

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED

DEC 19 2018

Notice of Change in Water Right Ownership

Department of Water Resources
Eastern Region

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?
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
<u>1-10465</u>	Yes ☒	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
<u>1-10465</u> (FAE)	Yes ☐	Yes ☐		Yes ☐	Yes ☐
<u>1-10682</u> (JDAWS)	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Kent Skaar, Justin Skaar, Duwayne Skaar
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): JDAWS RENTALS, LLC
New owner(s) as listed on the conveyance document
- Mailing address: 655E. 12500 S.
Draper UT 84020
City State ZIP
- Telephone: 801-910-1209
Email: Jsmithdts@gmail.com
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: September 20, 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] Signature of new owner/claimant Title, if applicable: Manager Date: 12-14-18
Signature: [Signature] Signature of new owner/claimant Title, if applicable: Manager Date: 12-14-18

For IDWR Office Use Only:

Received by: [Signature] Date: 12/19/18 Receipt No. E044598 Receipt Amt. \$100. for this app
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: [Signature] Approved by: [Signature] Processed by: [Signature] Date: 2/11/19

Tract 5 Aerial Map

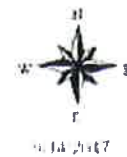


map center: 42° 45' 10.87" N 112° 2' 28.45" W

0m 617m 1234m

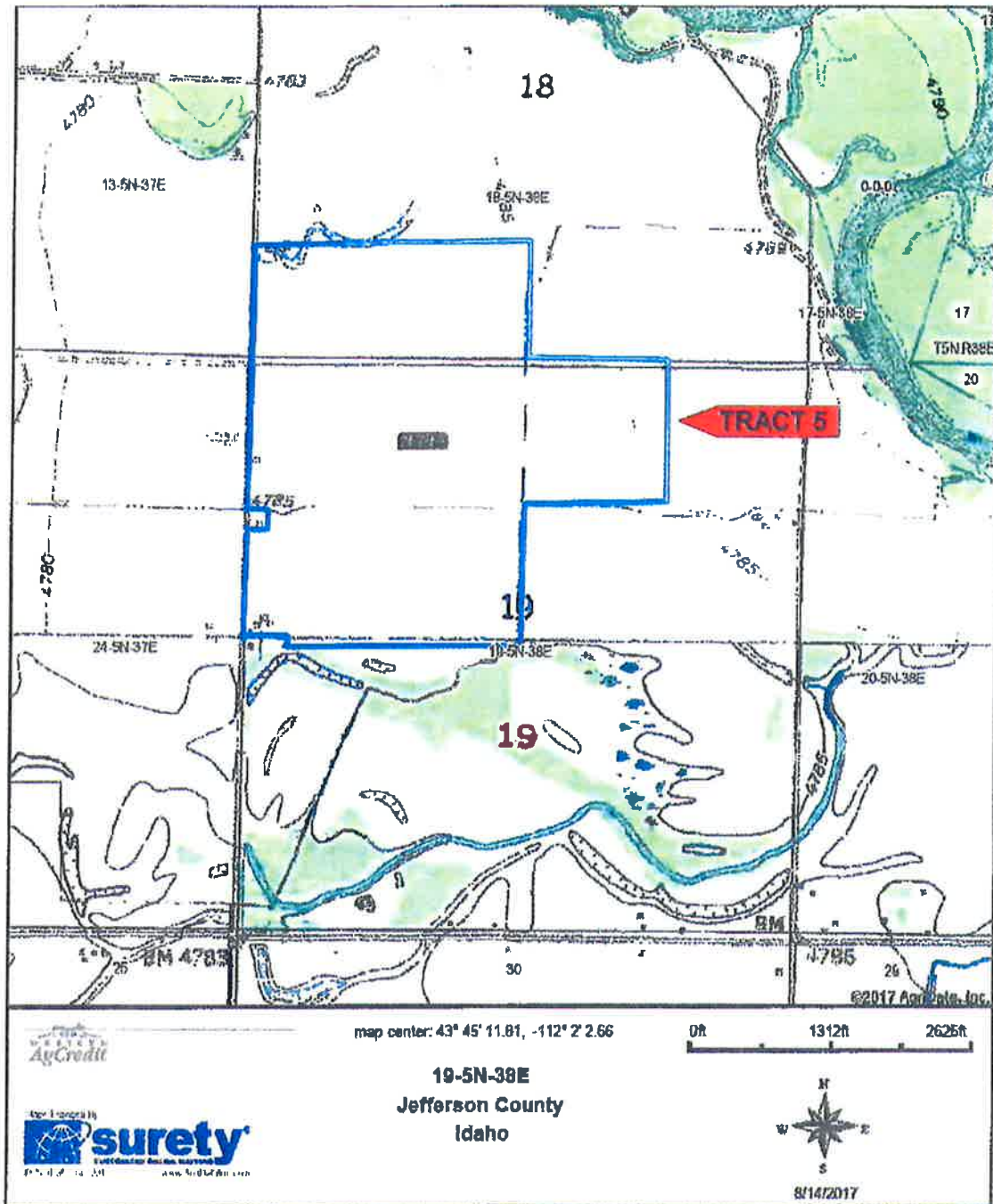


19-5N-38E
Jefferson County
Idaho



Tract 5 Topography Map

Topography Map



GRANT DEED

THIS INDENTURE is made this 20th day of September, 2018, by SKAAR BROTHERS FARMS, LLC, an Idaho limited liability company (the converted entity of Skaar Brothers Farms and Skaar Brothers Farms, a partnership); SKAAR BROTHERS PARTNERSHIP, an Idaho partnership, whose partners are DuWayne Skaar and Justin Skaar; DUWAYNE SKAAR and COLLEEN SKAAR, husband and wife; and JUSTIN SKAAR and LINDA SKAAR, husband and wife, to **JDAWS RENTALS, LLC**, a Utah limited liability company, whose mailing address is 655 E. 12500 S., Draper, Utah, 84020, the "Grantee".

