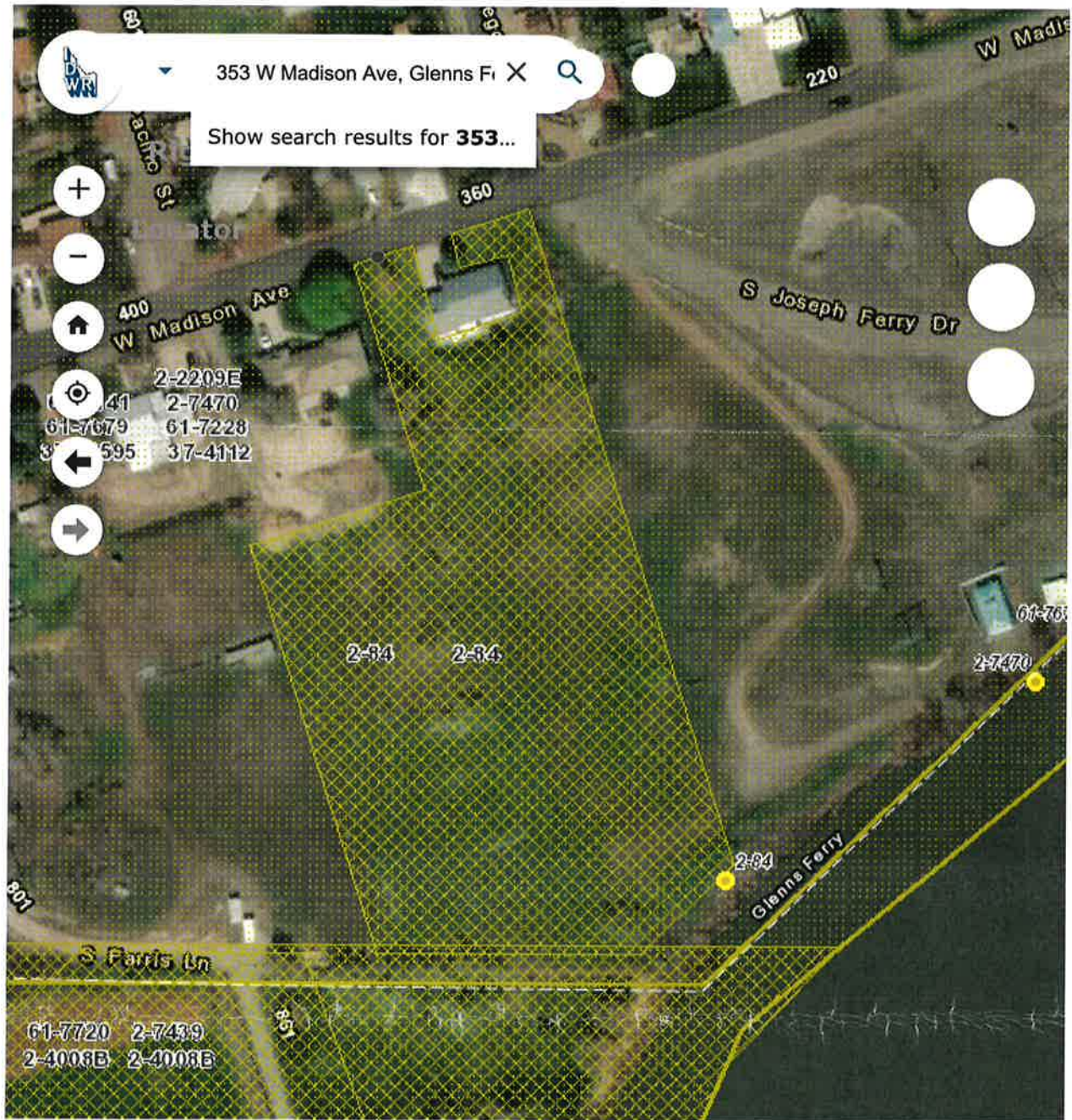
City, State, Zip

Telephone Number _____



2 / 25

Request a FREE Analysis



-115.298767 42.945610 Degrees

200ft



RE-21 REAL ESTATE PURCHASE AND SALE AGREEMENT

THIS IS A LEGALLY BINDING CONTRACT. READ THE ENTIRE DOCUMENT, INCLUDING ANY ATTACHMENTS.
IF YOU HAVE ANY QUESTIONS, CONSULT YOUR ATTORNEY AND/OR ACCOUNTANT BEFORE SIGNING.

NO WARRANTIES, INCLUDING, WITHOUT LIMITATION, ANY WARRANTY OF HABITABILITY, AGREEMENTS
OR REPRESENTATIONS NOT EXPRESSLY SET FORTH HEREIN SHALL BE BINDING UPON EITHER PARTY.

JULY 2017 EDITION



Page 1 of 7

1 ID# alfredson18 DATE March 15, 2018

2 LISTING AGENCY Mtn Home Pro Real Estate Office Phone # 208.587.7014 Fax # 888.7535298

3 Listing Agent Kaylee Christian E-Mail inkchristian513@msn.com Phone # 208.570.7624

4 SELLING AGENCY Assist-2-Sell Your Choice Realty Office Phone # 208.587.9111 Fax #

5 Selling Agent Jessica Bachowski E-Mail captainj1234@hotmail.com Phone # 208.590.3255

6 1. BUYER: Peter Alfredson

7 (Hereinafter called "BUYER") agrees to purchase, and the undersigned SELLER agrees to sell the following described real estate hereinafter referred to as

8 "PROPERTY" COMMONLY KNOWN AS 353 W Madison

9 Glenns Ferry City Elmore County, ID, Zip 83623 legally described as:

10 TAX 33 IN LOT 2 BLK 10 HARTMAN ADD

11 OR Legal Description Attached as exhibit na (Exhibit must accompany original offer and be signed or initialed by BUYER

12 and SELLER.)

13 2. PURCHASE PRICE:

