

RECEIVED RECEIVED

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

JUL 19 2018

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?
65-23697	Yes ☐	Yes ☐		Yes ☐	Yes ☐
65-23699	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Kenny Baker 65-23697 - Linda Baker
Name of current water right holder/claimant Trust 65-23699

3. New Owner(s)/Claimant(s): Paul & Carol Shepherd
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or ☐ and/or
- 23 Timber Lane Garden Valley Id 83622
Mailing address City State ZIP
- 208 462-3528 Shepherd Paul @ Live.com
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: 6-21-2018 - 6-9-2017

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 # 65-23697

8. Signature: Carol Shepherd 7-19-18
Signature of new owner/claimant Title, if applicable Date
- Signature: Paul Shepherd 7-19-18
Signature of new owner/claimant Title, if applicable Date

For IDWR Office Use Only:

Received by AW Date 7/19/18 Receipt No. C105386 Receipt Amt. \$50-

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 SW Date 8/29/18



Instrument # 255084
IDAHO CITY, BOISE COUNTY, IDAHO
06-09-2017 13:20:19 PM No. of Pages: 1
Recorded for: TITLEONE BOISE
MARY T. PRISCO Fee: \$10.00
Ex-Officio Recorder Deputy shirley george
Index to: DEEDS
Electronically Recorded by Simplifile

Order Number: 17292700

Warranty Deed

For value received,
Kenneth W. Baker, a married man as his sole and separate property

PS
CS the grantor, does hereby grant, bargain, sell, and convey unto

Paul Shepherd and Carol Shepherd, husband and wife

whose current address is 23 Timber Lane Garden Valley, ID 83622

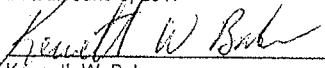
the grantee, the following described premises, in Boise County, Idaho, to wit:

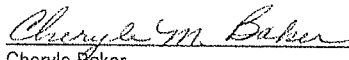
Parcel 2 of Record of Survey recorded August 9, 2012 as Instrument No. 236225, being a portion of the Southeast quarter of the Southwest quarter and also a portion of the Southwest quarter of the Southwest quarter, Section 10, Township 9 North, Range 4 East, Boise Meridian, Boise County, Idaho, being more particularly described as follows:

Beginning at an aluminum cap marking the Southeast corner of said Southeast quarter of the Southwest quarter; thence along the Southerly boundary lines of said Southeast quarter of the Southwest quarter and the Southwest quarter of the Southwest quarter North 89°40'46" West, 1875.02 feet to a 5/8 inch iron pin on the Easterly right of way line of Middle Fork Road; thence, along said right of way line, the following courses and distances to 5/8 iron pins: North 17°33'58" East, 110.42 feet; thence 148.09 feet along a tangent curve to the right, said curve having a radius of 485.00 feet, having a delta of 17°29'41", a long chord which bears North 26°18'49" East, a distance of 147.52 feet; thence North 35°03'39" East, 87.56 feet; thence, departing said right of way, along a line parallel to and 310.00 feet Northerly of the Southerly boundary line of said Southeast quarter of the Southwest quarter and the Southwest quarter of the Southwest quarter South 89°40'46" East, 1730.71 feet to the Easterly boundary line of said Southeast quarter of the Southwest quarter; thence along said Easterly boundary line South 00°52'12" West, 310.00 feet to the Point of Beginning.

To have and to hold the said premises, with their appurtenances unto the said Grantee, its heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that Grantor is the owner in fee simple of said premises; that they are free from all encumbrances except those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee; and subject to all existing patent reservations, easements, right(s) of way, protective covenants, zoning ordinances, and applicable building codes, laws and regulations, general taxes and assessments, including irrigation and utility assessments (if any) for the current year, which are not due and payable, and that Grantor will warrant and defend the same from all lawful claims whatsoever. Whenever the context so requires, the singular number includes the plural.

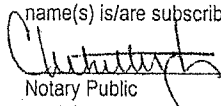
Dated: June 6, 2017


Kenneth W. Baker


Cheryl M. Baker

State of Idaho, County of Boise, ss.

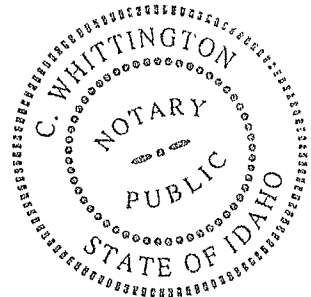
On this 9th day of June in the year of 2017, before me, the undersigned, a Notary Public in and for said State, personally appeared Kenneth W. Baker and Cheryl Baker, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same.


