

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED

SEP 20 2018

WATER RESOURCES
WESTERN 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?
65-22627	Yes ☐	Yes ☐		Yes ☐	Yes ☐
65-18365	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Michael W. Baker
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): D. Paul & Elisa Gilbert
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or ☒ and/or
- 9825 N. HWY 52 Horseshoe Bend 7D 83629
Mailing address City State ZIP
- (510) 710-3456
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: 9-17-11 7-20-16

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 # 65-18365

8. Signature: D. Paul Gilbert Title, if applicable: _____ Date: 20 SEP 18
Signature of new owner/claimant
- Signature: Elisa Gilbert Title, if applicable: _____ Date: 20 SEP 18
Signature of new owner/claimant

For IDWR Office Use Only:

Received by AK Date 9/20/2018 Receipt No. W046772 Receipt Amt. 50.00

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 TPB Processed by TPB Date 9/20/18

Recorded Electronically	
ID	307064
County	Gem
Date	7-5-16 Time 12:25
Simplifile.com 800.480.8857	

After Recording Return to:
Alliance Title & Escrow Corp., 9465 W Emerald St., Ste. 160, Boise, ID 83704
For Further Delivery To:

LTE# 1669



ATEC Reference No. 320499

DEED OF RECONVEYANCE

Pursuant to a written request made by the beneficiary, the undersigned, as trustee in the deed of trust executed by Ray D. Petersen and Michelle Larson, husband and wife to D. Paul Gilbert and Elisa K. Gilbert, husband and wife recorded October 16, 2015 as Instrument No. 303828 Records of Gem County, ID, does hereby GRANT and RECONVEY unto the parties LEGALLY ENTITLED THERETO, without warranty, all the estate and interest derived to the trustee under said deed of trust, in the lands therein described.

July 5, 2016



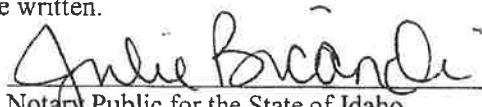
Alliance Title & Escrow Corp.

By  _____
Kurtis Funke, Vice President

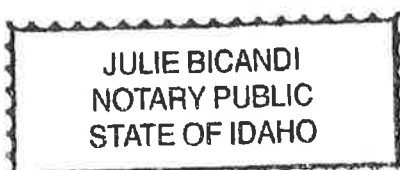
State of Idaho }
 } ss.
County of Ada }

On July 5, 2016, before me, Julie Bicandi, a Notary Public in and for said state, personally appeared Kurtis Funke, known or identified to me to be the Vice President of Alliance Title & Escrow Corp. who executed the foregoing instrument, and acknowledged to me that he executed the same on behalf of said Corporation.

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 the State of Idaho
Residing at: Boise, Idaho
Commission Expires: January 21, 2017



Instrument # 307064

EMMETT, GEM, IDAHO
2016-07-05 12:25:03 PM No. of Pages: 1
Recorded for: ALLIANCE TITLE - BOISE PRODUCT
SHELLY TILTON Fee: \$10.00
Ex-Officio Recorder Deputy SStewart
Index To: DEED OF RECONVEYANCE
Electronically Recorded by Simplifile

After Recording Return to:
Alliance Title & Escrow Corp., 9465 W Emerald St., Ste. 160, Boise, ID 83704
For Further Delivery To:

LTE# 1669



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

A TEC Reference No. 320499

DEED OF RECONVEYANCE

Pursuant to a written request made by the beneficiary, the undersigned, as trustee in the deed of trust executed by Ray D. Petersen and Michelle Larson, husband and wife to D. Paul Gilbert and Elisa K. Gilbert, husband and wife recorded October 16, 2015 as Instrument No. 303828 Records of Gem County, ID, does hereby GRANT and RECONVEY unto the parties LEGALLY ENTITLED THERETO, without warranty, all the estate and interest derived to the trustee under said deed of trust, in the lands therein described.

July 5, 2016



Alliance Title & Escrow Corp.

By  _____
Kurtis Funke, Vice President

State of Idaho }
 } ss.
County of Ada }

On July 5, 2016, before me, Julie Bicandi, a Notary Public in and for said state, personally appeared Kurtis Funke, known or identified to me to be the Vice President of Alliance Title & Escrow Corp. who executed the foregoing instrument, and acknowledged to me that he executed the same on behalf of said Corporation.

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 the State of Idaho
Residing at: Boise, Idaho
Commission Expires: January 21, 2017

JULIE BICANDI
NOTARY PUBLIC
STATE OF IDAHO

307064

QUITCLAIM DEED

For Value Received

Ray D. Petersen and Michelle Larson, husband and wife and
D. Paul Gilbert and Elisa K. Gilbert, husband and wife

do hereby convey, release, remise and forever quitclaim unto

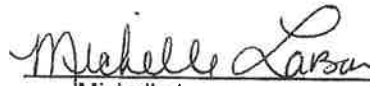
Ray D. Petersen and Michelle Larson, husband and wife

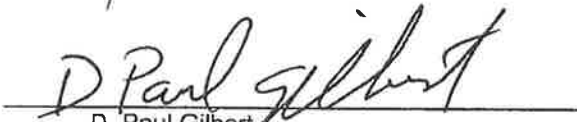
whose current address is 9415 N. Highway 52, Horseshoe Bend, ID 83629

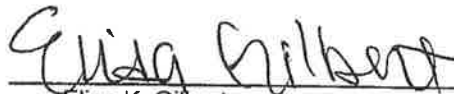
the following described property, to-wit:

See Exhibit "A" attached hereto and made a part hereof.


Ray D. Petersen


Michelle Larson


D. Paul Gilbert

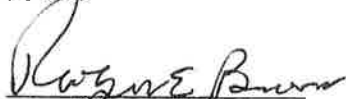

Elisa K. Gilbert

STATE OF IDAHO)
S.S.
COUNTY OF GEM)

On this 1st day of July, 2016 before me,
a Notary Public in and for said State, personally appeared

Ray D. Petersen, Michelle Larson, D. Paul Gilbert and Elisa K. Gilbert

personally known to me (or proved to me on the basis of satisfactory
evidence) to be the persons whose names are subscribed to the
within instrument and acknowledged to me that they executed
the same.


Notary Public

Residing at: Emmett, Idaho

My Commission Expires: October 18, 2018



Instrument # 307076

EMMETT, GEM, IDAHO

7-6-2016 02:52:12 PM No. of Pages: 2

Recorded for : TRI COUNTY SURVEYING INC

SHELLY TILTON

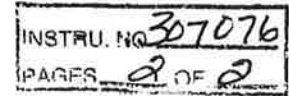
Fee: 12.00

Ex-Officio Recorder Deputy

Index to QUIT CLAIM DEED



Exhibit "A"



Property Description Parcel 1A

That portion of Government Lot 2 of Section 15, Township 7 North, Range 1 East, Boise Meridian, Gem County, Idaho, described as follows:

Commencing at the northeast corner of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 15, Township 7 North, Range 1 East, Boise Meridian, Gem County, Idaho;
Thence South $00^{\circ}35'30''$ West, 1397.47 feet, along the east line of said Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ and the east line of Government Lot 1 of Section 15, Township 7 North, Range 1 East, Boise Meridian, to a point on the south right-of-way line of State Highway 52 marked by a found $\frac{5}{8}''$ iron pin;
Thence North $89^{\circ}56'06''$ West, 1636.17 feet, along said south right-of-way line, to the **Point of Beginning**;
Thence South $01^{\circ}48'55''$ West, 837.95 feet to a point on the north line of the Montour Valley Acquisition;
Thence South $79^{\circ}53'12''$ West, 273.17 feet, along said north line;
Thence North $00^{\circ}14'11''$ East, 885.84 feet to a point on said south right-of-way line marked by a found $\frac{5}{8}''$ iron pin;
Thence South $89^{\circ}56'06''$ East, 291.81 feet, along said south right-of-way line, to the **Point of Beginning**.