14 payable upon the following TERMS AND CONDITIONS (not including closing costs):

15 This offer is contingent upon the sale, refinancing, and/or closing of any other property ☐ Yes ☒ No

16 3. FINANCIAL TERMS: Note: A+C+D+E must add up to total purchase price.

17 (A) \$ EARNEST MONEY: BUYER hereby offers

18 DOLLARS as Earnest Money in the following form: ☐ cash ☒ personal check ☐ cashier's check ☐ note (due date):

19 ☐ other and ☐ receipt is hereby acknowledged OR ☒ BUYER will deliver

20 Earnest Money within 5 business days (three [3] if left blank) of acceptance.

21 Earnest Money to be deposited in trust account ☐ upon receipt or ☐ upon acceptance by BUYER and SELLER or ☒ other Within 3 Business Days of

22 receipt from buyer.

23 and shall be held by: ☐ Listing Broker ☐ Selling Broker ☒ Closing Agency ☐ other Alliance Title

24 for the benefit of the parties herein.

25 THE RESPONSIBLE BROKER SHALL BE: Floyd Beck

26 (B) ALL CASH OFFER: ☒ NO ☐ YES If this is an all cash offer do not complete Sections 3C and 3D, fill blanks with "0" (ZERO). IF CASH

27 OFFER, BUYER'S OBLIGATION TO CLOSE SHALL NOT BE SUBJECT TO ANY FINANCIAL CONTINGENCY. BUYER agrees to provide SELLER

28 within business days (five [5] if left blank) from the date of acceptance of this agreement by all parties written confirmation of sufficient funds and/or

29 proceeds necessary to close transaction. Acceptable documentation includes, but is not limited to, a copy of a recent bank or financial statement.

