

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED

OCT 15 2018

Department of Water Resources
Eastern 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?
29-13173	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: Jackson

Name of current water right holder/claimant

3. New Owner(s)/Claimant(s): Investors Unlimited LLC

New owner(s) as listed on the conveyance document

Name connector ☐ and ☐ or ☐ and/or

812 E. Clark Street

Pocatello

ID

23201

Mailing address

City

State

ZIP

208-709-1943

Email

Chris@Jayshomes.com/TrevorShuman@msn.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: 8/31/12

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

Member

Title, if applicable

10/5/18

Date

Signature: _____

Signature of new owner/claimant

Title, if applicable

Date

For IDWR Office Use Only:

Received by [Signature]

Date 10-15-2018

Receipt No. E044452

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 _____

Processed by CR

Date 12-4-18



THIS MAP IS FURNISHED AS AN ACCOMMODATION,
STRICTLY FOR THE PURPOSES OF GENERALLY
LOCATING THE LAND. IT DOES NOT REPRESENT A
SURVEY OF THE LAND OR IMPLY ANY
REPRESENTATIONS AS TO THE SIZE, AREA OR ANY
OTHER FACTS RELATED TO THE LAND SHOWN THERE
OF.

16418 AT

OFFICIAL RECORD BK# 968
BANNOCK COUNTY IDAHO

FEE 16.00 DEPUTY DQ
RECORDED AT REQUEST OF

Amerititle - Pocatello Office

Form RD 1955-49
(Rev. 1-02)

21214875

2012 Aug 31 PM 01:54:00

Electronically Recorded by Simplifile

QUITCLAIM DEED

UNITED STATES DEPARTMENT OF AGRICULTURE

The UNITED STATES OF AMERICA, CONVEYS and QUITCLAIMS to

INVESTORS UNLIMITED LLC.
812 East Clark Street, Pocatello, ID 83201

for the sum of THIRTY-EIGHT THOUSAND FIVE HUNDRED AND NO/100 Dollars (\$38,500.00)

all interest in the following described real estate situated in the County of Bannock, State of Idaho, to-wit:

See Attached Legal Description

Address commonly known as: 33 East Inman Road
Inkom, ID 83245

Form RD 1955-49(Rev. 1-02)

This deed is executed and delivered pursuant to the provision of the Standard Sales Contract, Sale of Real Property by the United States of America dated August 15, 2012 and the cash sale of Government Real Estate Owned property formerly belonging to Jesse Nicotera, REO account number 9030776620.

No member of Congress shall be admitted to any share or part of the deed or to any benefit that may arise therefrom.

Dated August 16 in the year 2012

UNITED STATES OF AMERICA (Grantor)

By:

Wallace E. Hedrick
State Director

(Title)

Rural Development

(Insert Name of USDA Agency)

United States Department of Agriculture

In the presence of:

*

*

ACKNOWLEDGMENT

STATE OF IDAHO)

) ss.

COUNTY OF ADA)

On this 16th day of August 2012, before me, the undersigned, a Notary Public in and for said State, personally appeared Wallace E. Hedrick, known to me to be the State Director, Rural Development, USDA, and the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same as such State Director.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal on the day and year last above mentioned.



Teresa L. Stein
Notary Public in and for the State of Idaho

Residing at: Boise, Idaho

My Commission Expires: July 28, 2017

RD 1955-49(1-02) Reverse

LEGAL DESCRIPTION: 33 East Inman Road, Inkom, ID

A parcel of real property situated in the NW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 14, Township 7 South, Range 36 E.B.M. more particularly described as follows: commencing at the NW corner of Section 14, T.7 SO., R.36 E.B.M., Bannock County, Idaho; thence South along the West line of said section, 510.2 feet; thence North 83°37' East 309.0 feet to a point on the Southerly right of way line of the Inman Road. The point of beginning; thence South 19°29' East 19.87 feet; thence South 53°14' West 73.0 feet; thence South 27°08' West 86.06 feet; thence South 2°53' East 50.0 feet; thence South 76°32' West 66.53 feet to a point on the Easterly right of way line of the Rapid Creek-Inman Road; thence North 2°53' West along said right of way line 63.94 feet; which point is the P.C. of a 48°29' curve to the right, having a central angle of 76°15' and a radius of 118.2 feet; thence following said curve to the right, 157.28 feet to the P.T. of said curve; thence North 73°26' East a distance of 75.35 feet to the point of beginning.

