

APR 17 2019

WATER RESOURCES
WESTERN REGIONSTATE 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?
2-10182	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: Brad Evans and/or Selina Evans
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Treasure Valley Realty Co. as Trustee of The Blue Heron Ln Trust #4113, dated 09/11/2018
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or ☐ and/or
- 4113 Blue Heron Ln Marsing ID 83639-8072
Mailing address City State ZIP
208-391-5267 GaryLWarford@gmail.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: 09/11/2018
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):
 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: [Signature] By: Gary Warford, President 4/15/2019
Signature of new owner/claimant Title, if applicable Date

Signature: _____ Title, if applicable Date

For IDWR Office Use Only:

Received by KT Date 4/17/19 Receipt No. W047322 Receipt Amt. 25.00
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 RS Processed by KT Date 4/19/19

Instrument # 297219
MURPHY, OWYHEE, IDAHO
2018-09-13 12:52:26 No. of Pages: 3
Recorded for: HALLIDAY, WATKINS & MANN, P.C.
ANGELA BARKELL Fee: \$15.00
Ex-Officio Recorder Deputy: map
Index To: DEED TRUSTEE
Electronically Recorded by Simplifile

AFTER RECORDING RETURN TO:
Halliday, Watkins & Mann, P.C.
376 East 400 South, Suite 300
Salt Lake City, UT 84111

MAIL TAX NOTICE TO:
Treasure Valley Realty Co. as Trustee of The
Blue Heron Ln Trust #4113, Dated 09/11/2018
3884 South Stonegate Ave.
Boise, ID 83706

File Number: 14687
Parcel ID Number: RP03N04W176960A

TRUSTEE'S DEED

This Deed is made by Benjamin J. Mann, as Successor Trustee and a member of the Idaho State Bar, under the Deed of Trust described below, in favor of **Treasure Valley Realty Co. as Trustee of The Blue Heron Ln Trust #4113, Dated 09/11/2018, 3884 South Stonegate Ave., Boise, ID 83706**, as Grantee.

WHEREAS, on August 20, 2003, **Selina A. Evans and Brad A. Evans**, as Trustors, executed and delivered to Alliance Title and Escrow Corp, as Trustee, for the benefit of New Century Mortgage Corporation, as Beneficiary, a certain Deed of Trust to secure the performance by the Trustors of obligations under a Promissory Note of the same date executed and delivered for a valid consideration to the Beneficiary, and the Deed of Trust having been filed for record in the records of the County Clerk and Recorder in Owyhee County, State of Idaho, on August 28, 2003, as Instrument Number 244838; and

WHEREAS, on November 18, 2014, an assignment of Deed of Trust was executed in favor of Deutsche Bank National Trust Company, as Trustee for New Century Home Equity Loan Trust, Series 2003-5 Asset Backed Pass-Through Certificates. Said Assignment of Deed of Trust was filed for record in the records of the County Clerk and Recorder in Owyhee County, State of Idaho, on November 26, 2014, as Instrument Number 285319, of Official Records; and

WHEREAS, Benjamin J. Mann was duly appointed by the Beneficiary as the Successor Trustee pursuant to an Appointment of Trustee recorded in the office of the Clerk and Recorder of Owyhee County, State of Idaho, on September 6, 2017, as Instrument Number 293674; and

WHEREAS, a breach and default occurred under the terms of the Note and Deed of Trust and the successor trustee issued a Notice of Trustee's Sale stating he would sell at public auction for cash the described real property on June 19, 2018, and this sale having been postponed by public proclamation to July 17, 2018, then to August 14, 2018, and then to September 11, 2018 at 11:00 AM, at the Owyhee County Courthouse Lobby 20381 Highway 78 Murphy ID 83650; and

WHEREAS, a copy of the recorded Notice of Default and Notice of Trustee's Sale was served upon the record owner, the person in possession, the Trustors, each person designated in the trust indenture, each person who has properly filed for record a request for a copy of Notice of Sale, any successor in interest to the Trustors whose interest and address appear of record, and any person having a lien or interest, by certified mail, return receipt requested, mailed to the last known address of record owner and the person in possession on February 8, 2018, which date is at least 120 days before the date fixed for the Trustee's Sale.