30 Cash proceeds from another sale: ☐ Yes ☒ No

31 (C) NEW LOAN PROCEEDS. This Agreement is contingent upon BUYER obtaining the following financing:

32 FIRST LOAN of \$ not including mortgage insurance, through ☐ FHA ☒ VA ☐ CONVENTIONAL ☐ IHFA ☐ RURAL

33 DEVELOPMENT, ☐ OTHER with interest not to exceed 4.75% for a period of 30 year(s) at: ☒ Fixed Rate ☐ Other

34 In the event BUYER is unable, after exercising good faith efforts, to obtain the indicated financing, BUYER'S Earnest Money shall be returned to BUYER.

35 SECOND LOAN of \$0.00 through ☐ FHA ☐ VA ☐ CONVENTIONAL ☐ IHFA ☐ RURAL DEVELOPMENT, ☐ OTHER na

36 with interest not to exceed na% for a period of na year(s) at: ☐ Fixed Rate ☐ Other na

37 LOAN APPLICATION: BUYER ☐ has applied OR ☐ shall apply for such loan(s). Within na business days (ten [10] if left blank) of final acceptance

38 of all parties, BUYER agrees to furnish SELLER with a written confirmation showing lender approval of credit report, income verification, debt

39 ratios, and evidence of sufficient funds and/or proceeds necessary to close transaction in a manner acceptable to the SELLER(S) and subject

40 only to satisfactory appraisal and final lender underwriting. If an appraisal is required by lender, the PROPERTY must appraise at not less

41 than purchase price or BUYER'S Earnest Money shall be returned at BUYER'S request unless SELLER, at SELLER'S sole discretion, agrees to

42 reduce the purchase price to meet the appraised value. SELLER shall be entitled to a copy of the appraisal and shall have 24 hours from receipt thereof

43 to notify BUYER of any price reduction. BUYER may also apply for a loan with different conditions and costs and close transaction provided all other

44 terms and conditions of this Agreement are fulfilled, and the new loan does not increase the costs or requirements to the SELLER.

45 FHA / VA: If applicable, it is expressly agreed that notwithstanding any other provisions of this contract, BUYER shall not be obligated to complete the purchase of

46 the PROPERTY described herein or to incur any penalty or forfeiture of Earnest Money deposits or otherwise unless BUYER has been given in

47 accordance with HUD/FHA or VA requirements a written statement by the Federal Housing Commissioner, Veterans Administration or a Direct

48 Endorsement lender setting forth the appraised value of the PROPERTY of not less than the sales price as stated in the contract.

49 If such written confirmation required in 3(B) or 3(C) is not received by SELLER(S) within the strict time allotted, SELLER(S) may at their option cancel

50 this agreement by notifying BUYER(S) in writing of such cancellation within 9.00 business days (three [3] if left blank) after written confirmation was

51 required. If SELLER does not cancel within the strict time period specified as set forth herein, SELLER shall be deemed to have accepted such written

52 confirmation of lender approval and shall be deemed to have elected to proceed with the transaction. SELLER'S approval shall not be unreasonably

53 withheld.

54 (D) \$ ADDITIONAL FINANCIAL TERMS:

55 ☐ Additional financial terms are specified under the heading "OTHER TERMS AND/OR CONDITIONS" (Section 4).

56 ☐ Additional financial terms are contained in a FINANCING ADDENDUM of same date, attached hereto, signed by both parties.

57 (E) \$ APPROXIMATE FUNDS DUE FROM BUYERS AT CLOSING (Not including closing costs): Cash at

58 closing, to be paid by BUYER at closing in GOOD FUNDS, includes: cash, electronic transfer, ☒ certified check or cashier's check.

59 BUYER'S Initials (PP) Y Date 3/15/2018 6:14 PM MOT SELLER'S Initials () Y Date 03/15/2018

60 This form is printed and distributed by the Idaho Association of REALTORS®, Inc. This form has been designed and is provided for use by the real estate professionals who are members of the

61 Idaho Association of REALTORS®. USE BY ANY OTHER PERSON IS PROHIBITED. Copyright Idaho Association of REALTORS®, Inc. All rights reserved.