Subject to a 15.00 foot utility easement lying west of and adjacent to the following described line:

Commencing at the northeast corner of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 15, Township 7 North, Range 1 East, Boise Meridian, Gem County, Idaho;
Thence South $00^{\circ}35'30''$ West, 1397.47 feet, along the east line of said Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ and the east line of Government Lot 1 of Section 15, Township 7 North, Range 1 East, Boise Meridian, to a point on the south right-of-way line of State Highway 52 marked by a found $\frac{5}{8}''$ iron pin;
Thence North $89^{\circ}56'06''$ West, 1636.17 feet, along said south right-of-way line, to the **Point of Beginning**;
Thence South $01^{\circ}48'55''$ West, 837.95 feet to the point of terminus of this easement.

The limits of said easement shall be extended or shortened at the beginning, terminus and all angle points, so as to make for a continuous and uniform width of access throughout.

Said tract of land containing therein, a calculated area of 5.538 acres, more or less, includes all water and ditch rights appurtenant to or used in connection with the properties being sold or conveyed hereby, and is subject to rights-of-way or easements of record or in use.



Job No. 16-015
May 13, 2016

QUITCLAIM DEED

For Value Received

D. Paul Gilbert and Elisa Gilbert, husband and wife

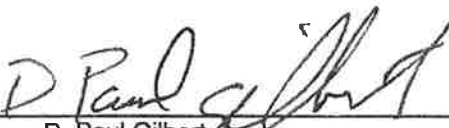
do hereby convey, release, remise and forever quitclaim unto

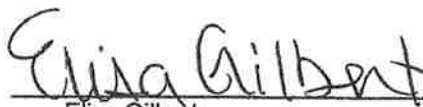
D. Paul Gilbert and Elisa K. Gilbert, husband and wife

whose current address is 9825 N. Highway 52, Horseshoe Bend, ID 83629

the following described property, to-wit:

See Exhibit "A" attached hereto and made a part hereof.


D. Paul Gilbert

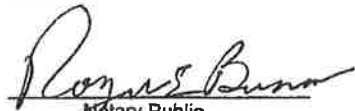

Elisa Gilbert

STATE OF IDAHO)
S.S.
COUNTY OF GEM)

On this 15th day of July, 2016 before me,
a Notary Public in and for said State, personally appeared

D. Paul Gilbert and Elisa Gilbert

personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same.


Notary Public

Residing at: Emmett, Idaho

My Commission Expires: October 18, 2018

Instrument # 307077

EMMETT, GEM, IDAHO

7-6-2016 02:54:10 PM No. of Pages: 2

Recorded for : TRI COUNTY SURVEYING INC

SHELLY TILTON

Fee: 13.00

Ex-Officio Recorder Deputy

Index to: QUIT CLAIM DEED

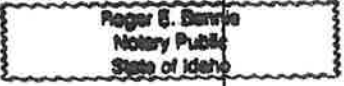

Roger S. Benson
Notary Public
State of Idaho

Exhibit "A"

INSTRU. NO. 307077
PAGES 2 OF 2

Property Description Parcel 2A

That portion of Government Lot 2 of Section 15, Township 7 North, Range 1 East, Boise Meridian, Gem County, Idaho, described as follows:

Commencing at the northeast corner of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 15, Township 7 North, Range 1 East, Boise Meridian, Gem County, Idaho;
Thence South $00^{\circ}35'30''$ West, 1397.47 feet, along the east line of said Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ and the east line of Government Lot 1 of Section 15, Township 7 North, Range 1 East, Boise Meridian, to a point on the south right-of-way line of State Highway 52 marked by a found $\frac{5}{8}$ " iron pin;
Thence North $89^{\circ}56'06''$ West, 1303.59 feet, along said south right-of-way line, to the east line of Government Lot 2 of Section 15, Township 7 North, Range 1 East, Boise Meridian being the **Point of Beginning**;
Thence South $00^{\circ}26'55''$ West, 774.21 feet, along the east line of said Government Lot 2, to a point on the north line of the Montour Valley Acquisition;
Thence South $79^{\circ}53'12''$ West, 358.63 feet, along said north line;
Thence North $01^{\circ}48'55''$ East, 837.95 feet to a point on said south right-of-way line;
Thence South $89^{\circ}56'06''$ East, 332.58 feet, along said south right-of-way line, to the **Point of Beginning**.

Subject to a 15.00 foot utility easement lying east of and adjacent to the following described line:

Commencing at the northeast corner of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 15, Township 7 North, Range 1 East, Boise Meridian, Gem County, Idaho;
Thence South $00^{\circ}35'30''$ West, 1397.47 feet, along the east line of said Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ and the east line of Government Lot 1 of Section 15, Township 7 North, Range 1 East, Boise Meridian, to a point on the south right-of-way line of State Highway 52 marked by a found $\frac{5}{8}$ " iron pin;
Thence North $89^{\circ}56'06''$ West, 1636.17 feet, along said south right-of-way line, to the **Point of Beginning**;
Thence South $01^{\circ}48'55''$ West, 837.95 feet to the point of terminus of this easement.

The limits of said easement shall be extended or shortened at the beginning, terminus and all angle points, so as to make for a continuous and uniform width of access throughout.

Said tract of land containing therein a calculated area of 6.330 acres, more or less, includes all water and ditch rights appurtenant to or used in connection with the properties being sold or conveyed hereby and is subject to rights-of-way or easements of record or in use.



Job No. 16-015
May 13, 2016

OF A PORTION OF GOVERNMENT LOT 2 OF SECTION 15,
TOWNSHIP 7 NORTH, RANGE 1 EAST, BOISE MERIDIAN,
GEM COUNTY, IDAHO

Instrument # 307074
BIBBETT, GEM. KAHN
12-16-2014 12:45:39 PM 400 10
Secured for TACOMM'S SUP
DELLAY TILTON
So. Office Records Deputy 102
10/15/2014 10:15:00 AM 10/15/2014

THE BASIS OF BEARING FOR THIS SURVEY IS THE
NAD83 IDAHO COORDINATE SYSTEM, WEST ZONE, PER
G.P.S. OBSERVATIONS TO CONTROL STATION
"MONTOUR". THE RESULTING GRID BEARING ON THE
EAST LINE OF GOVERNMENT LOT 1 OF SECTION 15,
TOWNSHIP 7 NORTH, RANGE 1 EAST, BOISE MERIDIAN
IS N00 35 34"E.

⑧ FOUND MONTEUR VALLEY ACQUISITION BRASS CAP MONUMENT
 ☐ FOUND BRASS CAP HIGHWAY RIGHT-OF-WAY MONUMENT
 ○ FOUND 5/8" IRON PIN PER R of S No. 208814
 ● FOUND 1/2" IRON PIN
 ▨ FOUND ALUMINUM CAPPED 5/8" IRON PIN
 ○ SET 1/2" IRON PIN W/PLASTIC CAP PLS 6552
 x- FENCE LINE

STA 759+00 POT

STATE HIGHWAY 52

GOVT LOT 2

R OF S NO.
208874 & 295583

PARCEL 1A
5.538± AC

PARCEL 2A
6.336± AC

1-165-17

R OF S NO. 187510

govt. in

SURVEY FOR:

D. PAUL GILBERT
9825 N. HIGHWAY 52
HORSESHOE BEND, ID 83629
PHONE: (208) 584-1807

LINE LEGEND:
Diversity / Inclusion

Printer Boundary Line
Section Line
Contouring
Old Property Line
Easement Line

SURVEYORS STATEMENT

MONTEUR VALLEY ACQUISITION

SEC. 15 | APJ SEC 14
C.R. No. 145695

DEVELOPMENT SERVICES ADMINISTRATOR
THIS PROPERTY BOUNDARY ADJUSTMENT IS HEREBY
ACCEPTED AND APPROVED THE 12 DAY OF JUL
BY THE GEN COUNTY DEVELOPMENT SERVICES
ADMINISTRATOR:

NOTE: Tri County Surveying, Inc. assumes no liability for present or future compliance or non-compliance with county planning and zoning ordinance resolutions as they pertain to building permits and the issuance thereof.