WHEREAS, the Successor Trustee caused publication to be made of the Notice of Trustee's Sale in The Owyhee Avalanche, a newspaper published and having general circulation in Owyhee County, State of Idaho, once a week for four (4) consecutive weeks, commencing with the February 14, 2018, issue of said newspaper and ending

with the March 7, 2018, issue thereof; and

WHEREAS, the Successor Trustee caused a recorded copy of the Notice of Trustee's Sale to be personally served on February 17, 2018, which date was at least 30 days before the date fixed for the Trustee's Sale; and

WHEREAS, prior to the date of sale, the Successor Trustee caused to be recorded an Affidavit of Compliance with Mailing, Posting and Publication in the office of the Clerk and Recorder of Owyhee County, State of Idaho, on March 29, 2018, as Instrument Number 295639, of Official Records; and

WHEREAS, prior to the date of sale, the Successor Trustee caused to be mailed the required notice pursuant to section 45-1506C and an Affidavit of Compliance with section 45-1506C was recorded in the office of the Clerk and Recorder of Owyhee County, State of Idaho, on April 5, 2018, as Instrument Number 295676, of Official Records; and

WHEREAS, prior to the date of sale(s), the Successor Trustee caused to be mailed a Notice of Postponement, which Notices were mailed at least 14 days prior to the postponed sale and were recorded in the office of the Clerk and Recorder of Owyhee County, State of Idaho, prior to the postponed sales. Additionally, the Trustee or his/her agent caused an oral announcement regarding the postponement to be read at the time and location of each scheduled sale; and

WHEREAS, all applicable statutory provisions of the State of Idaho and all of the provisions of the Deed of Trust have been complied with as to the acts to be performed and the notices to be given; and

WHEREAS, the Successor Trustee, or their attorney, did at the time and place of sale, as provided in the Notice of Trustee's Sale, sell by public auction to Grantee, being the highest bidder, the property described for the sum of \$415,549.90, paid in cash or via a credit bid by Treasure Valley Realty Co. as Trustee of The Blue Heron Ln Trust #4113, Dated 09/11/2018.

NOW THEREFORE, the Successor Trustee, in consideration of the premises recited and of the sum above mentioned, bid and paid by Grantee, the receipt of which is acknowledged, and by virtue of the authority vested in him/her by the Deed of Trust, does by these presents grant and convey to the Grantee above named, but without any covenant or warranty, express or implied, all of that certain real property situated in Owyhee County, State of Idaho, described as follows:

PARCEL I

A portion of Government Lot 5 of Section 17, Township 3 North, Range 4 West, Boise Meridian, Owyhee County, Idaho, and is more particularly described as follows:

BEGINNING at the Southwest corner of said Government Lot 5; thence North 0°17'20" East along the West boundary of said Government Lot 5, a distance of 1,282.57 feet to a point on the Southerly high water line of the Snake River; thence along said Southerly high water line the following courses and distances;
South 51°42'46" East, a distance of 338.19 feet;
South 64°31'34" East, a distance of 35.05 feet; thence
South 0°17'20" West parallel with the said West boundary of Government Lot 5 a distance of 1,063.33 feet to a point on the South boundary of said Government Lot 5; thence North 88°58'00" West along said South boundary a distance of 298.25 feet to the POINT OF BEGINNING.

PARCEL II

A non-exclusive easement for ingress and egress over and across the South forty (40) feet of Government Lot 5 in the Southeast Quarter of the Southwest Quarter of Section 17, Township 3 North, Range 4 West, Boise Meridian, Owyhee County, Idaho.
Parcel ID RP03N04W176960A

TOGETHER WITH any and all improvements, fixtures, appurtenances and easements now situated on or pertaining to the property.