62 JULY 2017 EDITION RE-21 REAL ESTATE PURCHASE AND SALE AGREEMENT Page 1 of 7

63 Seller: 878781-804152-1155402 Prepared by: Jessica Bachowski | Assist 2 Sell | captainj1234@hotmail.com | 208.587.9111 formsimplicity

JULY 2017 EDITION

RE-21 REAL ESTATE PURCHASE AND SALE AGREEMENT

Page 2 of 7

PROPERTY ADDRESS: 353 W Madison Glenns Ferry, ID 83623

ID#: elfredson18

4. OTHER TERMS AND/OR CONDITIONS: This Agreement is made subject to the following special terms, considerations and/or contingencies which must be satisfied prior to closing. All electrical, plumbing, heating/cooling, sprinkler systems, garage door open remotes to be in good working order at time of closing. Seller to have sprinkler system opened prior to closing. Sellers to mark property boundaries clearly prior to inspection so buyer confirm boundaries.

END OF SECTION

5. ITEMS INCLUDED & EXCLUDED IN THIS SALE: All existing fixtures and fittings that are attached to the PROPERTY are INCLUDED IN THE PURCHASE PRICE (unless excluded below), and shall be transferred free of liens. These include, but are not limited to, all seller-owned attached floor coverings, television wall mounts, satellite dish, attached plumbing, bathroom and lighting fixtures, window screens, screen doors, storm doors, storm windows, window coverings, garage door opener(s) and transmitter(s), exterior trees, plants or shrubbery, water heating apparatus and fixtures, attached fireplace equipment, awnings, ventilating, cooling and heating systems, all ranges, ovens, built-in dishwashers, fuel tanks and irrigation fixtures and equipment, that are now on or used in connection with the PROPERTY and shall be included in the sale unless otherwise provided herein. BUYER should satisfy himself/herself that the condition of the included items is acceptable. It is agreed that any item included in this section is of nominal value less than \$100.

(A). ADDITIONAL ITEMS SPECIFICALLY INCLUDED IN THIS SALE: Fridge, microwave, stove, dishwasher, 2 garage remotes

(B). ITEMS SPECIFICALLY EXCLUDED IN THIS SALE: Sellers personal property

6. MINERAL RIGHTS: Any and all mineral rights appurtenant to the PROPERTY are included in and are part of the sale of this PROPERTY, and are not leased or encumbered, unless otherwise agreed to by the parties in writing.

7. WATER RIGHTS: Any and all water rights including but not limited to water systems, wells, springs, lakes, streams, ponds, rivers, ditches, ditch rights, and the like, if any, appurtenant to the PROPERTY are included in and are a part of the sale of this PROPERTY, and are not leased or encumbered, unless otherwise agreed to by the parties in writing.

8. TITLE CONVEYANCE: Title of SELLER is to be conveyed by warranty deed, unless otherwise provided, and is to be marketable and insurable except for rights reserved in federal patents, state or railroad deeds, building or use restrictions, building and zoning regulations and ordinances of any governmental unit, and rights of way and easements established or of record. Liens, encumbrances or defects to be discharged by SELLER may be paid out of purchase money at date of closing. No liens, encumbrances or defects which are to be discharged or assumed by BUYER or to which title is taken subject to, exist unless otherwise specified in this Agreement.

9. TITLE INSURANCE: There may be types of title insurance coverages available other than those listed below and parties to this agreement are advised to talk to a title company about any other coverages available that will give the BUYER additional coverage.