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) lawful money of the United States of America, and other good and valuable consideration, to the Grantor in hand paid by the Grantee, the receipt whereof is hereby acknowledged, has granted, and by these presents does grant and confirm unto the Grantee, and to Grantee's, successors and assigns forever, all of the following described real property in the County of Jefferson, State of Idaho, to-wit:

See Attached Exhibit "A"

SUBJECT TO the matters set forth on Attached Exhibit "B".

TOGETHER with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues and profits therefrom; and all estate, right, title and interest in and to said property, as well in law as in equity, of the Grantor.

TO HAVE AND TO HOLD, the property and the appurtenances unto the Grantee, and to Grantee's successors and assigns forever.

In construing this deed and where the context so requires, the singular includes the plural.

[Signature Pages Follow]

G:\WPDATA\CAH2195-003\Documents\Closing Documents\Grant Deed_JDAWS Rentals v02.docx

GRANTOR

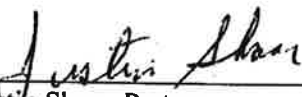
SKAAR BROTHERS FARMS, LLC, an Idaho
limited liability company

By: 
DuWayne Skaar, Manager

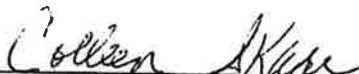
By: 
Justin Skaar, Manager

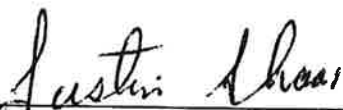
SKAAR BROTHERS PARTNERSHIP, an Idaho
partnership

By: 
DuWayne Skaar, Partner

By: 
Justin Skaar, Partner


DuWayne Skaar, Individually


Colleen Skaar, Individually

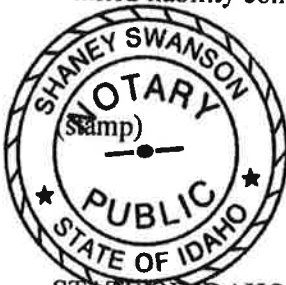

Justin Skaar, Individually


Linda Skaar, Individually

STATE OF IDAHO)
)ss.

County of Jefferson

This record was acknowledged before me on the 20th day of September, 2018, by DuWayne Skaar and Justin Skaar, as Managers of SKAAR BROTHERS FARMS, LLC, an Idaho limited liability company.



STATE OF IDAHO)
)ss.