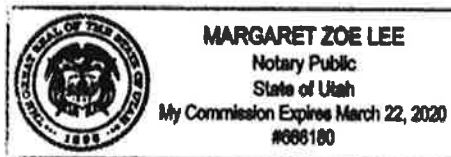
DATED: 13th day of September, 2018,


Benjamin J. Mann
Successor Trustee

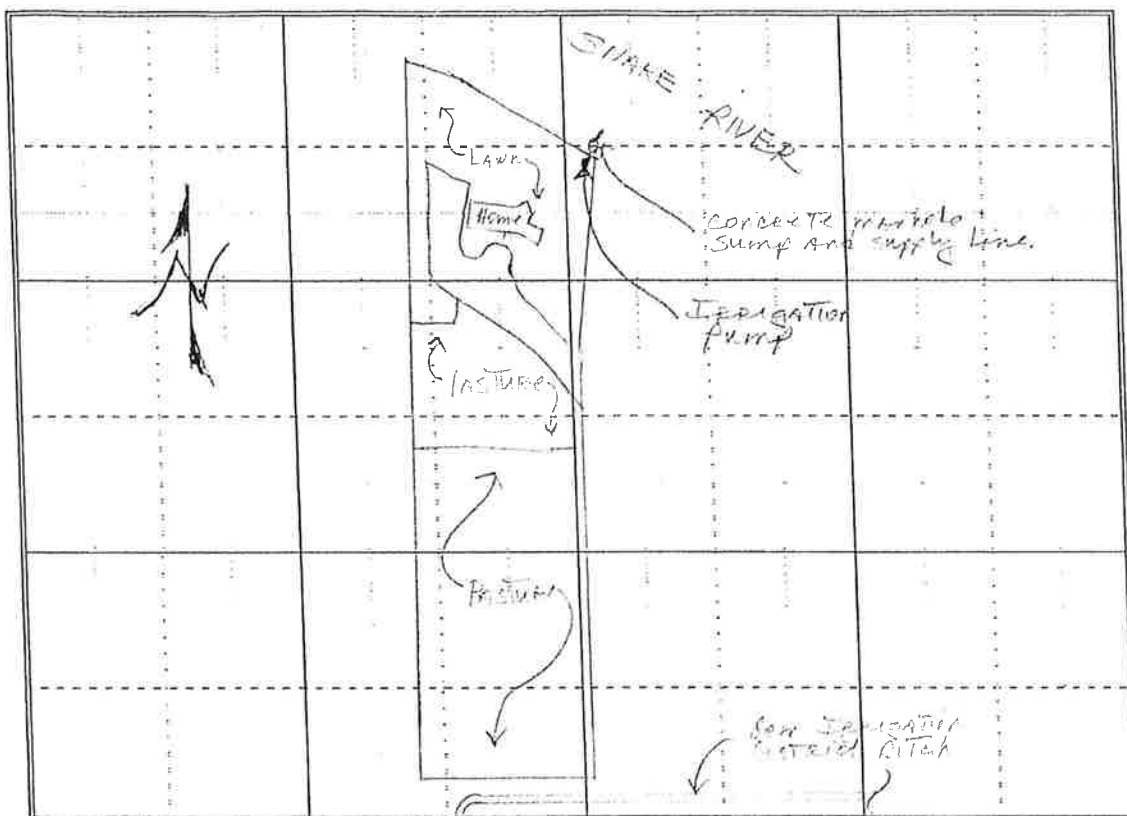
State of Utah)
 : ss.
County of Salt Lake)

The foregoing instrument was acknowledged before me this 13th day of September, 2018, by Benjamin J. Mann, the Successor Trustee.