TRUSTEE'S DEED

Scott D. Stufflebeam, Attorney At Law, (herein called Trustee) as, Successor Trustee under the Deed of Trust hereinafter particularly described, does hereby Bargain, Sell and Convey, without warranty, to United States of America, 9173 West Barnes Drive, Ste A 1, Boise, Idaho, (herein called Grantee) all of the real property situate in the County of Bannock, State of Idaho, described as follows:

A parcel of real property situated in the NW1/4 NW1/4 of Section 14, Township 7 South, Range 36 E.B.M. more particularly described as follows: commencing at the NW corner of Section 14, T.7 SO., R.36 E.B.M., Bannock County, Idaho; thence South along the West line of said section, 510.2 feet; thence North 83°37' East 309.0 feet to a point on the Southerly right of way line of the Inman Road. The point of beginning; thence South 19°29' East 19.87 feet; thence South 53°14' West 73.0 feet; thence South 27°08' West 86.06 feet; thence South 2°53' East 50.0 feet; thence South 76°32' West 66.53 feet to a point on the Easterly right of way line of the Rapid Creek-Inman Road; thence North 2°53' West along said right of way line 63.94 feet; which point is the P.C. of a 48°29' curve to the right, having a central angle of 76°15' and a radius of 118.2 feet; thence following said curve to the right, 157.28 feet to the P.T. of said curve; thence North 73°26' East a distance of 75.35 feet to the point of beginning.

This conveyance is made pursuant to the powers conferred upon Trustee by Deed of Trust between Jesse Nicotera, as Grantor, First American Title Company, the Trustee, and United States of America acting through the Rural Housing Service or successor agency, United States Department of Agriculture, as Beneficiary, recorded July 7, 2003, as Instrument No. 20317852, records of Bannock County, Idaho, and after the fulfillment of the conditions specified in said Deed of Trust authorizing this conveyance as follows:

(a) Default occurred in the obligations for which such Deed of Trust was given as security and the Beneficiary made demand upon the said Trustee to sell said property pursuant to the terms of said Deed of Trust.

Notice of Default was recorded as Instrument No. 21108785, records of Bannock County, Idaho, and in the Office of the Recorder of each other county which the property described in said Deed of Trust, or any part thereof, is situated, the nature of such default being as set forth in said Notice of Default. Such default still existed at the time of sale.

(b) After recordation of said Notice of Default, Trustee gave notice of the time and place of said property by registered or certified mail, by personal service upon the occupants of said real property, by posting in a conspicuous place on said premises, and by publishing in a newspaper of general circulation in each of the counties in which the property is situated as more fully appears in the affidavits recorded at least twenty (20) days prior to the date of sale as Instrument No. 21112553, 21112554, & 21112555, records of Bannock County, Idaho.

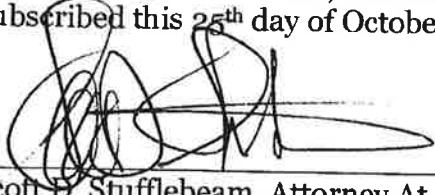
(c) The provisions, recitals and contents of the Notice of Default referred to in paragraph (a) supra and of the Affidavits referred in paragraph (b) supra shall be and they are hereby incorporated herein for all purposes as though set forth herein at length.

(d) All requirements of law regarding the mailing, personal service, posting, publication, and recording of Notice of Default and Notice of Sale and of all other notices have been complied with.

(e) Not less than 120 days elapsed between the giving of the notice of sale by registered or certified mail and the sale of said property.