County of Jefferson

Shaney Swanson
Signature of Notary Public
My Commission Expires: 1.3.21

This record was acknowledged before me on the 20th day of September, 2018, by DuWayne Skaar and Justin Skaar, as Partners of SKAAR BROTHERS PARTNERSHIP, an Idaho partnership.



STATE OF IDAHO)
)ss.

County of Jefferson

Shaney Swanson
Signature of Notary Public
My Commission Expires: 1.3.21

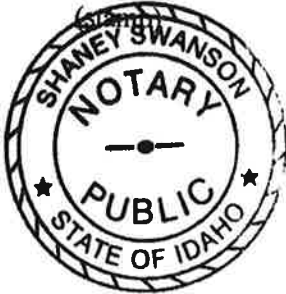
This record was acknowledged before me on the 20th day of September, 2018, by DUWAYNE SKAAR and COLLEEN SKAAR.

(stamp)

Shaney Swanson
Signature of Notary Public
My Commission Expires: 1.3.21

STATE OF IDAHO)
County of Blaine)ss.

This record was acknowledged before me on the 20th day of September, 2018, by
JUSTIN SKAAR and LINDA SKAAR.



Shaney Swanson
Signature of Notary Public
My Commission Expires: 1.3.21

EXHIBIT "A"
Legal Descriptions

PARCEL 1:

TOWNSHIP 5 NORTH, RANGE 38 EAST OF THE BOISE MERIDIAN, JEFFERSON COUNTY, IDAHO.
SECTION 19: E $\frac{1}{4}$ NW $\frac{1}{4}$; NW $\frac{1}{4}$ NE $\frac{1}{4}$; GOVERNMENT LOTS 1 AND 2.

EXCEPTING THEREFROM:

BEGINNING AT A POINT THAT IS SOUTH 1338 FEET FROM THE NORTHWEST CORNER OF LOT 1, SECTION 19, TOWNSHIP 5 NORTH, RANGE 38, EAST OF THE BOISE MERIDIAN, AND RUNNING THENCE EAST 195 FEET; THENCE SOUTH 220 FEET; THENCE WEST 195 FEET; THENCE NORTH 220 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM:

A PARCEL OF LAND SITUATED IN JEFFERSON COUNTY, STATE OF IDAHO, TOWNSHIP 5 NORTH, RANGE 38 EAST OF THE BOISE MERIDIAN, SECTION 19, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST QUARTER (W $\frac{1}{4}$) CORNER OF SECTION 19, TOWNSHIP 5 NORTH, RANGE 38 EAST, B.M., SAID POINT BEING THE TRUE POINT OF BEGINNING. THENCE N 00°00'00" E ALONG THE WEST LINE OF SECTION 19 FOR A DISTANCE OF 100.00 FEET; THENCE N 89°14'39" E FOR A DISTANCE OF 436.00 FEET; THENCE S 00°00'00" W FOR A DISTANCE OF 100.00 FEET TO THE EAST/WEST CENTERLINE OF SAID SECTION 19; THENCE S 89°14'39" W FOR A DISTANCE OF 436.00 FEET TO THE TRUE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM:

A PARCEL OF LAND SITUATED IN JEFFERSON COUNTY, STATE OF IDAHO, TOWNSHIP 5 NORTH, RANGE 38 EAST OF THE BOISE MERIDIAN, SECTION 19;
BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 19; THENCE SOUTH 00°00'00" EAST FOR A DISTANCE OF 2624.18 FEET TO THE WEST QUARTER (W $\frac{1}{4}$) CORNER OF SAID SECTION 19; THENCE NORTH 89°14'37" EAST ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER (NW $\frac{1}{4}$) OF SAID SECTION 19 FOR A DISTANCE OF 436.00 FEET, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE NORTH 00°00'00" WEST FOR A DISTANCE OF 80.44 FEET; THENCE SOUTH 72°28'42" EAST FOR A DISTANCE OF 104.86 FEET; THENCE SOUTH 00°00'00" EAST FOR A DISTANCE OF 47.55 FEET TO THE SOUTH LINE OF THE NORTHWEST QUARTER (NW $\frac{1}{4}$) OF SAID SECTION 19; THENCE SOUTH 89°14'37" WEST FOR A DISTANCE OF 100.00 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 2:

TOWNSHIP 5 NORTH, RANGE 38 EAST OF THE BOISE MERIDIAN, JEFFERSON COUNTY, IDAHO.

