

Department of Water Resources
Eastern Florida

Name on W-9 _____ Approved by _____ Processed by Onk Date 8-28-18

Warranty Deed

For Value Received

Montgomery Properties LLC, a Washington Limited Liability Company

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

Timothy V Hunt and Eva A Brown- Hunt, husband and wife

Whose current address is:

**18373 W Rice Ave
Hauser, ID 83854**

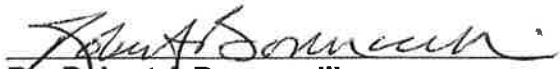
the grantee, the following described premises, to-wit:

See Attached Legal Description as Exhibit 'A'

TO HAVE AND TO HOLD, the said premises, with their appurtenances unto the said Grantees, their heirs and assigns forever. And the said Grantors do hereby covenant to and with the said Grantees that they are the owners in fee simple of said premises; that they are free from all encumbrances EXCEPT: Subject to all existing patent reservations, easements, right(s) of way, protective covenants, zoning ordinances, and applicable building codes, laws and regulations, general taxes, assessments, including irrigation and utility easements (if any) for the current year, which are not due and payable, and that Grantor(s) will warrant and defend the same from all lawful claims whatsoever.

Dated: MAY 16, 2018

Montgomery Properties LLC, a Washington Limited Liability Company



By: Robert A Bonuccelli

STATE OF WA)
) ss
COUNTY OF Spokane)

On this 16th day of May, 2018, before me, a notary public in and for said State, personally appeared **Robert A Bonuccelli** known to me or proved to me to be the person(s) whose name is subscribed to the within instrument to be the Managing Member executing on behalf of **Montgomery Properties LLC** and acknowledged to me that he/ she/ they executed the same as the free act and deed of such individual(s)/ Entity.



Notary Public
Residing at: Greencree, WA 99016
Comm. Expires: 10-16-2021



**Legal Description
Exhibit 'A'**

Taylor Mountain Surveying
903 Waller St.
Salmon, Idaho 83467
(208) 756-8321

PARCEL "B"

A parcel of land located in the SE ¼ of Section 11 and the SW ¼ of Section 12, T. 21 N., R. 22 E., Boise Meridian, Lemhi County, Idaho, more particularly described as follows:

Commencing at the SW Corner of said Section 12, from which the W ¼ Corner of Section 12 bears N 00°10'59" E, 2639.11 ft., the Basis Of Bearing of this description, run thence N 49°12'10" E a distance of 134.83 ft. to the POINT OF BEGINNING;

Thence N 36°50'05" W a distance of 1658.11 ft.;

Thence N 43°27'26" E a distance of 625.21 ft.;

Thence S 31°50'33" E a distance of 1481.13 ft.;

Thence S 01°35'06" W a distance of 288.54 ft.;

Thence S 41°47'31" W a distance of 314.24 ft. to the POINT OF BEGINNING.

PARCEL CONTAINS 20.23 ACRES

Subject to and together with that part of the road and utility easement, as shown on Lot Split Plat filed at the Lemhi County Courthouse, appurtenant to the above described parcel.

[Close](#)IDAHO DEPARTMENT OF WATER RESOURCES
Adjudication Claim Report

03/27/2008

WATER RIGHT NO. 74-2074B

Owner Type	Name and Address
Current Owner	ROBERT A BONUCCELLI PO BOX 141449 SPOKANE, WA 99214-1449 (208)689-3761
Original Owner	CAPRICE R LUKER 22480 SKY BREEZE CT MURRIETA, CA 92562 (909)600-1992
Original Owner	VERGIL O OLSON 536 LEMHI RD SALMON, ID 83467 (208)756-3739

Priority Date: 01/18/1910

Basis: Decreed

Status: Active

Source	Tributary
KIRTLEY CREEK	LEMHI RIVER

Beneficial Use	From	To	Diversion Rate	Volume
IRRIGATION	3/15	11/15	0.275 CFS	
Total Diversion			0.275 CFS	

Location of Point(s) of Diversion:

KIRTLEY CREEK	Lt 2	Sec. 01	Township 21N	Range 22E	LEMHI County
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Place(s) of use:

Place of Use Legal Description: IRRIGATION LEMHI County

Township	Range	Section	Lot	Tract	Acres	Lot	Tract	Acres	Lot	Tract	Acres	Lot	Tract	Acres
21N	22E	12		NWSW	17									

Total Acres: 17

Conditions of Approval:

1.	THIS CLAIM IS FOR A SPLIT OF 74-02074 WHICH CLAIMANT RECENTLY ACQUIRED.DOCUMENTS FOR TRANSFER OF 60 OF 80 SHARES OUT OF MORMON DITCH ATTACHED. *** CHANGE OF OWNERSHIP FILED FOR ENTIRE RIGHT 4/6/99, ESV
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Dates:

Licensed Date:

Claim Received Date:

Decreed Date:

Enlargement Use Priority Date:

Enlargement Statute Priority Date:

Other Information:

State or Federal: S

Owner Name Connector:

Water District Number:

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:

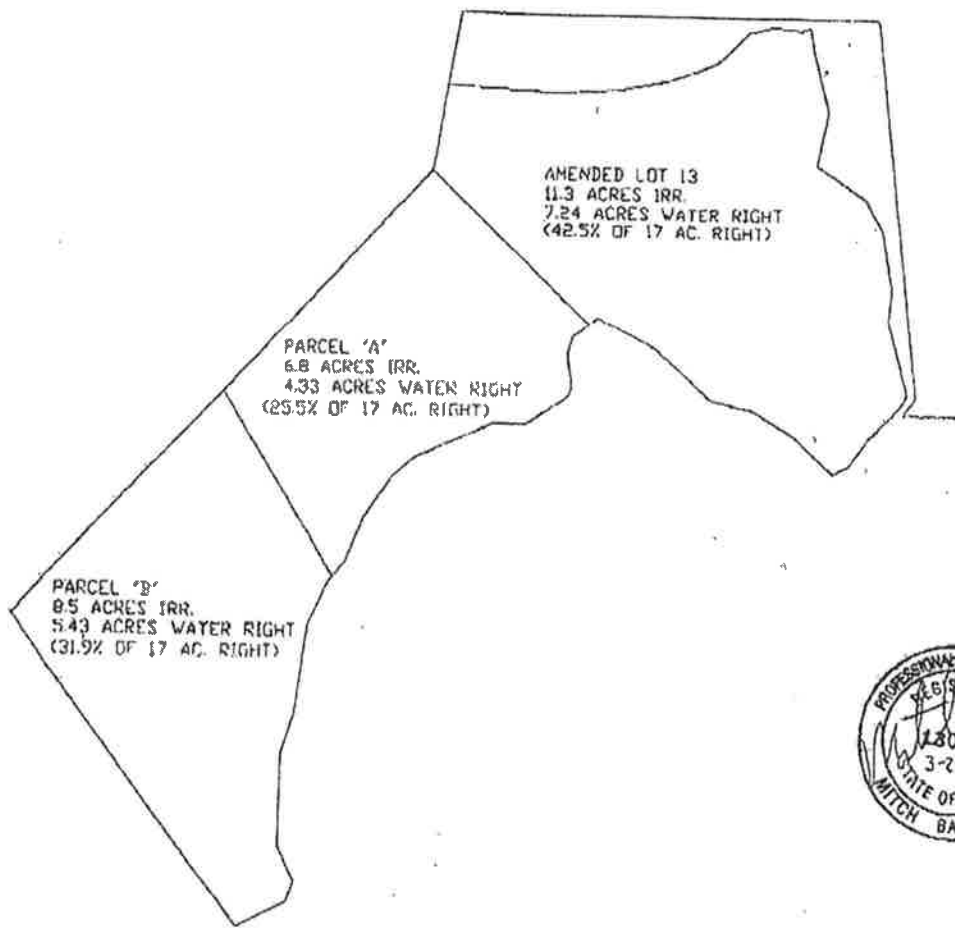
Swan Falls Dismissed:

DLE Act Number:

Cary Act Number:

Mitigation Plan: False

Close

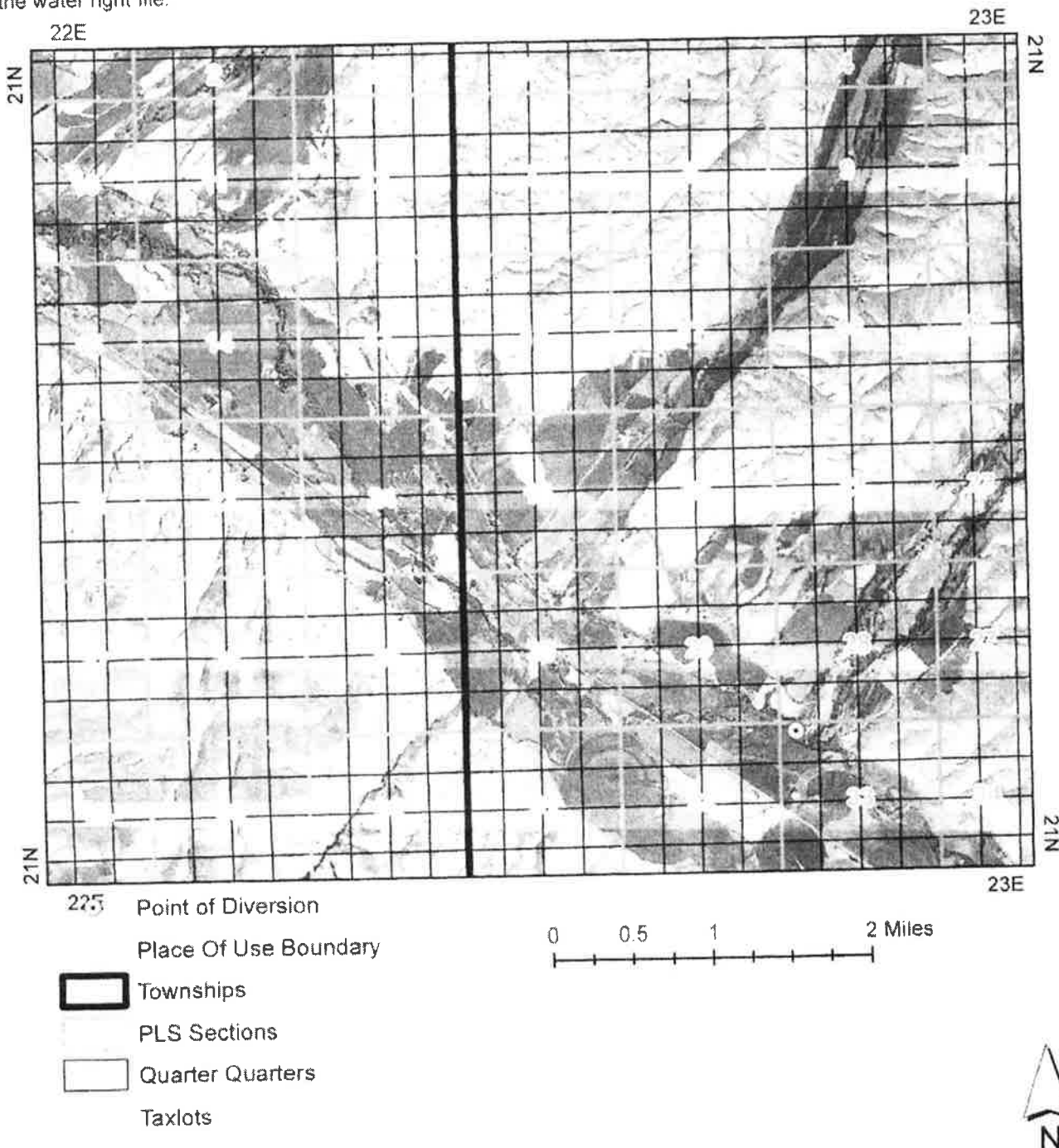


State of Idaho
Department of Water Resources

Water Right
74-2047B

IRRIGATION

The map depicts the place of use for the water use listed above and point(s) of diversion of this right as currently derived from interpretations of the paper records and is used solely for illustrative purposes. Discrepancies between the computer representation and the permanent document file will be resolved in favor of the actual water right documents in the water right file.





State of Idaho

DEPARTMENT OF WATER RESOURCES

322 E FRONT ST STE 648 PO BOX 83720 • BOISE, ID 83720-0098

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

C.L. "Butch" Otter
Governor

Gary Spackman
Director

August 28, 2018

TIMOTHY V HUNT
EVA BROWN HUNT
18373 W RICE AVE
HAUSER ID 83854-6395

Re: Change in Water Right Ownership: 74-2047H (Split into 74-2047H and **74-16182 & 74-16183**)

Dear Water Right Holder(s):

The Department of Water Resources (Department) acknowledges the receipt of correspondence changing ownership of a portion of the above referenced water right(s) to you. The Department has modified its records based on the information received and has enclosed a computer-generated report for you.

You requested a Notice of Change in Water Right Ownership for water right 74-2047B. This right was disallowed in the Snake River Basin Adjudication and is not a valid right. After further review it was determined that a portion of water right 74-2047H was appurtenant to land described in the deed you provided. Your water right is a split from 74-2047H.

Your portion of each water right(s) has a specified point of diversion, nature of use and place of use. If you plan to change the authorized point of diversion, nature of use, or place of use, including adding a new point of diversion, you must file an Application for Transfer of Water Right. If you do not plan to change any elements of your water right, then no further action is required at this time.

The portion of the water right retained by the original right holder retains the original water right number. The Department is sending the original right holder a copy of this letter and a computer-generated report showing the changes to the original water right.

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) 287-4942.

Sincerely,

Jean Hersley

Technical Records Specialist II

Enclosure(s)

c: Water District No. 74
Robert Bonuccelli