

SEP 13 2018

Department of Water Resources
Eastern RegionSTATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

Notice of Change in Water Right Ownership

Recorded Deed
Fremont Co.
Plus 25⁰⁰
- IDWR

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?
22-2293 OK	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: Alda & Kent Remington

Name of current water right holder/claimant

3. New Owner(s)/Claimant(s): C&O Farms

New owner(s) as listed on the conveyance document

Name connector ☐ and ☐ or ☐ and/or2417 E 482 N

Mailing address

St Anthony

City

ID

State

83445

ZIP

(208) 317-1199

Telephone

cmo@cfm@gmail.com

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: _____

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: [Signature] Title, if applicable: _____ Date: 6-20-19

Signature of new owner/claimant

Title, if applicable

Date

Signature: _____ Title, if applicable: _____ Date: _____

Signature of new owner/claimant

Title, if applicable

Date

For IDWR Office Use Only:

Received by: [Signature] Date: 9/13/2018 Receipt No. E044366 Receipt Amt. \$25.-
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: [Signature] Processed by: [Signature] Date: 9/18/2018

First American Title Company
583829 RX

Instrument No. 557805
20 Day Apr 2016
At 04 O'Clock 33 M
ABBIE MACE
FREMONT CO RECORDER
Fee \$22.00
EL Deputy
Recorded at Request of
First American Title - Rexburg

WARRANTY DEED

Alda S. Remington, in her individual capacity and in her capacity as Trustee of the Remington Family Living Trust dated December 28, 1995, and any amendments thereto, as her interests in such capacities may appear, of 2294 East 3000 North, St. Anthony, ID 83445 (hereinafter "Grantor"), for and in consideration of \$10.00 and other good and valuable consideration, hereby transfers, grants, conveys, and warrants unto **C & O Farms LLC**, an Idaho limited liability company, c/o Colby Crapo, of 1908 E. 500 N., St. Anthony, ID 83445 (hereinafter "Grantee"), the following described real property (hereinafter referred to as the "Real Property" located in Fremont County, Idaho, to wit:

See attached Schedule 1, which is incorporated herein by reference as if set forth fully (hereinafter the "Real Property").

Together with: Except as provided herein, all and singular the tenements, hereditaments, appurtenances, easements, rights, water rights, rights of way, and improvements thereunto belonging or in anywise appertaining, the reversion and reversions, remainder and remainders, rents, issues, profits thereof; and all estate, right, title, and interest in and to the said property, as well in law as in equity.

Subject to: See attached Schedule 2, which is incorporated herein by reference as if set forth fully.

Grantor, for itself, its heirs, successors, and assigns, warrants and represents as follows:

The Real Property described in this deed is free from all liens and encumbrances, except for those described in this deed (including Schedule 2 attached hereto) or of record.

Grantor will forever warrant and defend the quiet and peaceful possession of the property granted by this deed to Grantee against all lawful claims.

Date: April 30, 2016.

THE DOCUMENT TO WHICH THIS CERTIFICATE IS
ATTACHED IS A FULL, TRUE AND CORRECT COPY OF
THE ORIGINAL ON FILE AND OF RECORD IN MY
OFFICE, SAME HAVING BEEN FILED 4/26/16
ATTEST 4/26/16 20
ABBIE MACE CLERK OF THE DISTRICT COURT OF
THE SEVENTH JUDICIAL DISTRICT IN AND FOR
FREMONT COUNTY, IDAHO.
Abbie Mace by au DEPUTY

WARRANTY DEED - PAGE 1

557805


Alda S. Remington


Alda S. Remington, Trustee of the
Remington Family Living Trust dated
December 28, 1995

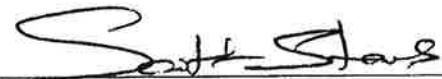
Acknowledgment

State of Idaho

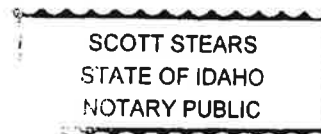
ss.

County of Madison

On this 20 day of April in the year of 2016, before me, a notary public, personally appeared Alda S. Remington, acting in her individual capacity and in her capacity as Trustee of the Remington Family Living Trust dated December 28, 1995, as her interests in those capacities may appear, known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that she executed the same in such capacities.