SECTION 18: BEGINNING AT THE SW CORNER OF SAID SECTION 18 AND RUNNING THENCE NORTH 1054 FEET, SAID POINT BEING ON THE NORTH BANK OF AN EXISTING IRRIGATION DITCH; THENCE EASTERLY FOLLOWING THE NORTH BANK OF SAID EXISTING IRRIGATION DITCH TO THE POINT OF INTERSECTION WITH THE EAST LINE OF LOT 4; THENCE SOUTH ALONG THE EAST LINE OF LOT 4 A DISTANCE OF 1100 FEET, MORE OR LESS, TO THE SOUTH LINE OF SAID SECTION 18; THENCE WEST ALONG THE SOUTH LINE OF SAID SECTION 18 A DISTANCE OF 2500 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

PARCEL 5:

TOWNSHIP 4 NORTH, RANGE 37 E.B.M., JEFFERSON COUNTY, IDAHO

SECTION 1: E $\frac{1}{2}$ SE $\frac{1}{4}$ SW $\frac{1}{4}$ AND W $\frac{1}{2}$ SE $\frac{1}{4}$ LYING SOUTH OF THE DRY BED

EXCEPT THEREFROM:

COMMENCING AT THE SOUTHEAST CORNER OF THE SW $\frac{1}{4}$ SE $\frac{1}{4}$ OF SECTION 1, THENCE NORTH 320 FEET; THENCE WEST 200 FEET; THENCE SOUTH 320 FEET; THENCE EAST 200 FEET TO THE POINT OF BEGINNING.

PARCEL 6:

TOWNSHIP 4 NORTH, RANGE 37 E.B.M., JEFFERSON COUNTY, IDAHO

SECTION 12: NW $\frac{1}{4}$ NE $\frac{1}{4}$

PARCEL 7:

TOWNSHIP 4 NORTH, RANGE 37 EAST OF THE BOISE MERIDIAN, JEFFERSON COUNTY, IDAHO

SECTION 11: N $\frac{1}{2}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$; N $\frac{1}{2}$ N $\frac{1}{2}$ SE $\frac{1}{4}$

EXCEPTING THEREFROM:

TOWNSHIP 4 NORTH, RANGE 37 E.B.M., JEFFERSON COUNTY, IDAHO

SECTION 11: BEGINNING AT THE NE CORNER OF THE SE $\frac{1}{4}$ OF SAID SECTION 11, AND RUNNING THENCE W. 167 FEET; THENCE IN A SOUTHWESTERLY DIRECTION TO A POINT THAT IS 174 FEET W. AND 324 FEET S. OF THE POINT OF BEGINNING; THENCE E. 174 FEET; THENCE N. 324 FEET TO THE POINT OF BEGINNING.

PARCEL 8:

TOWNSHIP 4 NORTH, RANGE 37 EAST OF THE BOISE MERIDIAN, JEFFERSON COUNTY, IDAHO

SECTION 11: S $\frac{1}{2}$ S $\frac{1}{2}$; S $\frac{1}{2}$ N $\frac{1}{2}$ SE $\frac{1}{4}$; S $\frac{1}{2}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$; NW $\frac{1}{4}$ SW $\frac{1}{4}$.

EXCEPTING THEREFROM:

A PORTION OF THE SOUTHEAST $\frac{1}{4}$ OF SECTION 11, TOWNSHIP 4 NORTH, RANGE 37 EAST OF THE BOISE MERIDIAN, JEFFERSON COUNTY, IDAHO DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 11 AND RUNNING THENCE NORTH ALONG THE SECTION LINE 2015 FEET; THENCE WEST 2982 FEET; THENCE SOUTH 2015 FEET; THENCE EAST 2982 FEET TO THE POINT OF BEGINNING.