THE COUNTY SURVEYING, INC.
PROFESSIONAL LAND SURVEYORS
510 So. Washington Ave., P.O. Box 974

GRAPHIC SCALE

GRAPHIC SCALE

INDEX No 211-15-2-0-0 JDA No 16-015
MAY 2016

QUITCLAIM DEED

For Value Received

**Ray D. Petersen and Michelle Larson, husband and wife and
D. Paul Gilbert and Elisa K. Gilbert, husband and wife**

do hereby convey, release, remise and forever quitclaim unto

D. Paul Gilbert and Elisa K. Gilbert, husband and wife

whose current address is 9825 N. Highway 52, Horseshoe Bend, ID 83629
the following described property, to-wit:

See Exhibit "A" attached hereto and made a part hereof.

Ray D. Petersen
Ray D. Petersen

Michelle Larson
Michelle Larson

D. Paul Gilbert
D. Paul Gilbert

Elisa K. Gilbert
Elisa K. Gilbert

STATE OF IDAHO)
S.S.
COUNTY OF GEM)

On this 15th day of July, 2016 before me,
a Notary Public in and for said State, personally appeared

Ray D. Petersen, Michelle Larson, D. Paul Gilbert and Elisa K. Gilbert

personally known to me (or proved to me on the basis of satisfactory
evidence) to be the persons whose names are subscribed to the
within instrument and acknowledged to me that they executed
the same.

Roger E. Bann
Notary Public

Residing at: Emmett, Idaho

My Commission Expires: October 18, 2018

Instrument # 307075

EMMETT, GEM, IDAHO

7-6-2016 02:50:05 PM No. of Pages: 2

Recorded for : TRI COUNTY SURVEYING INC

SHELLY TILTON

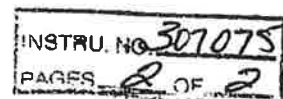
Fee: 13.00

Ex-Officio Recorder Deputy

Index to: QUIT CLAIM DEED



Exhibit "A"



Property Description Petersen to Gilbert

That portion of Government Lot 2 of Section 15, Township 7 North, Range 1 East, Boise Meridian, Gem County, Idaho, described as follows:

Commencing at the northeast corner of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 15, Township 7 North, Range 1 East, Boise Meridian, Gem County, Idaho;
Thence South $00^{\circ}35'30''$ West, 1397.47 feet, along the east line of said Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ and the east line of Government Lot 1 of Section 15, Township 7 North, Range 1 East, Boise Meridian, to a point on the south right-of-way line of State Highway 52 marked by a found $\frac{5}{8}''$ iron pin;
Thence North $89^{\circ}56'06''$ West, 1583.10 feet, along said south right-of-way line, to the **Point of Beginning**;
Thence South $00^{\circ}14'11''$ West, 823.89 feet to a point on the north line of the Montour Valley Acquisition;
Thence South $79^{\circ}53'12''$ West, 77.42 feet, along said north line;
Thence North $01^{\circ}48'55''$ East, 837.95 feet to a point on said south right-of-way line;
Thence South $89^{\circ}56'06''$ East, 53.07 feet, along said south right-of-way line, to the **Point of Beginning**.

Said tract of land containing therein a calculated area of 1.230 acres, more or less, includes all water and ditch rights appurtenant to or used in connection with the properties being sold or conveyed hereby and is subject to rights-of-way or easements of record or in use.



Job No. 16-015
May 13, 2016

RECORDED ELECTRONICALLY	
ID <u>303827</u>	County <u>Gem</u>
Date <u>10-16-15</u>	Time <u>11:41 pm</u>
simplifile www.simplifile.com 800.460.5657	

RECEIVED
OCT 10 2017
DEPARTMENT OF
WATER RESOURCES

RECEIVED
OCT 06 2017
WATER RESOURCES
WESTERN REGION

WARRANTY DEED

Alliance Title & Escrow Corp. Order No.:289890

FOR VALUE RECEIVED

Michael W. Baker and Patricia A. Baker, husband and wife

the grantor(s), do(es) hereby grant, bargain, sell and convey unto

Ray D. Petersen and Michelle Larson, husband and wife and D. Paul Gilbert and Elisa K. Gilbert, husband and wife

whose current address is

9415 N. Highway 52, Horseshoe Bend, ID 83629

the grantees(s), the following described premises, in Gem County, Idaho, TO WIT:

That portion of Government Lot 2 of Section 15, Township 7 North, Range 1 East, Boise Meridian, Gem County, Idaho, described as follows:

Commencing at the Northeast corner of the Northeast Quarter of the Southeast Quarter of Section 15, Township 7 North, Range 1 East, Boise Meridian, Gem County, Idaho; thence

South 00°35'30" West, 1397.47 feet, along the East line of said Northeast Quarter of the Southeast Quarter and the East line of Government Lot 1 of Section 15, Township 7 North, Range 1 East, Boise Meridian, to a point on the South right-of-way line of State Highway 52 marked by a found 5/8" iron pin; thence

North 89°56'06" West, 1583.10 feet, along said South right-of-way line, to the POINT OF BEGINNING; thence

South 00°14'11" West, 823.89 feet to a point on the North line of the Montour Valley Acquisition; thence

South 79°53'12" West, 350.59 feet, along said North line; thence

North 00°14'11" East, 885.84 feet to a point on said South right-of-way line marked by a found 5/8" iron pin; thence

South 89°56'06" East, 344.88 feet, along said South right-of-way line, to the POINT OF BEGINNING

Dated: October 14, 2015

Michael W. Baker
Michael W. Baker

Patricia A. Baker
Patricia A. Baker

State of Idaho } ss
County of Ada }

On this 15th day of October, 2015, before me, Shannon Loux, a Notary Public in and for said state, personally appeared Michael W. Baker and Patricia A. Baker, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed 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.

Shannon Loux
Notary Public for the State of Idaho
Residing at: Nampa, Idaho
Commission Expires: 7/2/2020

SHANNON LOUX
NOTARY PUBLIC
STATE OF IDAHO

Instrument # 303827

EMMETT, GEM, IDAHO

2015-10-16 11:41:42 AM No. of Pages: 2

Recorded for: ALLIANCE TITLE - BOISE PRODUCT

SHELLY TILTON Fee: \$13.00

EX-Officio Recorder Deputy SStewart

Index To: WARRANTY DEED

Electronically Recorded by Simplifile

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

WARRANTY DEED

Alliance Title & Escrow Corp. Order No.:289890

FOR VALUE RECEIVED

Michael W. Baker and Patricia A. Baker, husband and wife

the grantor(s), do(es) hereby grant, bargain, sell and convey unto

**Ray D. Petersen and Michelle Larson, husband and wife and D. Paul Gilbert and
Elisa K. Gilbert, husband and wife**

whose current address is

9415 N. Highway 52, Horseshoe Bend, ID 83629

the grantee(s), the following described premises, in Gem County, Idaho, TO WIT:

**That portion of Government Lot 2 of Section 15, Township 7 North, Range 1 East,
Boise Meridian, Gem County, Idaho, described as follows:**

**Commencing at the Northeast corner of the Northeast Quarter of the Southeast
Quarter of Section 15, Township 7 North, Range 1 East, Boise Meridian, Gem
County, Idaho; thence**

**South 00°35'30" West, 1397.47 feet, along the East line of said Northeast Quarter of
the Southeast Quarter and the East line of Government Lot 1 of Section 15,
Township 7 North, Range 1 East, Boise Meridian, to a point on the South right-of-
way line of State Highway 52 marked by a found 5/8" iron pin; thence**

**North 89°56'06" West, 1583.10 feet, along said South right-of-way line, to the
POINT OF BEGINNING; thence**

**South 00°14'11" West, 823.89 feet to a point on the North line of the Montour Valley
Acquisition; thence**

South 79°53'12" West, 350.59 feet, along said North line; thence

**North 00°14'11" East, 885.84 feet to a point on said South right-of-way line marked
by a found 5/8" iron pin; thence**

South 89°56'06" East, 344.88 feet, along said South right-of-way line, to the POINT

READ AND APPROVED
Michelle Larson
Ray D. Petersen

READ AND APPROVED
Elisa K. Gilbert
D. Paul Gilbert

WARRANTY DEED

Alliance Title & Escrow Corp. Order No.:289890

FOR VALUE RECEIVED

Michael W. Baker and Patricia A. Baker, husband and wife

the grantor(s), do(es) hereby grant, bargain, sell and convey unto

**Ray D. Petersen and Michelle Larson, husband and wife and D. Paul Gilbert and
Elisa K. Gilbert, husband and wife**

whose current address is

9415 N. Highway 52, Horseshoe Bend, ID 83629

the grantee(s), the following described premises, in Gem County, Idaho, TO WIT:

**That portion of Government Lot 2 of Section 15, Township 7 North, Range 1 East,
Boise Meridian, Gem County, Idaho, described as follows:**

**Commencing at the Northeast corner of the Northeast Quarter of the Southeast
Quarter of Section 15, Township 7 North, Range 1 East, Boise Meridian, Gem
County, Idaho; thence
South 00°35'30" West, 1397.47 feet, along the East line of said Northeast Quarter of
the Southeast Quarter and the East line of Government Lot 1 of Section 15,
Township 7 North, Range 1 East, Boise Meridian, to a point on the South right-of-
way line of State Highway 52 marked by a found 5/8" iron pin; thence
North 89°56'06" West, 1583.10 feet, along said South right-of-way line, to the
POINT OF BEGINNING; thence
South 00°14'11" West, 823.89 feet to a point on the North line of the Montour Valley
Acquisition; thence
South 79°53'12" West, 350.59 feet, along said North line; thence
North 00°14'11" East, 885.84 feet to a point on said South right-of-way line marked
by a found 5/8" iron pin; thence
South 89°56'06" East, 344.88 feet, along said South right-of-way line, 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 does hereby covenant to and with the
said Grantee(s), that (s)he is/are the owner(s) in fee simple of said premises; that they are free
from all encumbrances Except: Current Year Taxes, conditions, covenants, restrictions,
reservations, easements, rights and rights of way, apparent or of record.

And that (s)he will warrant and defend the same from all lawful claims whatsoever.

RECORD OF SURVEY

OF A PORTION OF GOVERNMENT LOT 1 OF SECTION 15,
TOWNSHIP 7 NORTH, RANGE 1 EAST, BOISE MERIDIAN,
GEM COUNTY, IDAHO

Instrument # 273977

EMMETT, GEM, IDAHO

9-16-2009 10:20:49 No. of Pages: 1

Recorded for: TRI COUNTY SURVEYING INC

SHELLY GANNON

Page: 5.00

Ex-Officio Recorder Deputy

Index to: RECORD OF SURVEY

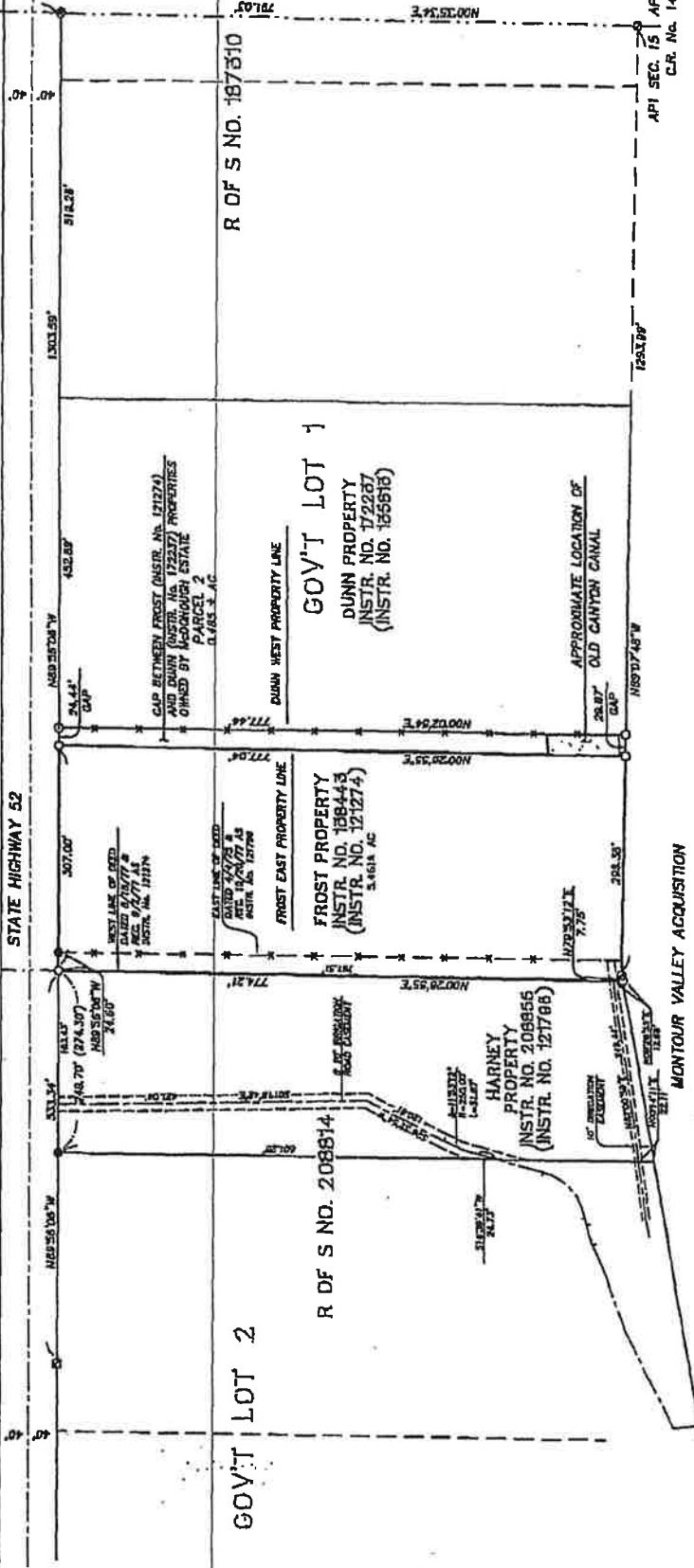
LEGEND:

- ① FOUND MONTOUR VALLEY ACQUISITION BRASS CAP MONUMENT
- ② FOUND BRASS CAP HIGHWAY RIGHT-OF-WAY MONUMENT
- ③ FOUND 5/8" IRON PIN PER R OF S No. 208614
- ④ FOUND 1/2" IRON PIN PER R OF S No. 208614
- ⑤ FOUND ALUMINUM CAPPED 5/8" IRON PIN
- ⑥ SET 1/2" IRON PIN W/PLASTIC CAP PLS 6533
- ⑦ FOUND 5/8" IRON PIN PER DEED No. 210569
- FENCE LINE

BASIS OF BEARINGS:

THE BASIS OF BEARING FOR THIS SURVEY IS THE
NAD83 IDAHO COORDINATE SYSTEM, WEST ZONE, PER
G.P.S. OBSERVATIONS TO CONTROL STATION
"MONTAUR". THE RESULTING GRID BEARING ON THE
EAST LINE OF GOVERNMENT LOT 1 OF SECTION 15,
TOWNSHIP 7 NORTH, RANGE 1 EAST, BOISE MERIDIAN
IS N00°35'34"E.

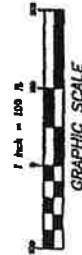
STATE HIGHWAY 52



NOTE:

1. Tri County Surveying, Inc. assumes no liability for present or future compliance or non-compliance with county planning and zoning ordinance restrictions as they pertain to building permits and the issuance thereof.
2. This is a plat of a portion of the public lands of the State of Idaho, as shown on the official plat of the Survey, which may or may not meet the boundaries of the involved ownership. Nothing about the survey is intended to indicate the opinion of the surveyor about the legal conclusion of ownership.

① MONUMENT



SURVEY FOR:

SHARON BRUND
1078 JUNIPER ST.
IDAHO FALLS, ID 83403
PHONE: (208) 350-4621

TRI COUNTY SURVEYING, INC.
PROFESSIONAL LAND SURVEYORS
510 So. Washington Ave. P.O. Box 974
Emmett, Idaho 83617-0974
Phone: (208) 355-7170

INDEX No. 71-15-2-0-0 JOB No. 00-028

RECORD OF SURVEY

OF A PORTION OF GOVERNMENT LOTS 1 AND 2 OF
SECTION 15, TOWNSHIP 7 NORTH, RANGE 1 EAST, BOISE MERIDIAN
GEM COUNTY, IDAHO

Instr. No.: 208814

STATE OF IDAHO } ss.
COUNTY OF CEM }

Recorded at the request of
Tri County Surveying, Inc.