Notary Public

Residing In:

My Commission Expires:

Residing at: Boise, Idaho
Commission expires: 8/15/2020





868 E. Riverside Dr., Suite 100
Eagle, ID 83616
Ph. (208)493-0200
Fx. (208)493-0201
www.titleonecorp.com

Acknowledgment and Approval of Title Commitment, CCR's, and Plat Map

To: TitleOne Corporation

Order Number: 17292700

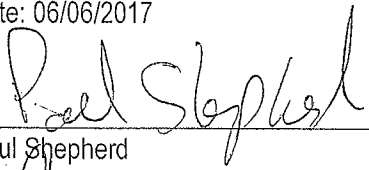
Legal Description: Parcel 2 of Record of Survey recorded August 9, 2012 as Instrument No. 236225, being a portion of the Southeast quarter of the Southwest quarter and also a portion of the Southwest quarter of the Southwest quarter, Section 10, Township 9 North, Range 4 East, Boise Meridian, Boise County, Idaho, being more particularly described as follows:

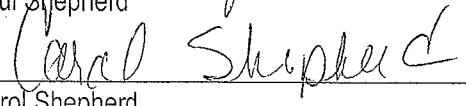
Beginning at an aluminum cap marking the Southeast corner of said Southeast quarter of the Southwest quarter; thence along the Southerly boundary lines of said Southeast quarter of the Southwest quarter and the Southwest quarter of the Southwest quarter
North 89°40'46" West, 1875.02 feet to a 5/8 inch iron pin on the Easterly right of way line of Middle Fork Road; thence, along said right of way line, the following courses and distances to 5/8 iron pins:
North 17°33'58" East, 110.42 feet; thence 148.09 feet along a tangent curve to the right, said curve having a radius of 485.00 feet, having a delta of 17°29'41", a long chord which bears North 26°18'49" East, a distance of 147.52 feet; thence
North 35°03'39" East, 87.56 feet; thence, departing said right of way, along a line parallel to and 310.00 feet Northerly of the Southerly boundary line of said Southeast quarter of the Southwest quarter and the Southwest quarter of the Southwest quarter
South 89°40'46" East, 1730.71 feet to the Easterly boundary line of said Southeast quarter of the Southwest quarter; thence along said Easterly boundary line
South 00°52'12" West, 310.00 feet to the Point of Beginning.

Property Address: No Known Address, Garden Valley, ID 83622

The undersigned buyer herein acknowledges receipt of the title commitment, any applicable CCR's, and plat map to the real property referenced above. The undersigned further acknowledge they have read and approved said title commitment, CCR's, and plat map and hold TitleOne Corporation harmless and without liability for the same.

Date: 06/06/2017



Paul Shepherd


Carol Shepherd



8151 W. Rifleman Street
Boise, ID 83704

June 29, 2018

Paul Shepherd Jr. and Carol Shepherd
23 Timber Lane
Garden Valley, ID 83622

File No. 654726

Property Address: TBD TBD, Garden Valley, ID 83622

The closing of your purchase of the above-referenced property has now been completed. Enclosed for your records is the original recorded deed. Your final title policy is being mailed under separate cover.

We appreciate having had the opportunity to be of service to you. If you have any questions, please contact the Escrow Officer named below.

Sincerely,

Maria Van Der Aa, Escrow Officer
Ph: (208)373-3697
Email: mvanderaa@pioneertitleco.com

Enclosures



Pioneer Title Co.
GOING BEYOND

8151 W. Rifleman Street
Boise, ID 83704

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

File No. 654726 MV/PP

Instrument # 259739

IDAHO CITY, BOISE COUNTY, IDAHO
06-22-2018 15:13:24 PM No. of Pages: 2
Recorded for: PIONEER TITLE COMPANY OF ADA
MARY T. PRISCO Fee: \$15.00
Ex-Officio Recorder Deputy shirley george
Index to: DEEDS
Electronically Recorded by Simplifile

WARRANTY DEED

Linda J. Baker, Trustee of

For Value Received The Jay and Linda Baker Family Trust

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

Shepherd Shepherd
Paul ~~Shepherd~~ Jr. and Carol ~~Shepherd~~, Husband and Wife

hereinafter referred to as Grantee, whose current address is 23 Timber Ln., Garden Valley, Id 83622

The following described premises, to-wit:

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: June 20, 2018

Jay and Linda Baker Family Trust

By: Linda J Baker, Trustee
Linda J Baker, Trustee

State of Idaho, County of Ada

This record was acknowledged before me on 6-21-2018 by Linda J. Baker, as Trustee of The Jay and Linda Baker Family Trust.