Notary Public for Idaho
Residing at: Rexburg ID
My commission expires: 4-14-2018

(SEAL)



Residing at: Rexburg, Idaho
My Commission Expires: 04/14/2018

Schedule 1

Real property located in Fremont County, Idaho, and more particularly described as follows:

TRACT 1:

A PORTION OF THE NE $\frac{1}{4}$ OF SECTION 12, TOWNSHIP 7 NORTH, RANGE 41 E.B.M., FREMONT COUNTY, IDAHO:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 12; THENCE N. 89°02'34" W. ALONG THE NORTH LINE OF SAID SECTION, 40.03 FEET TO A POINT ON THE WESTERLY LINE OF A COUNTY ROAD; SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE CONTINUING N. 89°02'34" W. ALONG THE SECTION LINE 612.05 FEET; THENCE SOUTH 253.12 FEET; THENCE EAST 611.96 FEET TO A POINT ON THE WESTERLY LINE OF SAID COUNTY ROAD; THENCE NORTH 242.89 FEET TO THE TRUE POINT OF BEGINNING.

TRACT 2:

**TOWNSHIP 7 NORTH, RANGE 42 E.B.M., FREMONT COUNTY, IDAHO
SECTION 6: LOTS 6 AND 7; E $\frac{1}{2}$ SW $\frac{1}{4}$ AND SE $\frac{1}{4}$**

TOGETHER WITH: All water rights appurtenant to the parcels described above, including without limitation the water rights represented by Idaho water right Nos. 22-2293, 22-10105 and 22-10106.

All improvements appurtenant to, constructed upon, or located upon the parcels described above.

The following irrigation equipment: One (1) Valley pivot and one (1) Zimmatic pivot located on the foregoing described parcels of real property; and all mainlines, pipelines, pumps, wiring and other irrigation equipment and facilities appurtenant to, located on, or utilized in connection with the agricultural activity on the foregoing described parcels of real property.

Schedule 2

1. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.

2. Easements, claims of easement or encumbrances, which are not shown by the public records.

3. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title including discrepancies, conflicts in boundary lines, shortage in area, or any other facts that would be disclosed by an accurate and complete land survey of the land, and that are not shown in the public records.

4. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the public records.

5. Rights-of-way for ditches, tunnels and telephone and transmission lines constructed by authority of the United States, as granted to the United States under provisions of Section 58-604, Idaho Code.

6. Exceptions and reservations contained in Deed from the State of Idaho, wherein mineral rights are reserved to the State under provisions of §§ 47-701 and 47-701A, Idaho Code.

7. Right-of-way or easement of county road (3000 E.).

8. Levies and assessments of Fremont Madison Irrigation District.

9. Easement granted to Utah Power & Light Company, recorded January 9, 1961, in Book T of Miscellaneous, page 497 (affects a portion of Tract 2 and additional lands).

10. Easement for Pole Line granted to Utah Power & Light Company, recorded September 29, 1969, as Instrument No. 317613 (affects a portion of Tract 2 and additional lands).

11. Easement for Transmission Line granted to Fall River Rural Electric Co., recorded March 5, 1979, as Instrument No. 358465 (affects a portion of Tract 2 and additional lands).

12. Easement for Underground electric transmission and distributions circuits granted to Utah Power & Light Company, recorded October 7, 1981, as Instrument No. 372852 (affects a portion of Tract 2 and additional lands).

13. Unrecorded lease executed by State of Idaho, Lessor, and Nordsk, LLC, an Arizona Limited Liability Company, Lessee, upon the terms, conditions and provisions contained therein, constructive notice of which is given by instrument recorded February 11, 2009, as Instrument

WARRANTY DEED – PAGE 4

No. 521197. The lessee's interest under the lease has been assigned to Standard Steam Trust, LLC, a Colorado limited liability company, by assignment recorded February 11, 2009, as Instrument No. 521197 (affects a portion of Tract 2 and additional lands).



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

September 21, 2018

C & O FARMS LLC
2417 E 482 N
SAINT ANTHONY ID 83445-5719

Re: Change in Ownership for Water Right No(s): 22-2293

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,

Jonie Barg
Technical Records Spec I

Enclosure(s)

cc: Water District 100
Henrys Fork Ground Water District