Notary Public



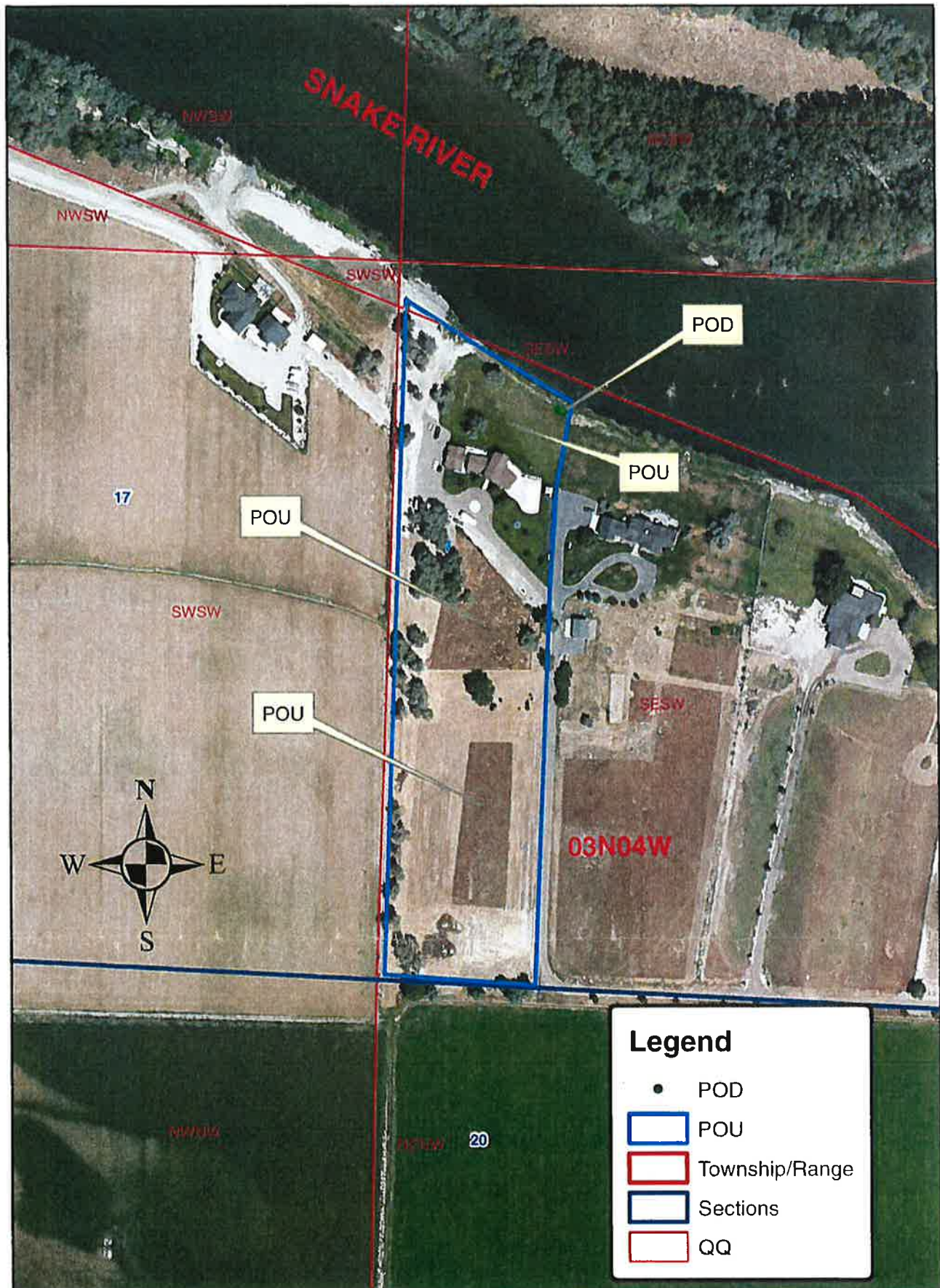
3. **Delivery System Diagram:** Indicate all major components and distances between components. Indicate weir size/ditch size/pipe diameter (inside), as applicable. Use the space provided or ☐ see attached.



Scale: 1" = NTS

- ☐ Copy of USGS Quadrangle attached showing location(s) of point(s) of diversion and place(s) of use (required)
- ☒ Aerial photo attached (required for irrigation of 10+ acres)
- ☒ Photo of diversion and system attached

02-10182
Gov't. Lot 5





0003477912



STATE OF IDAHO
Office of the secretary of state, Lawrence Denney
ANNUAL REPORT
Idaho Secretary of State
PO Box 83720
Boise, ID 83720-0080
(208) 334-2301
Filing Fee: \$0.00

For Office Use Only

-FILED-

File #: 0003477912

Date Filed: 4/15/2019 11:31:06 AM

Entity Name and Mailing Address:

TREASURE VALLEY REALTY COMPANY

The file number of this entity on the records of the Idaho Secretary
of State is: 0000606407

Address 4113 BLUE HERON LN
MARSING, ID 83639-8072

Entity Details:

Entity Status Active-Good Standing

This entity is organized under the laws of: IDAHO

If applicable, the old file number of this entity on the records of the
Idaho Secretary of State was: C201090

The registered agent on record is:

Registered Agent GARY LAWRENCE WARFORD
Registered Agent
Physical Address
4113 BLUE HERON LN
GARY WARFORD
MARSING, ID 83639-8072
Mailing Address
PO BOX 68
MARSING, ID 83639-0068

Agent or Address Change

☐ Select if you are appointing a new agent.

Corporate Officers and Directors:

Name	Title	Address
GARY LAWRENCE WARFORD	Director	4113 BLUE HERON LN MARSING, ID 83639-8072
GARY LAWRENCE WARFORD	Secretary	4113 BLUE HERON LN MARSING, ID 83639-8072
GARY LAWRENCE WARFORD	President	4113 BLUE HERON LN MARSING, ID 83639-8072

The annual report must be signed by an authorized signer of the entity.

Gary Lawrence Warford

Sign Here

04/15/2019

Date

Signer's Title: President

B0229-4795 04/15/2019 11:31 AM Received by ID Secretary of State Lawrence Denney