Maria Van Der Aa
Signature of notary public

Commission Expires:

RESIDING IN EAGLE, ID
COMMISSION EXPIRES AUG 13, 2022





PioneerTitleCo.
GOING BEYOND

8151 W. Rifleman Street
Boise, ID 83704

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

File No. 654726 MV/PP

WARRANTY DEED

Linda J. Baker, Trustee of

For Value Received The Jay and Linda Baker Family Trust

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

Shepherd Shepherd
Paul Shepherd Jr. and Carol Shepherd, Husband and Wife

hereinafter referred to as Grantee, whose current address is 23 Timber Ln., Garden Valley, Id 83622

The following described premises, to-wit:

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: June 20, 2018

Jay and Linda Baker Family Trust

By: Linda J Baker, Trustee
Linda J Baker, Trustee
State of Idaho, County of Ada

This record was acknowledged before me on 6-21-2018 by Linda J. Baker, as Trustee of
The Jay and Linda Baker Family Trust.

Maria Van Der Aa
Signature of notary public
Commission Expires:

RESIDING IN EAGLE, ID
COMMISSION EXPIRES AUG 13, 2022



EXHIBIT A

A parcel of land being a portion the Southeast Quarter of the Southwest Quarter (SE1/4 SW1/4) and also a portion of the Southwest Quarter of the Southwest Quarter (SW1/4 SW1/4), Section 10, Township 9 North, Range 4 East, Boise Meridian, Boise County, Idaho, being more particularly described as follows:

Commencing at an aluminum cap marking the Southeast corner of said SE1/4 SW1/4 (South 1/4 Corner of Section 10), thence, along the Easterly boundary line of said SE1/4 SW1/4, North 00°52'12" East, 310.00 to a 5/8" iron pin and POINT OF BEGINNING;

Thence departing said Easterly boundary line, along a line parallel to and 310.00 feet Northerly of the Southerly boundary lines of said SE1/4SW1/4 and the SW1/4 SW1/4, North 89°40'46" West, 1730.71 feet to a 5/8" iron pin on the Easterly right-of-way line of the Middle Fork Road;

Thence along said right-of-way line the following courses and distances to 5/8" iron pins:

North 35°03'39" East, 49.23 feet;

305.57 feet along a tangent curve to the left, said curve having a radius of 1133.00 feet, having a delta angle of 15°27'10", a long chord which bears North 27°20'04" East, a distance of 304.65 feet;

North 19°36'29" East, 204.06 feet;

117.37 feet along a tangent curve to the left, said curve having a radius of 910.00 feet, having a delta angle of 11°10'04", along chord which bears North 14°01'27" East, 177.09 feet;

North 08°26'25" East, 297.95 feet to the Northerly boundary line of said SW1/4 SW1/4;

Thence along said Northerly boundary line of the SW1/4 SW1/4 (SW 1/16 Corner), South 89°40'50" East, 94.87 feet to a 5/8" iron pin marking the Northwest corner of said SE1/4 SW1/4;

Thence along said Northerly boundary line of the SE1/4 SW 1/4, South 89°40'36" East, 1327.29 feet to an aluminum cap marking the Northeast corner of said SE1/4 SW1/4 (Center-South 1/16 Corner);

Thence along the Easterly boundary line of said SE1/4 SW1/4, South 00°52'12" West 971.48 feet to the POINT OF BEGINNING.



State of Idaho

DEPARTMENT OF WATER RESOURCES

322 East Front Street • P.O. Box 83720 • Boise, Idaho 83720-0098

Phone: (208) 287-4800 • Fax: (208) 287-6700 • Website: www.idwr.idaho.gov

C.L. "BUTCH" OTTER
Governor

GARY SPACKMAN
Director

August 29, 2018

PAUL SHEPHERD
CAROL SHEPHERD
23 TIMBER LN
GARDEN VALLEY ID 83622-6013

Re: Change of Ownership for Water Right No(s): 65-23697 & 65-23699

Dear Water Right Holders:

The Department acknowledges the receipt of correspondence changing ownership of the above referenced water rights 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 an ownership change notice, 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 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. Water right 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 contact me at (208) 287-4952.

Sincerely,

Emalee Rushing
Administrative Assistant

Enclosures