Date: 10-11-89

Instr. No.: 208814

Recorded as a Survey

Susan K. Howard, Clerk
Ex-officio Recorder

Judy Spence
Deputy

Fee: \$5.00

BASIS OF BEARINGS:

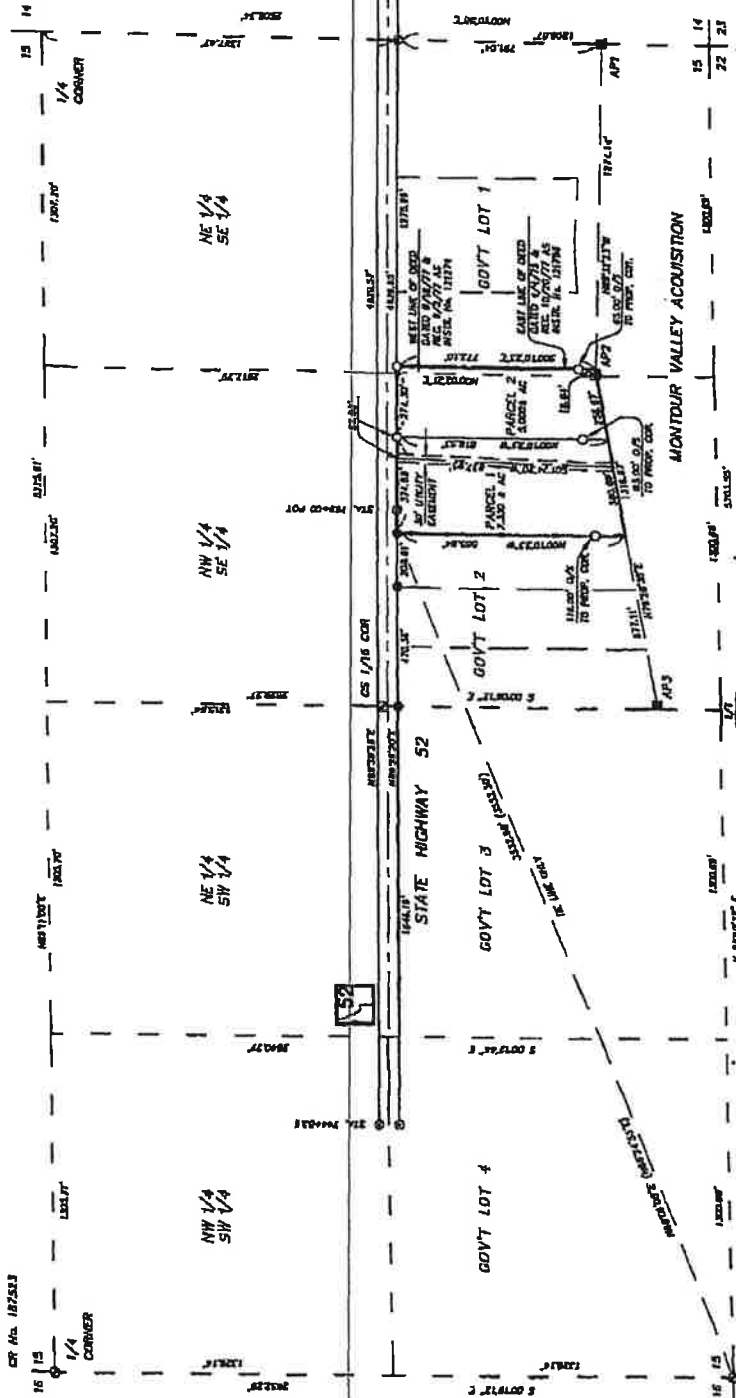
THE BASIS OF BEARINGS FOR THIS SURVEY IS
THE NORTH RIGHT-OF-WAY LINE OF STATE
HIGHWAY 52 L. N. 89°39'28" E

SURVEY FOR:

OWNA THORNTON
1435 MICHAEL STREET
EMMETT, ID 83617
PHONE (208) 365-9803

TRI COUNTY SURVEYING, INC.
PROFESSIONAL LAND SURVEYORS
P.O. Box 974
703 N. WASHINGTON AVE.
EMMETT, IDAHO 83617
Phone: (208) 365-7470

OCTOBER 1989
INDEX No. 711-15-3-0-0 JOB No. 19116



LEGEND:

- FOUND BRASS CAP MOVEMENT
- FOUND 5/8" IRON PIN
- FOUND 1/2" IRON PIN
- ▣ FOUND BLM ACQUISITION BOUNDARY MONUMENT
- SET 1/2" IRON PIN BY PLASTIC CAP PLS 6557
- FOUND STATE HIGHWAY R/W MON.
- BARRIED WIRE FENCE
- () RECORD DATA PER DEED



NOTE:
TRI COUNTY SURVEYING, INC. ASSUMES NO LIABILITY FOR PRESENT OR FUTURE DISCREPANCIES BETWEEN THIS SURVEY AND ANY RECORDS AND RECORDING INSTRUMENTS AS THEY PERTAIN TO BUILDING PERMITS AND THE ISSUANCE THEREOF.





775 S. Rivershore Lane, Suite 120 / Eagle
Idaho 83616 / (208) 938-8075

Instrument # 283719

EMMETT, GEM, IDAHO
2011-09-15 01:25:57 PM No. of Pages: 3
Recorded for: PIONEER TITLE COMPANY OF GEM C
SHELLY GANNON Fee: \$16.00
Ex-Office Recorder Deputy dwright
Index to: WARRANTY DEED
Electronically Recorded by Simplifile

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

329557 AA.
103057 BH

WARRANTY DEED

For Value Received

Harney Family Trust dated March 13, 2009

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

D. Paul Gilbert and Elisa Gilbert, Husband and Wife

hereinafter referred to as Grantee, whose current address is 9825 N. Highway 52, Horseshoe Bend, ID
83629

the following described premises, to-wit:

See Attached Exhibit "A"

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.

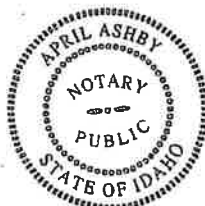
Dated: September 13, 2011

The Harney Family Trust


Janice A. Ruiz, Trustee

STATE OF Idaho, County of Ada, ss.

On this 14th day of September, in the year of 2011, before me April Ashby, a notary public personally appeared Janice A. Ruiz, known or identified to me to be the person whose name is subscribed to the within instrument as Trustee and acknowledged to me that she executed the same as such Trustee.





April Ashby
Notary Public of Idaho
Residing at Kuna, ID
Commission expires: January 24, 2012nd

File No.: 103057

EXHIBIT A

TRACT I:

That portion of Government Lots 1 and 2, Section 15, Township 7 North, Range 1 East, Boise Meridian, Gem County, Idaho, described as follows:

Commencing at the Northeast corner of the Northeast quarter of the Southeast quarter of said Section 15; thence South $00^{\circ}10'58''$ West, 1397.47 feet along the East line of said Northeast quarter of the Southeast quarter and the East line of Government Lot 1 of said Section 15 to a point on the South right of way line of State Highway 52 marked by a found $5/8''$ iron pin; thence South $89^{\circ}39'20''$ West, 1278.99 feet along said South right of way line to the Real Point of Beginning marked by a set $1/2''$ iron pin with plastic cap PLS 6552; thence South $00^{\circ}10'23''$ East, 773.10 feet to a point on the North line of the Montour Valley Acquisition; thence North $89^{\circ}32'23''$ West, 19.84 feet to a found 2" iron pipe with brass cap stamped "AP2" on the North line of the Montour Valley acquisition; thence South $79^{\circ}28'38''$ West, 258.67 feet along said North line; thence North $00^{\circ}10'23''$ West, 818.53 feet to a point on said South right of way line marked by a set $1/2''$ iron pin with plastic cap PLS 6552; thence North $89^{\circ}39'20''$ East, 274.30 feet along said South right of way line to the Real Point of Beginning.

Except the following described tract of land.