(f) Trustee, at the time and place of sale fixed said notice, at public auction, in one parcel, struck off to Grantee, United States of America, being the highest bidder therefore, the property herein described for the sum of \$33,900.00, subject to, however, all prior liens and encumbrances. No person or corporation offered to take any part of said property less than the whole thereof for the amount of principal, interest, advances and costs.

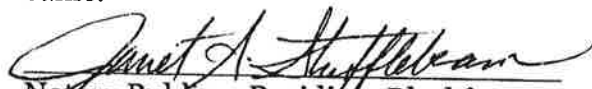
IN WITNESS WHEREOF, the Successor Trustee has caused his name to be hereunto subscribed this 25th day of October, 2011.



Scott D. Stufflebeam, Attorney At Law
Successor Trustee

STATE OF IDAHO, County of Bingham ss:

On October 25, 2011 before me, a Notary Public in and for said State personally appeared SCOTT D. STUFFLEBEAM, known to me to the person whose name is subscribed to within instrument and acknowledged to me that said he executed the same.


Notary Public – Residing: Blackfoot ID
Commission Expires: 8/18/2017



16418 AT

OFFICIAL RECORD BK# 968
BANNOCK COUNTY IDAHO

FEE 16.00 DEPUTY DQ
RECORDED AT REQUEST OF

Amerititle - Pocatello Office

Form RD 1955-49
(Rev. 1-02)

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The UNITED STATES OF AMERICA, CONVEYS and QUITCLAIMS to

INVESTORS UNLIMITED LLC.
812 East Clark Street, Pocatello, ID 83201

for the sum of THIRTY-EIGHT THOUSAND FIVE HUNDRED AND NO/100 Dollars (\$38,500.00)

all interest in the following described real estate situated in the County of Bannock, State of Idaho, to-wit:

See Attached Legal Description

Address commonly known as: 33 East Inman Road
Inkom, ID 83245

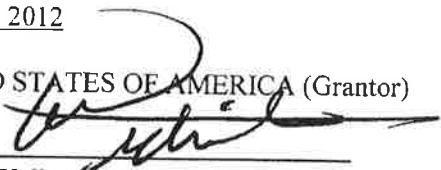
Form RD 1955-49(Rev. 1-02)

This deed is executed and delivered pursuant to the provision of the Standard Sales Contract, Sale of Real Property by the United States of America dated August 15, 2012 and the cash sale of Government Real Estate Owned property formerly belonging to Jesse Nicotera, REO account number 9030776620.

No member of Congress shall be admitted to any share or part of the deed or to any benefit that may arise therefrom.

Dated August 16 in the year 2012

UNITED STATES OF AMERICA (Grantor)

By: 

Wallace E. Hedrick

State Director

(Title)

Rural Development

(Insert Name of USDA Agency)

United States Department of Agriculture

In the presence of:

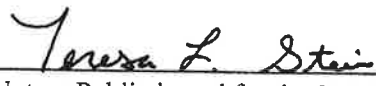
ACKNOWLEDGMENT

STATE OF IDAHO)
) ss.
COUNTY OF ADA)

On this 16th day of August 2012, before me, the undersigned, a Notary Public in and for said State, personally appeared Wallace E. Hedrick, known to me to be the State Director, Rural Development, USDA, and the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same as such State Director.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal on the day and year last above mentioned.




Notary Public in and for the State of Idaho

Residing at: Boise, Idaho

My Commission Expires: July 28, 2017

RD 1955-49(1-02) Reverse

LEGAL DESCRIPTION: 33 East Inman Road, Inkom, ID

A parcel of real property situated in the NW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 14, Township 7 South, Range 36 E.B.M. more particularly described as follows: commencing at the NW corner of Section 14, T.7 SO., R.36 E.B.M., Bannock County, Idaho; thence South along the West line of said section, 510.2 feet; thence North 83°37' East 309.0 feet to a point on the Southerly right of way line of the Inman Road. The point of beginning; thence South 19°29' East 19.87 feet; thence South 53°14' West 73.0 feet; thence South 27°08' West 86.06 feet; thence South 2°53' East 50.0 feet; thence South 76°32' West 66.53 feet to a point on the Easterly right of way line of the Rapid Creek-Inman Road; thence North 2°53' West along said right of way line 63.94 feet; which point is the P.C. of a 48°29' curve to the right, having a central angle of 76°15' and a radius of 118.2 feet; thence following said curve to the right, 157.28 feet to the P.T. of said curve; thence North 73°26' East a distance of 75.35 feet to the point of beginning.