PARCEL 11:

A PARCEL OF LAND SITUATED IN JEFFERSON COUNTY, STATE OF IDAHO, TOWNSHIP 4 NORTH, RANGE 37 EAST OF THE BOISE MERIDIAN, SECTION 10, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SECTION 10, TOWNSHIP 4 NORTH, RANGE 37 EAST, B.M., SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING. THENCE N 00°27'39" W ALONG THE EAST LINE OF SECTION 10 FOR A DISTANCE OF 2619.63 FEET; THENCE S 89°51'46" W FOR A DISTANCE OF 191.61 FEET; THENCE S 04°41'03" E FOR A DISTANCE OF 1957.14 FEET; THENCE S

03°45'42" E FOR A DISTANCE OF 269.32 FEET; THENCE S 05°01'47" E FOR A DISTANCE OF 401.28 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 12:

THE WEST 90 RODS OF THE N¼ NW¼ OF SECTION 11, TOWNSHIP 4 NORTH, RANGE 38 EAST OF THE BOISE MERIDIAN, JEFFERSON COUNTY, IDAHO.

ALSO: COMMENCING AT THE NORTHEAST CORNER OF THE NW¼ OF SECTION 11, TOWNSHIP 4 NORTH, RANGE 38 EAST OF THE BOISE MERIDIAN, JEFFERSON COUNTY, IDAHO; THENCE SOUTH 106½ RODS; THENCE WEST 60 RODS; THENCE NORTH 26¼ RODS; THENCE WEST 10 RODS; THENCE NORTH 80 RODS; THENCE EAST 70 RODS TO THE POINT OF BEGINNING.

PARCEL 13:

TOWNSHIP 4 NORTH, RANGE 38 EAST OF THE BOISE MERIDIAN, JEFFERSON COUNTY, IDAHO

SECTION 11: BEGINNING AT THE SW CORNER OF THE NW ¼ OF SAID SECTION 11 AND RUNNING THENCE NORTH 80 RODS; THENCE EAST 100 RODS; THENCE SOUTH 26 ½ RODS; THENCE EAST 60 RODS, TO THE EAST LINE OF SAID NW ¼; THENCE SOUTH 53 ½ RODS; THENCE WEST 160 RODS TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM:

BEGINNING AT THE SW CORNER OF THE NW ¼ OF SAID SECTION 11 AND RUNNING THENCE NORTH 192 FEET; THENCE EAST 150 FEET; THENCE SOUTH 192 FEET; THENCE WEST 150 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM:

SECTION 11, TOWNSHIP 4 NORTH, RANGE 38 EAST OF THE BOISE MERIDIAN, JEFFERSON COUNTY, IDAHO, COMMENCING 150 FEET EAST OF SOUTHWEST CORNER OF THE NW ¼ OF SAID SECTION AND RUNNING THENCE EAST 72 FEET; THENCE NORTH 192 FEET; THENCE WEST 72 FEET; THENCE SOUTH 192 FEET TO THE POINT OF BEGINNING.

EXHIBIT "B"
Real Property Exceptions

Real Property to be transferred subject to the following:

1. All real property taxes and assessments, all existing patent reservations, easements, rights of way, restrictive covenants and matters of record, all applicable zoning ordinances, building codes, laws and regulations, all encroachments, overlaps, boundary line disputes, claims of easements and other matters that would be disclosed by an accurate survey or inspection of the property.
2. Any claim arising from the difference in the mean high water line of the Snake River and the meander line as shown by the Original Government Survey.
3. Right, title and interest of the State of Idaho within the natural bed of the Snake River below the ordinary high water line, and also excepting any artificial accretions waterward of said ordinary low water line.
4. Any portion of the described land within the natural bed of the Snake River below the natural or ordinary high water mark where it was located prior to any artificial or avulsive changes in the location of the shoreline.
5. Right-of-way or easement of 3300 E., 3200 E., 500 N. and 3700 E.
6. Right-of-way or easement of Scott's Slough Canal, Bear Trap Slough, Irrigation ditches, drain slough, Spring Creek, Dry Bed aka Great Feeder Canal, Missionary Canal, Parks & Lewisville Canal and South Parks & Lewisville Canal.
7. Ditch Right of Way Agreement upon the terms, conditions and provisions contained therein:
Parties: Alfred C. Keller and Roberta Keller, husband and wife and Green Brothers, a co-partnership
Recorded: May 25, 1950, Instrument No. 91548 in Book 131 at Page 553
8. Easement granted to Utah Power & Light Company, over the S2S2 Sec 11-4N-37E, recorded January 18, 1957, in Book 154 of Miscellaneous, page 617.
9. Easement granted to Utah Power & Light Company, over the S2SW4 Sec 11-4N-37E, recorded January 18, 1957, in Book 154 of Miscellaneous, page 618.
10. Easement granted to Utah Power & Light Company, over the S2SE4 Sec 10-4N-37E, recorded June 18, 1957, in Book 154 of Miscellaneous, page 619.
11. Easement granted to Utah Power & Light Company, over the SE4SE4 Sec 10-4N-37E, recorded May 18, 1961, in Book 166 of Miscellaneous, page 162.