That portion of Government Lot 1 of Section 15, Township 7 North, Range 1 East, Boise Meridian, Gem County, Idaho, described as follows:

Beginning at a point on the West boundary of Government Lot 1 of Section 15, Township 7 North, Range 1 East, Boise Meridian where said West boundary intersects the South boundary of State Highway 52 and being the Northwest corner of Instrument No. 138443, records of Gem County, Idaho; thence South $89^{\circ}56'06''$ East, 24.60 feet along the South boundary of said State Highway 52 to the Northeast corner of that certain parcel of land described in Instrument No. 121796, records of Gem County, Idaho; thence South $00^{\circ}14'11''$ West, 773.10 feet along the East line of said Instrument No. 121796, to the Northerly boundary of the "Montour Valley Acquisition"; thence North $89^{\circ}07'48''$ West, 19.84 feet along said Northerly boundary to an angle point therein referred to as "AP2" thence South $79^{\circ}53'12''$ West, 7.5 feet along said Northerly boundary to a point on said West boundary of Government Lot 1; thence North $00^{\circ}26'55''$ East, 774.21 feet along the West line of said Instrument No. 138443 and the West line of said Government Lot 1 to the Point of Beginning.

TRACT II:

All that portion of land within the strip of land conveyed to the Canyon Canal Company per deed recorded July 10, 1905 in Book B of Deeds at Page 317, Instrument No. 4557, records of Gem County, Idaho, lying within the boundaries of the above described real property.

File No.: 103057

Except any portion lying within the Montour Valley Acquisition Boundary.

Close

IDAHO DEPARTMENT OF WATER RESOURCES
Water Right Report

9/20/2018

WATER RIGHT NO. 65-22627

<u>Owner Type</u>	<u>Name and Address</u>
Current Owner	MICHAEL W BAKER
Current Owner	PATRICIA A BAKER 4201 W QUAIL RIDGE DR BOISE, ID 83703 2083451920
Directors Report Owner	FRED T CHARTERS
Directors Report Owner	MARY GENE CHARTERS 9825 HWY 52 HORSESHOE BEND, ID 83629 2085843498

Priority Date: 09/09/1975

Basis: Decreed

Status: Active

<u>Source</u>	<u>Tributary</u>
PAYETTE RIVER	SNAKE RIVER

<u>Beneficial Use</u>	<u>From</u>	<u>To</u>	<u>Diversion Rate</u>	<u>Volume</u>
IRRIGATION	04/01	11/01	0.01 CFS	1.7 AFA
STOCKWATER	01/01	12/31	0.01 CFS	0.1 AFA
Total Diversion			0.01 CFS	

Location of Point(s) of Diversion:

PAYETTE RIVER|SWSE Lt 2|Sec. 15|Township 07N|Range 01E|GEM County

Other Information:

State or Federal: S

Owner Name Connector: Or

Water District Number: 65

Generic Max Rate per Acre:

Generic Max Volume per Acre:

Civil Case Number:

Old Case Number:

Decree Plaintiff:

Decree Defendant:

Swan Falls Trust or Nontrust:

Swan Falls Dismissed:

DLE Act Number:

Cary Act Number:

Mitigation Plan: False

Close

PROPERTY AGREEMENT

THIS PROPERTY AGREEMENT made and entered into this 28TH day of OCTOBER, 2013, by and between Michael W. Baker and Patricia A. Baker, husband and wife, ("Bakers") and D. Paul Gilbert and Elisa Gilbert, husband and wife, ("Gilberts").

WHEREAS, Bakers and Gilberts own adjoining properties located in Gem County, Idaho; and

WHEREAS, Bakers are prepared to sell a portion of their property to Gilberts, all as more particularly set forth in accordance with the terms and conditions of this Property Agreement; and

WHEREAS, Gilberts are prepared to purchase same in accordance with the terms and conditions of this Property Agreement;

NOW THEREFORE, in mutual consideration of the covenants and agreements contained herein Bakers and Gilberts agree as follows:

1. Gilberts' Property. Gilberts own that certain real property legally described in **Exhibit A** attached hereto and incorporated by this reference.

2. Bakers' Property. Bakers own that certain real property legally described in **Exhibit B** hereto attached and incorporated by this reference.

3. Subject Matter of Transfer and Sale. The subject matter of this agreement is the transfer and sale of a portion of Bakers' property described as follows: that strip of land adjoining the easterly boundary of Bakers' property and the westerly boundary of Gilberts' property, approximately 27' in width and approximately 818.53' in length, consisting of approximately one-half acre. The property to be conveyed is depicted on the map that is attached hereto as **Exhibit C** and highlighted in yellow.

4. Survey of Actual Dimensions and Size. The actual dimensions and size shall depend upon that determined by a survey. Bakers and Gilberts agree that ~~Bakers~~ ^{GILBERTS} shall employ a licensed surveyor who shall prepare a recordable survey acceptable to the County of Gem identifying the parcel described in paragraph 3 above to be conveyed by Bakers to Gilberts. While it is estimated that the size shall be approximately be one-half acre and the estimated dimensions are as described in paragraph 3, the precise dimensions and the actual size and dimensions shall be as determined by the surveyor, which actual size and dimensions, if different from that estimated, shall not alter the purchase price.

5. Cost of Survey and Other Costs To Be Borne by Gilberts. The cost of the survey, the cost of the new legal descriptions, all deeds, recording fees, and all requirements imposed by Gem County's zoning ordinance applicable to this transfer, whether characterized as a lot line adjustment, or otherwise, and the cost imposed by the Idaho Department of Water Resources ("IDWR") for transferring water rights, shall be borne by Gilberts, together with the attorneys'

fees for preparing this Property Agreement and related documents, provided such attorneys' fees shall not exceed \$500. These costs shall be promptly paid by Gilberts when invoiced and prior to becoming delinquent, in addition to paying the purchase price described below. Gilberts agree to indemnify and defend Bakers for all such costs, regardless of this transfer not closing, unless such transfer does not occur solely because of the default or failure of Bakers to perform without cause.

6. Purchase Price. The purchase price to be paid by Gilberts for the property described in paragraph 3 shall be \$10,000 paid in cash, or other immediately available funds.

7. Payment of Costs a Condition of Transfer and Method of Conveyance. The payment of the purchase price and the payment for the cost of the survey and the costs of other requirements specified in paragraph 5 shall occur as a condition precedent to the Bakers' execution and delivery of a Quit Claim Deed for the approximately one-half acre parcel to be conveyed to Gilberts.

8. Title Insurance. Bakers shall not be obligated to provide title insurance or any warranty with respect to title. Gilberts may, at their expense, obtain title insurance.

9. Water Rights. The Quit Claim Deed shall also transfer a proportionate share of Baker's water rights owned with and attributable to Bakers' property. A proportionate share of water rights means and shall be calculated by comparing the area of the 27' wide strip to be conveyed by Bakers to Gilberts with the area of the Bakers' property, which the parties agree to be 7.330 acres, and then multiplying the total number of water rights associated with Bakers' property by the fraction having as its numerator the acreage of the 27' wide strip and the denominator, 7.330. Bakers and Gilberts agree to execute such other documents as the IDWR may require to document the transfer of water rights.

10. Time For Completion. Gilberts will pursue all approvals with the County of Gem and the completion of the survey and as soon as is reasonably practical and in all events no later than May 1, 2014.

11. Counterparts and Facsimile. This Property Agreement may be executed in a number of identical counterparts. If so executed, each such counterpart shall be deemed an original for all purposes and all such counterparts shall collectively constitute one agreement, but in making proof of this Property Agreement it shall not be necessary to produce or account for more than one such counterpart. This Property Agreement may be executed by facsimile copy, and each signed copy shall be deemed an original hereof.

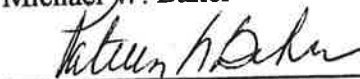
12. Entire Agreement. This Property Agreement constitutes the entire agreement between the parties hereto pertaining to the subject matter hereof and all prior and contemporaneous agreements, presentations, negotiations and understandings of the parties hereto, oral or written, are hereby superseded and merged herein.

13. Successors and Assigns. All provisions of this Property Agreement shall inure to the benefit of and shall be binding upon the successors-in-interest, assigns and legal representatives of the parties hereto.