FA-380515

NOTICE OF DEFAULT

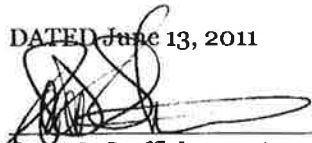
Scott D. Stufflebeam, Attorney At Law, Successor Trustee under the Deed of or transfer in trust executed by Jesse Nicotera, as Grantor(s), to First American Title Company, as Trustee, and United States of America acting through the Rural Housing Service or successor agency, United States Department of Agriculture, as Beneficiary, recorded July 7, 2003, as Instrument No. 20317852, records of Bannock County, Idaho, covering the following described real property, situated in said County, and described as follows:

A parcel of real property situated in the NW1/4 NW1/4 of Section 14, Township 7 South, Range 36 E.B.M. more particularly described as follows: commencing at the NW corner of Section 14, T.7 SO., R.36 E.B.M., Bannock County, Idaho; thence South along the West line of said section, 510.2 feet; thence North 83°37' East 309.0 feet to a point on the Southerly right of way line of the Inman Road. The point of beginning; thence South 19°29' East 19.87 feet; thence South 53°14' West 73.0 feet; thence South 27°08' West 86.06 feet; thence South 2°53' East 50.0 feet; thence South 76°32' West 66.53 feet to a point on the Easterly right of way line of the Rapid Creek-Inman Road; thence North 2°53' West along said right of way line 63.94 feet; which point is the P.C. of a 48°29' curve to the right, having a central angle of 76°15' and a radius of 118.2 feet; thence following said curve to the right, 157.28 feet to the P.T. of said curve; thence North 73°26' East a distance of 75.35 feet to the point of beginning.

hereby gives notice that a breach of the obligation for which such transfer is security has occurred, the nature of such breach is the failure to make the monthly installment due on the 3rd day of each and every month. As of May 27, 2011 the account is \$915.00 delinquent and the monthly payments are \$222.09. The last payment was made on January 3, 2011.

The above Grantor(s) are named to comply with Section 45-1506(4)(a), Idaho Code. No representation is made that they are, or are not, presently responsible for this obligation. The balance now due is \$60,267.95 in Principal; Interest is \$1,367.17 subsidy granted is \$1,078.56, and fees currently assessed are \$26.64 computed through May 27, 2011 with interest accruing thereafter at the daily rate of 9.4943. Interest continues to accrue. All delinquencies are now due together with any late charges, advances to protect the security, and fees and costs associated with this foreclosure. The Beneficiary elects to sell or cause said property to be sold to satisfy said obligation. Information concerning the foreclosure action may be obtained from the Trustee, whose telephone number is (208) 785-2413.

DATED June 13, 2011

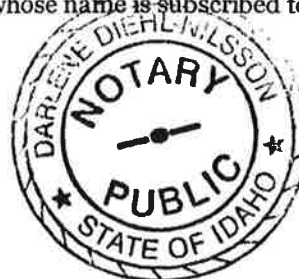


Scott D. Stufflebeam, Attorney At Law
Successor Trustee

STATE OF IDAHO, County of Bingham ss:

On June 13, 2011 before me, a Notary Public in and for said State personally appeared SCOTT D. STUFFLEBEAM, known to me to be the person whose name is subscribed to within instrument and acknowledged to me that said he executed the same.

Notary Public - Residing: Blackfoot, ID
Commission Expires: 11/29/2012



SN

whose address is: **33 EAST INMAN ROAD, INKOM, ID 83245**

**A PARCEL OF REAL PROPERTY SITUATED IN THE NW ¼ NW ¼ OF SECTION 14,
TOWNSHIP 7 SOUTH, RANGE 36 E.B.M. MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

SUBJECT TO all easements, right of ways, covenants, restrictions, reservations, applicable building and zoning ordinances and use regulations and restrictions of record, and payment of accruing present year taxes and assessments as agreed to by parties above.