(A). PRELIMINARY TITLE COMMITMENT: Within 5 business days (six [6] if left blank) of final acceptance of all parties ☒ SELLER or ☐ BUYER shall furnish to BUYER a preliminary commitment of a title insurance policy showing the condition of the title to said PROPERTY. BUYER shall have 5 business days (two [2] if left blank) after receipt of the preliminary commitment, within which to object in writing to the condition of the title as set forth in the preliminary commitment. If BUYER does not so object, BUYER shall be deemed to have accepted the conditions of the title. It is agreed that if the title of said PROPERTY is not marketable, and cannot be made so within 5 business days (two [2] if left blank) after SELLER'S receipt of a written objection and statement of defect from BUYER, then BUYER'S Earnest Money deposit shall be returned to BUYER and SELLER shall pay for the cost of title insurance cancellation fee, escrow and legal fees, if any.

(B). TITLE COMPANY: The parties agree that Alliance Title Title Company located at 1715 American Legion Blvd Mountain Home ID 83647 shall provide the title policy and preliminary report of commitment.

(C). STANDARD COVERAGE OWNER'S POLICY: SELLER shall within a reasonable time after closing furnish to BUYER a title insurance policy in the amount of the purchase price of the PROPERTY showing marketable and insurable title subject to the liens, encumbrances and defects elsewhere set out in this Agreement to be discharged or assumed by BUYER unless otherwise provided herein. The risk assumed by the title company in the standard coverage policy is limited to matters of public record. BUYER shall receive a ILLINOIS/ALTA Owner's Policy of Title Insurance. A title company, at BUYER'S request, can provide information about the availability, desirability, coverage and cost of various title insurance coverages and endorsements. If BUYER desires title coverage other than that required by this paragraph, BUYER shall instruct Closing Agency in writing and pay any increase in cost unless otherwise provided herein.

(D). EXTENDED COVERAGE LENDER'S POLICY (Mortgage policy): The lender may require that BUYER (Borrower) furnish an Extended Coverage Lender's Policy. This extended coverage lender's policy considers matters of public record and additionally insures against certain matters not shown in the public record. This extended coverage lender's policy is solely for the benefit of the lender and only protects the lender.

BUYER'S Initials (PA) X Date 3/19/2018 6:18 PM MDT

SELLER'S Initials (AL) Y Date 03/19/2018

This form is printed and distributed by the Idaho Association of REALTORS®, Inc. This form has been designed and is provided for use by the real estate professionals who are members of the Idaho Association of REALTORS®. USE BY ANY OTHER PERSON IS PROHIBITED. ©Copyright Idaho Association of REALTORS®, Inc. All rights reserved.

JULY 2017 EDITION

RE-21 REAL ESTATE PURCHASE AND SALE AGREEMENT

Page 2 of 7

Serial#: 878781-990152-1195482

Prepared by: Jessica Buchowski | Assist 2 Sell | cplajack1234@hotmail.com | 2083879111

formsimplicity



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

Brad Little
Governor

Gary Spackman
Director

May 22, 2019

PETER J ALFREDSON
WENDY ALFREDSON
353 W MADISON AVE
GLENN'S FERRY ID 83623-2364

Re: Change in Ownership for Water Right No: 2-84

Dear Water Right Holders:

The Department of Water Resources (Department) acknowledges the receipt of correspondence changing ownership of the above referenced water rights to you. The Department has modified its records and has enclosed a computer-generated report for you.

Updating the ownership record for a water right does not reconfirm the validity of the right. When processing a Notice of Change in Water Right Ownership, the Department does not review the history of water use to determine if the right has been forfeited or deliberately abandoned through five years or more of non-use. To read more about water right forfeiture, including how to protect a water right from forfeiture, please see Idaho Code §§ 42-222 and 42-223.

Please note, water right owners are required to report any change of water right ownership and any change of mailing address to the Department within 120 days of the change. Reporting forms are available from any office of the Department or from the Department's website.

If you have any questions concerning the enclosed information, please contact me at (208) 287-4920.

Sincerely,

Debbi Judd
Technical Records Specialist

Enclosures

c. Water District 02
King Hill Irrigation District