BAKERS

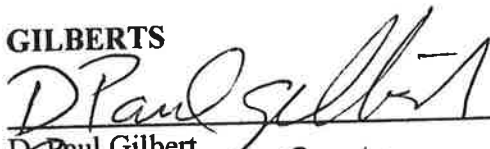


Michael W. Baker

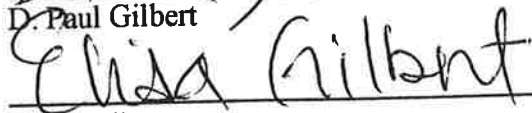


Patricia A. Baker

GILBERTS



D. Paul Gilbert



Elisa Gilbert

EXHIBIT A
(Gilberts' Property Legal Description)

TRACT I:

That portion of Government Lots 1 and 2, Section 15, Township 7 North, Range 1 East, Boise Meridian, Gem County, Idaho, described as follows:

Commencing at the Northeast corner of the Northeast quarter of the Southeast quarter of said Section 15; thence South 00°10'58" West, 1397.47 feet along the East line of said Northeast quarter of the Southeast quarter and the East line of Government Lot 1 of said Section 15 to a point on the South right of way line of State Highway 52 marked by a found 5/8" iron pin; thence South 89°39'20" West, 1278.99 feet along said South right of way line to the Real Point of Beginning marked by a set 1/2" iron pin with plastic cap PLS 6552; thence South 00°10'23" East, 773.10 feet to a point on the North line of the Montour Valley Acquisition; thence North 89°32'23" West, 19.84 feet to a found 2" iron pipe with brass cap stamped "AP2" on the North line of the Montour Valley acquisition; thence South 79°28'38" West, 258.67 feet along said North line; thence North 00°10'23" West, 818.53 feet to a point on said South right of way line marked by a set 1/2" iron pin with plastic cap PLS 6552; thence North 89°39'20" East, 274.30 feet along said South right of way line to the Real Point of Beginning.

Except the following described tract of land.

That portion of Government Lot 1 of Section 15, Township 7 North, Range 1 East, Boise Meridian, Gem County, Idaho, described as follows:

Beginning at a point on the West boundary of Government Lot 1 of Section 15, Township 7 North, Range 1 East, Boise Meridian where said West boundary intersects the South boundary of State Highway 52 and being the Northwest corner of Instrument No. 138443, records of Gem County, Idaho; thence South 89°56'06" East, 24.60 feet along the South boundary of said State Highway 52 to the Northeast corner of that certain parcel of land described in Instrument No. 121796, records of Gem County, Idaho; thence South 00°14'11" West, 773.10 feet along the East line of said Instrument No. 121796, to the Northerly boundary of the "Montour Valley Acquisition"; thence North 89°07'48" West, 19.84 feet along said Northerly boundary to an angle point therein referred to as "AP2" thence South 79°53'12" West, 7.5 feet along said Northerly boundary to a point on said West boundary of Government Lot 1; thence North 00°26'55" East, 774.21 feet along the West line of said Instrument No. 138443 and the West line of said Government Lot 1 to the Point of Beginning.

TRACT II:

All that portion of land within the strip of land conveyed to the Canyon Canal Company per deed recorded July 10, 1905 in Book B of Deeds at Page 317, Instrument No. 4557, records of Gem County, Idaho, lying within the boundaries of the above described real property.

Except any portion lying within the Montour Valley Acquisition Boundary.

EXHIBIT B TO PROPERTY AGREEMENT

12624-002 (614416_2)
(10/25/13)

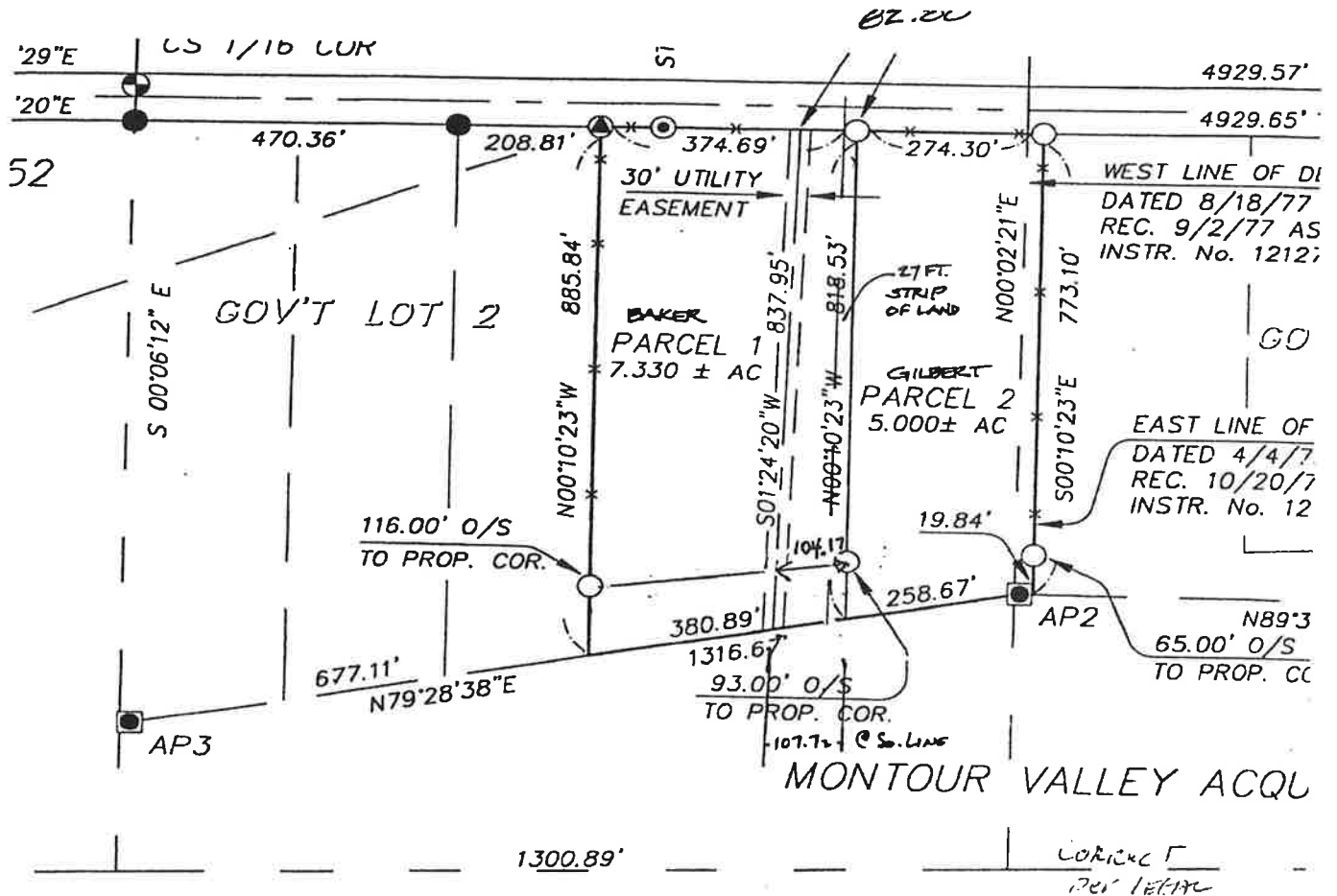
EXHIBIT B
(Bakers' Property Legal Description)

That portion of Government Lot 2 of Section 15, Township 7 North, Range 1 East, Boise Meridian, Gem County, Idaho, described as follows:

COMMENCING at the Northeast corner of the NE¼ of the SE¼ of Section 15, Township 7 North, Range 1 East, Boise Meridian, Gem County Idaho;
thence South 00°10'58" West, 1397.47 feet, along the East line of said NE¼ of the SE¼ and the East line of Government Lot 1 of Section 15, Township 7 North, Range 1 East, Boise Meridian, to a point on the South right-of-way line of State Highway 52 marked by a found 5/8" iron pin;
thence South 89°39'20" West, 1553.29 feet along said South right-of-way line, to the REAL POINT OF BEGINNING;
thence South 00°10'23" East, 818.53 feet to a point on the North line of the Montour Valley Acquisition;
thence South 79°28'38" West, 380.89 feet along said North line;
thence North 00°10'23" West, 885.84 feet to a point on said South right-of-way line marked by a found 5/8" iron pin;
thence North 89°39'20" East, 374.69 feet along said South right-of-way line to the REAL POINT OF BEGINNING.