TO HAVE AND TO HOLD the said premises, with its appurtenances unto the said Grantee and to the Grantee's heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that the Grantor is the owner in fee simple of said premises; that said premises are free from all encumbrances except current years taxes, levies, and assessments, and except U. S. Patent reservations, restrictions, easements of record, and easements visible upon the premises, and that Grantor will warrant and defend the same from all claims whatsoever.

Dated:: 07/03/03


KIRK L. JACKSON


SUSAN J. JACKSON

2 0 3 1 7 8 5 0

RECORDED AT REQUEST OF

FEE 2.00 DEPUTY SMW

FIRST AMERICAN TITLE

2003 JUL 7 PM 2 02

OFFICIAL RECORD BK# 833
LARRY W. CHAMBERLAIN
CLERK OF COUNTY IDAHO

STATE OF Idaho) ss.
COUNTY OF BANNOCK

Linda Chinn
Notary Public of Idaho

the grantor , do hereby grant, bargain, sell and convey unto

KIRK L. JACKSON and SUSAN J. JACKSON, Husband and Wife

whose current address is

1290 E. Upper Rock Creek Road, Inkom, Id. 83245

the grantee , the following described premises, in Bannock County Idaho, to wit:

A parcel of real property situated in the NW 1/4 NW 1/4 of Section 14, Township 7 South, Range 36 E.B.M. more particularly described as follows?

Commencing at the NW corner of Section 14, T. 7 So., R. 36 E.B.M., Bannock County, Idaho; thence So. along the W. line of said Section, 510.2 feet; thence N. 83°37' E. 309.0 feet to a point on the Southerly right of way line of the Inman Road, the point of beginning; thence S. 19°29' E. 19.87 feet; thence S. 53°14' W. 73.0 feet; thence S. 27°08' W. 86.06 feet; thence S. 2°53' E. 50.0 feet; thence S. 76°32' W. 66.53 feet to a point on the Easterly right of way line of the Rapid Creek-Inman Road; thence N. 2°53' W. along said right of way line 63.94 feet; which point is the P.C. of a 48°29' curve to the right, having a central angle of 76°15' and a radius of 118.2 feet; thence following said curve to the right, 157.28 feet to the P.T. of said curve; thence N. 73°26' E. a distance of 75.35 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 do hereby covenant to and with the said Grantee , that s he the owner in fee simple of said premises; that they are free from all incumbrances and that he will warrant and defend the same from all lawful claims.

Dated: FEBRUARY 7th, 2001 -

X Valeria M. Robinson

STATE OF IDAHO, COUNTY OF

On this 7 day of FEBRUARY, 2001,
before me, a notary public in and for said State, personally
appeared VALERIA M. S. ROBINSON

CARLA A. LYTLE
NOTARY PUBLIC
STATE OF IDAHO

known to me to be the person whose name
subscribed to the within instrument, and acknowledged to me
that executed the same.

NO 20102921

RECORDED AT REQUEST OF
KIRK JACKSON
2001 FEB 21 PM 1 02

OFFICIAL RECORDED BOOK NO 276
BANNOCK COUNTY IDAHO
LARRY W. CHAN RECORDED



State of Idaho

DEPARTMENT OF WATER RESOURCES

Eastern Region • 900 N SKYLINE DR STE A • IDAHO FALLS, ID 83402-1718

Phone: (208)525-7161 • Fax: (208)525-7177 • Website: www.idwr.idaho.gov

C.L. "Butch" Otter
Governor

Gary Spackman
Director

December 04, 2018

INVESTORS UNLIMITED LLC
812 E CLARK ST
POCATELLO ID 83201-5866

Re: Change in Ownership for Water Right No(s): 29-13173

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) 525-7161.

Sincerely,

Cher Ramos
Technical Records Specialist I

Enclosure(s)

cc: Water District 29D