

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED

OCT 23 2018

Notice of Change in Water Right Ownership

WATER RESOURCES
WESTERN 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?
63-7426	Yes ☐	Yes ☐		Yes ☐	Yes ☐
63-7430A	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Stephen Beus

Name of current water right holder/claimant

3. New Owner(s)/Claimant(s): Liberty Ranch, LLC

New owner(s) as listed on the conveyance document

Name connector

☐ and☐ or☐ and/or1601 Poen RoadKunaID83634

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: June 5, 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.

SUPPORT DATA

IN FILE #

63-7426

8. Signature: Cheryl A Wind

Signature of new owner/claimant

Cheryl Wind, Manager

Title, if applicable

9/12/18

Date

Signature:

Signature of new owner/claimant

John Wind, Manager

Title, if applicable

Date

- Signature: John A. Wind, Jr.

For IDWR Office Use Only

John A. Wind, Jr. Manager

Title, if applicable

09/12/2018

Date

Received by AKDate 10/23/2018Receipt No. WD 46878Receipt Amt. \$50.00Active 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 N/AApproved by AKProcessed by AKDate 10/24/2018

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63-7430A	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Stephen Beus
 Name of current water right holder/claimant

3. New Owner(s)/Claimant(s): Liberty Ranch, LLC
 Name connector ☐ and ☐ or ☐ and/or

<u>1601 Poen Road</u>	<u>Kuna</u>	<u>ID</u>	<u>83634</u>
Mailing address	City	State	ZIP
<u>Telephone</u>		<u>Email</u>	

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 - ☐ 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: _____ Cheryl Wind, Manager _____ Date _____
Signature of new owner/claimant Title, if applicable
Signature: John Wind John Wind, Manager 9-11-18
Signature of new owner/claimant Title, if applicable Date
Signature: _____ John A. Wind, Jr. Manager _____

Received by _____ Date _____ Receipt No. _____ Receipt Amt. _____
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 _____ Date _____



5680 E. Franklin Rd., Ste. 150
Nampa, ID 83687

ELECTRONICALLY RECORDED-DO NOT
REMOVE THE COUNTY STAMPED FIRST
PAGE AS IT IS NOW INCORPORATED AS
PART OF THE ORIGINAL DOCUMENT

File No. 643992 KC/MA

ADA COUNTY RECORDER Christopher D. Rich
BOISE IDAHO Pgs=3 NIKOLA OLSON
PIONEER TITLE COMPANY OF ADA COUNTY

2018-050762
06/01/2018 04:47 PM
\$15.00

WARRANTY DEED

For Value Received

Beus Land & Cattle, LLC, an Idaho limited liability company as to

Parcels 1, 3 and 4

Scott E. Beus and Brook Beus, husband and wife as to

Parcel 2

hereinafter referred to as Grantor, does hereby grant, bargain, sell, warrant and convey unto

Liberty Ranch, LLC, an Idaho limited liability company

hereinafter referred to as Grantee, whose current address is 8800 Swan Falls Rd Keweenaw ID

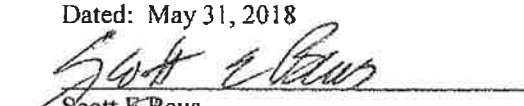
The following described premises, to-wit:

83634

See Exhibit A attached hereto and made a part hereof.

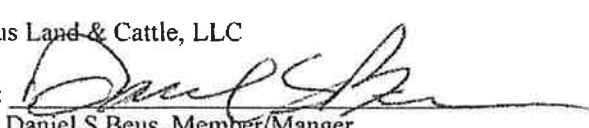
To HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee(s), and Grantees(s) heirs and assigns forever. And the said Grantor(s) does (do) hereby covenant to and with the said Grantee(s), the Grantor(s) is/are the owner(s) in fee simple of said premises; that said premises are free from all encumbrances EXCEPT those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee(s); and subject to U.S. Patent reservations, restrictions, dedications, easements, rights of way and agreements, (if any) of record, and current years taxes, levies, and assessments, includes irrigation and utility assessments, (if any) which are not yet due and payable, and that Grantor(s) will warrant and defend the same from all lawful claims whatsoever.

Dated: May 31, 2018


Scott E. Beus


Brook Beus

Beus Land & Cattle, LLC

By: 

Daniel S Beus, Member/Manger

State of Idaho, County of Canyon

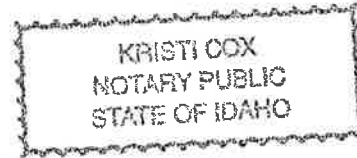
This record was acknowledged before me on 5-31-18 by Scott E Beus and Brook Beus

Kristi Cox

Signature of notary public

Commission Expires:

Residing in Middleton, Idaho
Commission Expires: 03-11-2020



State of Idaho, County of Canyon

This record was acknowledged before me on 6/1/18 by Daniel S Beus, as authorized member/manager of Beus Land & Cattle, LLC.