12. Easement granted to Utah Power & Light Company, over SE4NE4 Sec 35, recorded November 19, 1970, as Instrument No. 156420.
13. Easement Deed Agreement upon the terms, conditions and provisions contained therein:
Parties: J. Neal Erickson and Veda M. Erickson, husband and wife, and Flood Control District No. 1 of Idaho
Recorded: April 26, 1972, Instrument No. 161635
14. Provisions in deed to Jefferson County Drainage District #1, recorded March 13, 1984, as Instrument No. 225811. (Section 11-4N-37E)
15. The following matters, and any covenants, conditions, restrictions, easements and any rights, interests or claims which may exist by reason thereof, disclosed by survey recorded July 28, 2004, as Instrument No. 332928.
 - a. Cellar encroachment
16. Easement for electric power transmission, distribution and communication lines granted to PacifiCorp, an Oregon corporation, recorded October 27, 2008, as Instrument No. 372071.
17. Well Agreement upon the terms, conditions and provisions contained therein:
Parties: Delores Skaar, Louis Skaar and Sons, Inc., Matthew Lister and Shalynn Lister
Recorded: September 7, 1999, Instrument No. 299298
18. The following matters, and any covenants, conditions, restrictions, easements and rights, interests or claims which may exist by reason thereof, disclosed by survey recorded July 28, 2004, as Instrument No. 332928
 - a. Cellar encroachment
(Parcel 1)
19. Easement upon the terms, conditions and provisions contained herein:
Parties: Preston J. Skaar and Valley Environmental Protection, Inc.
Recorded: September 1, 2004, Instrument No. 333717
20. Provisions in deed to Preston J. Skaar and Darcy D. Skaar, recorded August 28, 2017, as Instrument No. 432198 (Parcel 1)
21. All matters, and any rights, easements, interests, or claims which may exist by reason thereof, disclosed by survey recorded September 6, 2017, as Instrument No. 432379. (Parcel 1 and 1A)



State of Idaho

DEPARTMENT OF WATER RESOURCES

Eastern Region • 900 N Skyline Drive, Suite A • Idaho Falls ID 83402-1718

Phone: (208) 525-7161 • Fax: (208) 525-7177

Website: idwr.idaho.gov • Email: easterninfo@idwr.idaho.gov

BRAD LITTLE
Governor

GARY SPACKMAN
Director

February 12, 2019

JDAWS Rentals LLC
655 E 12500 S
Draper UT 84020

RE: Change of Ownership for Water Rights 1-10465 (Split into 1-10465 and 1-10682)

Dear Water Right Holder:

The department acknowledges receipt of correspondence changing ownership and splitting the above referenced water right. The department has modified its records to reflect the changes and has enclosed computer-generated reports for your records.

Your portion of the water right has a specified point of diversion, nature of use and place of use. If you plan on changing any of these, including adding a new point of diversion, then an Application for Transfer on your portion of this right is required. If you do not plan on changing any items on your water right, then no further action is required at this time.

Updating the ownership record for a water right does not reconfirm the validity of the right. When processing an ownership change notice, the department does not review the history of water use to determine if the right has been deliberately abandoned or forfeited 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 Sections 42-222 and 42-223, Idaho Code.

Please note that Section 42-248, Idaho Code, requires you or the owner of this water right to maintain current ownership and address records on file with the department. Forms to file a change of ownership of a water right and/or a change in the address of the water right owner are available from any department office, or at the department's website at: www.idwr.idaho.gov.

Please feel free to contact this office if you have any questions regarding this matter.

Sincerely,

Jonie Barg
Technical Records Specialist

Enclosures

cc: Justin Skaar
Duwayne Skaar
Water District 01
Water District 120
Bonneville Jefferson Ground Water District