Said tract of land containing therein a calculated 7.330 acres, more or less, includes all water and ditch rights appurtenant to or used in connection with the properties being sold or conveyed hereby, and is subject to rights-of-way or easements of record or in use.

EXHIBIT C (Map)



ADMINISTRATIVE INFORMATION

PARCEL NUMBER
RP07N01E158415
Parent Parcel Number
RP00406912
Property Address
9825 N HIGHWAY 52
Neighborhood
302 Montour Area

Property Class
131 131 Res Impr on Cat 10
TAXING DISTRICT INFORMATION
Jurisdiction 23
Area 001
District 023-00

OWNERSHIP

GILBERT D PAUL
GILBERT ELISA K
9825 N HIGHWAY 52
HORSESHOE BEND, ID 83629-5001
07N 01E Sec 15 Tax6094
Section 15 Township 07N Range 01E Quarter Section SE
Tax Number 6094

Tax ID RP00406915
TRANSFER OF OWNERSHIP

Date

07/06/2016 GILBERT D PAUL Doc #: 307077 QD \$0

Printed 08/06/2018 Card No. 1 of 1

RESIDENTIAL

VALUATION RECORD

Assessment Year	01/01/2017	01/01/2018
Reason for Change	01- Revaluat	01- Revaluat
VALUATION	I 47970	53263
Market Value	E 201870	228376
	T 249840	281639

Site Description

Topography:

Public Utilities:

Street or Road:

Neighborhood:

Zoning: 1 10 Homesite Value 74 1.0000 0.00 30000.00 30000.00 30000 7 35% SV 40500
Legal Acres: 2 10 Homesite Value 3D 0.0 0.00 6100.00 6100.00 6100 SV 6100
6.3300 3 01 IA Swr,Ola,Mntr,Prl (Tb1 8) IAPS2 5.3300 1.00 1250.00 1250.00 6663 6663

LAND DATA AND CALCULATIONS

Rating	Measured	Table	Prod. Factor	Base	Adjusted	Extended	Influence	Value
-or- Soil ID	-or- Acreage	Effective	Depth	Rate	Rate	Value	Factor	
Actual	Effective	Effective	Effective	Rate	Rate	Value	Factor	
Frontage	Frontage	Depth	Square Feet					

AN16: Annexation 2016
LAND: Land Information
Approved AG for RY2015, updated land codes and values to reflect. - 4/6/2015 SW
MNTR: Montour Neighborhood
RY15: Review Year 2015
SCPD: Split/Combo/PAR/Declare Real
RP07N01E158414 combined with RP07N01E158425 as RP07N01E158415 for 2017
RECORD OF SURVEY RECORDED ON 7/6/2016

Supplemental Cards
MEASURED ACREAGE 6.3300

Supplemental Cards
TRUE TAX VALUE 53263

Supplemental Cards
TOTAL LAND VALUE 53263

PHYSICAL CHARACTERISTICS

Style: 041 Newer conventional
Occupancy: Single family
Story Height: 1.0
Finished Area: 2606
Attic: None
Basement: 1/2

ROOFING

Material: Enamel steel
Type: Gable
Framing: Std for class
Pitch: Low 4/12 or less

FLOORING

Slab B
Sub and joists 1.0 B, 1.0
Base Allowance

EXTERIOR COVER

Vinyl siding 1.0

INTERIOR FINISH

Drywall B, 1.0

ACCOMMODATIONS

Finished Rooms 9
Bedrooms 4
Family Rooms 1
Fireplaces: 3

HEATING AND AIR CONDITIONING

Primary Heat: Electric baseboard
Lower Full Part
/Bsmt 1 Upper Upper

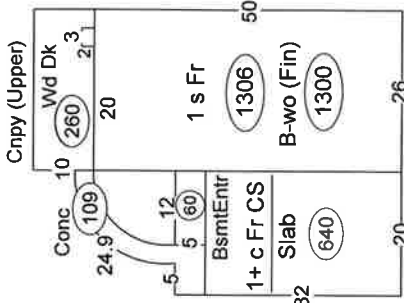
PLUMBING

3 Fixt. Baths #
2 Fixt. Baths 2 6
Kit Sink 1 2
Water Heat 1 1
TOTAL 10

REMODELING AND MODERNIZATION

Amount Date

IMPROVEMENT DATA



SPECIAL FEATURES

Description	Value
D :1STFLUE	700
WDSTOVE	1650
WDSTOVE	1650
02 :GRFBE	0
IF	6
WDSTOVE	1200
03 :LSQ	0
05 :LSQ	0
C	3
11 :3SO	-1
13 :LSQ	0

SUMMARY OF IMPROVEMENTS

ID	Use	Stry Hgt	Const Type	Grade	Year Eff	Const Year	Cond	Base Rate	Feat- ures	Adj Rate	Size or Area	Computed Value	Phys Obsol	Market Depr	Adj Depr	Comp Value
D	DWELL	0.00	1	Fair	1978	1986	G	0.00	Y	0.00	2606	143530	7	0	145	100
G01	ATTCP	0.00	1	Fair	2000	2000	G	13.46	N	11.84	20x 32	7580	2	0	100	100
02	DETGAR	8.00	1	Avg	1978	1978	G	25.78	Y	32.01	20x 30	20380	9	0	100	100
03	LEANTO	7.00	1	Avg	1978	1978	G	4.19	Y	3.85	10x 30	1160	20	0	100	100
05	LEANTO	7.00	1	Avg	2000	2000	G	4.41	Y	7.38	9x 20	1250	10	0	100	100
07	BSMTENTR	0.00	1	Fair	1978	1978	AV	1850	N	1462	0	1460	35	0	100	100
08	CNPY/	0.00	1	Avg	1978	1978	AV	0.00	N	0.00	260	1250	20	0	100	100
09	WDDK	0.00	0	Good	2000	2000	AV	0.00	N	0.00	260	3460	15	0	100	100
10	Sprinklr	0.00	0	Avg	2000	2000	AV	1500	N	1470	0	1470	15	SV	100	100
11	LEANTO	4.00	5	Fair	2012	2012	AV	5.95	Y	3.62	4x 4	60	5	0	100	100
12	SHED	6.00	1	Avg	2012	2012	AV	12.70	N	12.70	6x 6	460	5	0	100	100
13	LEANTO	5.00	1	Avg	2012	2012	AV	5.36	Y	4.93	4x 8	160	5	0	100	100

Data Collector/Date

tr 11/19/2014

Appraiser/Date

tr 11/25/2014

Neighborhood

Neigh 302 AV

Supplemental Cards

TOTAL IMPROVEMENT VALUE

228376

NWSE

NESE

SWSE 2

SESE 1

15

07N01E

SWSE

SESE



State of Idaho

DEPARTMENT OF WATER RESOURCES

Western Region • 2735 Airport Way • Boise, Idaho 83705-5082

Phone: (208) 334-2190 • Fax: (208) 334-2348 • Website: www.idwr.idaho.gov

C.L. "BUTCH" OTTER
Governor

GARY SPACKMAN
Director

September 20, 2018

D PAUL & ELISA GILBERT
9825 N HIGHWAY 52
HORSESHOE BND ID 83629-50016

RE: Notice of Ownership Change in Water Right No. 65-18365 & 65-22627

Dear Applicant(s),

The Department acknowledges the receipt of correspondence changing ownership of the above referenced water right to you. The Department has modified its records to reflect the change in ownership and has enclosed a computer-generated report for your records.

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 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 as of July 1, 1996, water right owners are required to report any change of water right ownership and any change of mailing address of the owner of a water right, to the Department. Notice of the change must be provided to the Department within 120 days of the change. Change reporting forms are available from any office of the Department, or at www.idwr.idaho.gov.

If you have any questions concerning the enclosed information, please feel free to contact this office at 208-334-2190.

Sincerely,

Anna Kaiser
Office Specialist II
Western Regional Office

Enclosures