Kristi Cox

Signature of notary public

Commission Expires:

Residing in Middleton, Idaho
Commission Expires: 03-11-2020

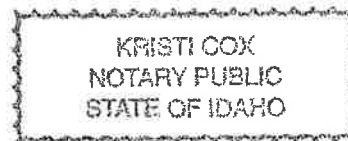


EXHIBIT A

PARCEL 1:

Government Lots 3 and 4 and the East half of the Southwest quarter of Section 19, Township 1 North, Range 1 East, Boise Meridian, Ada County, Idaho.

EXCEPT the Northeast quarter of the Northeast quarter of the Northeast quarter of the Southwest quarter of Section 19, Township 1 North, Range 1 East of the Boise Meridian.

Parcel No. S82119314920

PARCEL 2:

The Northeast quarter of the Northeast quarter of the Northeast quarter of the Southwest quarter of Section 19, Township 1 North, Range 1 East of the Boise Meridian.

Parcel No. S2119314815

PARCEL 3:

Government Lots 1 and 2 and the East half of the Northwest quarter of Section 30, Township 1 North, Range 1 East, Boise Meridian, Ada County, Idaho.

Parcel No. S2130211000

PARCEL 4:

Government Lots 1 and 2 and the East half of the Northwest quarter of Section 19, Township 1 North, Range 1 East, Boise Meridian, Ada County, Idaho.

EXCEPTING THEREFROM, described as follows:

Beginning at a point that is North 89 degrees 39'20" West 39.07 feet along the section line from the North quarter corner of Section 19, Township 1 North, Range 1 East of the Boise Meridian and running thence North 89 degrees 39'20" West 340.00 feet along said section line; thence South 2 degrees 54'51" West 341.00 feet; thence South 89 degrees 39'20" East 340.00 feet; thence North 2 degrees 54'51" East 341.00 feet to the POINT OF BEGINNING.

AND EXCEPT the North 25 feet of the Northwest quarter as conveyed to Ada County Highway District May 31, 1981, as Instrument No. 8121435.

ALSO EXCEPT that portion described as follows:

A parcel of land being a portion of Government Lot 1 of Section 19, T.1N., R.1E., B.M., Ada County, Idaho, more particularly described as follows:

Commencing at the Northwest corner of said Section 19, from which the North 1/4 corner of said Section 19 bears South 89°04'43" East, 2651.84 feet; Thence along the West boundary of said Section 19, South 00°22'18" West, 405.22 feet to the REAL POINT OF BEGINNING;

Thence leaving said West boundary, South 89°04'43" East, 291.02 feet;

Thence South 00°22'18" West, 176.76 feet;

Thence 316.12 feet Southwesterly along the arc of a non-tangent curve to the left having a radius of 1,310.00 feet, a central angle of 13°49'34", and a long chord which bears South 29°23'48" West, 315.35 feet;

Thence North 89°04'43" West, 138.00 feet to the West boundary of said Section 19;

Thence along said West boundary, North 00°22'18" East, 453.97 feet to the REAL POINT OF BEGINNING.



RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:

Wm. Lyman Belnap
Belnap Legal, PLLC
12554 W. Bridger, Ste. 120
Boise, ID 83713

GRANT DEED

For the consideration of ten dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, Stephen E. Beus and Becky A. Beus, husband and wife ("Grantors"), grant, bargain, sell and convey to Beus Land & Cattle, LLC, an Idaho limited liability company ("Grantee"), whose current address is 1580 W. Kuna Cave Road, Kuna, ID 83634, and its successors and assigns forever, the real property described on Exhibit A attached hereto and made part hereof,

SUBJECT TO taxes and assessments for the year 2018 and all subsequent years, together with any and all existing easements, rights-of-way, reservations, restrictions and encumbrances of record, to any existing tenancies, 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 estate, right, title, interest, appurtenances, tenements, hereditaments, reversions, remainders, easements, rents, issues, profits, rights-of-way and water rights in anywise appertaining to the property herein described as well in law as in equity.

IN WITNESS WHEREOF, the Grantors have hereunto subscribed their names to this instrument this 16 day of May, 2018.


Stephen E. Beus

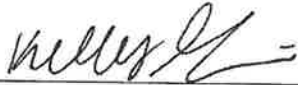

Becky A. Beus

STATE OF IDAHO)
) ss.
County of Ada)

On this 16 day of May, 2018, before me, a notary public for the State of Idaho, personally appeared Stephen E. Beus and Becky A. Beus, husband and wife, known to me to be the persons whose names are subscribed to the within instrument and acknowledged to me that they 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.




NOTARY PUBLIC FOR IDAHO
Residing at: Kuna Branch, Ada County
My Commission Expire: March 29, 2024

My Commission Expires
March 29, 2024

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Parcel Nos.: S2119214200, S2119213650



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

C.L. "Butch" Otter
Governor

Gary Spackman
Director

October 24, 2018

LIBERTY RANCH LLC
1601 POEN RD
KUNA ID 83634-1743

Re: Change in Ownership for Water Right No(s): 63-7426 & 63-7430A

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,

Anna Kaiser
Office Specialist II

Enclosure(s)

c: BANK OF THE WEST