

RECEIVED

FEB 14 2018

WATER RESOURCES
WESTERN REGION

RECEIVED

MAR 02 2018

DEPARTMENT OF
WATER RESOURCESSTATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

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?
PD 63-5344	Yes ☐	Yes ☐		Yes ☐	Yes ☐
63-5344 + 63-84534	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Geraldine L Shelter Cain
Name of current water right holder/claimant

3. New Owner(s)/Claimant(s): Mantis Holdings, LLC
New owner(s) as listed on the conveyance document

PD Box 166 Mailing address
208-863-1811 Telephone
Notus City
Id State
83656 ZIP
info@dgturf.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: 12-29-17

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: Michelle Gibson Signature of new owner/claimant
Title, if applicable: manager/organizer Date: 2-9-18

Signature: [Signature] Signature of new owner/claimant
Title, if applicable: member/organizer Date: 2-9-18

For IDWR Office Use Only:

Received by: TK Date: 4/23/18 Receipt No. C105003 Receipt Amt. 75.00

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: X Approved by: [Signature] Processed by: [Signature] Date: 4-24-18



Pioneer Title Co.
GOING BEYOND

610 S. Kimball Avenue
Caldwell, ID 83605

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

File No. 640444 KD/LF

WARRANTY DEED

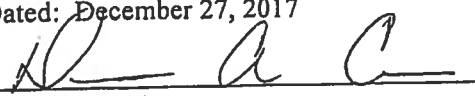
For Value Received Dennis A. Cain and Geraldine L. Cain, husband and wife
hereinafter referred to as Grantor, does hereby grant, bargain, sell, warrant and convey unto

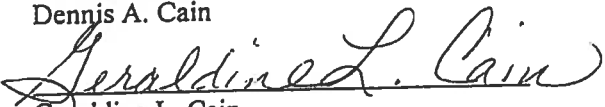
Mantis Holdings, LLC, an Idaho limited liability company
hereinafter referred to as Grantee, whose current address is 4414 Lincoln Rd. Caldwell, ID 83605
The following described premises, to-wit:

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: December 27, 2017


Dennis A. Cain


Geraldine L. Cain

State of Idaho, County of Canyon

On this 27th day of December in the year of 2017, before me, the undersigned, a Notary Public in and for said State, personally appeared Dennis A. Cain and Geraldine L. Cain known or identified to me to be the person/persons whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same.

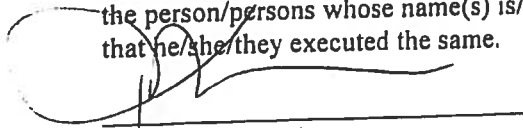

Residing at: Wilder
Commission Expires: 1-27-2023

EXHIBIT A

This parcel is a portion of the NW 1/4 SE 1/4 of Section 16, Township 5 North, Range 5 West of the Boise Meridian, Canyon County, Idaho and is more particularly described as follows:

COMMENCING at the Northwest corner of the NW 1/4 SE 1/4 (C1/4 corner, Section 16), a found 1 1/2 inch diameter iron pipe;

Thence South 89°48'28" East along the north boundary of the NW 1/4 SE 1/4 a distance of 212.00 feet to the TRUE POINT OF BEGINNING, a found 1/2 inch diameter rebar;

Thence continuing South 89°48'28" East along the north boundary of the NW 1/4 SE 1/4 a distance of 763.53 feet to a point that lies 343.00 feet west of the northeast corner of the NW 1/4 SE 1/4, a 5/8 x 30 inch rebar set with a plastic cap stamped P.L.S. 15352;

Thence South 00°00'49" West parallel with and 343.00 feet west of the east boundary of the NW 1/4 SE 1/4 a distance of 857.00 feet to a point witnessed by a 5/8 x 30 inch rebar set with a plastic cap stamped P.L.S. 15352 bearing North 00°00'49" East a distance of 15.00 feet;

Thence South 89°48'28" East parallel with the north boundary of the NW 1/4 SE 1/4 a distance of 343.00 feet to a point on the east boundary of the NW 1/4 SE 1/4, a 5/8 x 30 inch rebar set with a plastic cap stamped P.L.S. 15352;

Thence South 00°00'49" West along the east boundary of the NW 1/4 SE 1/4 a distance of 454.09 feet to the southeast corner of the NW 1/4 SE 1/4, a found 5/8 inch diameter rebar;

Thence North 88°55'38" West along the south boundary of the NW 1/4 SE 1/4 a distance of 1313.30 feet to the southwest corner of the NW 1/4 SE 1/4, a found 5/8 inch diameter rebar with an aluminum cap;

Thence North 00°13'42" West along the west boundary of the NW 1/4 SE 1/4 a distance of 692.93 feet to a point that lies 598.00 feet south of the northwest corner of the NW 1/4 SE 1/4, a found 1/2 inch diameter rebar;

Thence South 74°47'14" East along the centerline of the Parma Canal a distance of 219.93 feet to a point witnessed by a found 1/2 inch diameter rebar bearing North 00°13'42" West a distance of 15.00 feet;

Thence North 00°13'42" West along a line 212.00 feet east of and parallel with the west boundary of the NW 1/4 SE 1/4 a distance of 655.00 feet to the TRUE POINT OF BEGINNING.

Excepting Therefrom: Any portion that lies within the Boise River.

Reference Survey:
Inst. No. 2010033090
Inst. No. 2008066872
Inst. No. 2007007162

Reference Deed:
Inst. No. 2010033752
Inst. No. 200566392
Inst. No. 200230397

RECORD OF SURVEY

A PORTION OF THE NW 1/4 SE 1/4 OF SECTION 18,
TOWNSHIP 5 NORTH, RANGE 5 WEST, BOISE MERIDIAN,
CANYON COUNTY, IDAHO

2013-034187

RECORDED

07/24/2013 04:44 PM



CHRIS YAMAMOTO
CANYON COUNTY RECORDER
Page 1 of 1
SURVEY
SKINNER LAND SURVEYING

Page 1 of 1
12/18/2017 4:34 PM



0' 100' 200'
Scale: 1" = 100'

LEGEND

- ⊙ 1 1/2" IRON PIPE - FOUND
- ⊙ 5/8" REBAR W/ALLARMUM CAP - FOUND
- ⊙ 5/8" REBAR - FOUND
- ⊙ 5/8" x 30" REBAR - SET
- ⊙ 1/2" REBAR - FOUND
- CALCULATED POINT
- PROPERTY BOUNDARY LINE
- SECTION/ADJUST PART LINE
- FENCE LINE
- ORIGINAL DEED LINE
- C.C. WITNESS CORNER

Note: See Record of Survey Instrument Number 2008066872 for Section 18 boundary information.

CERTIFICATION

I, Thomas J. Heford, do hereby certify that I am a Professional Land Surveyor, licensed by the State of Idaho, and that this map has been prepared from an actual survey made on the ground under my direct supervision, that this map is an accurate representation of said survey, and that it is in conformity with the Corner Perpetuation Act, Idaho Code 55-1801 through 55-1812.



INDEX No. 564-18-2-4-0-00-00

SURVEY FOR DENNIS CAIN

Drawn By: T.J.H.

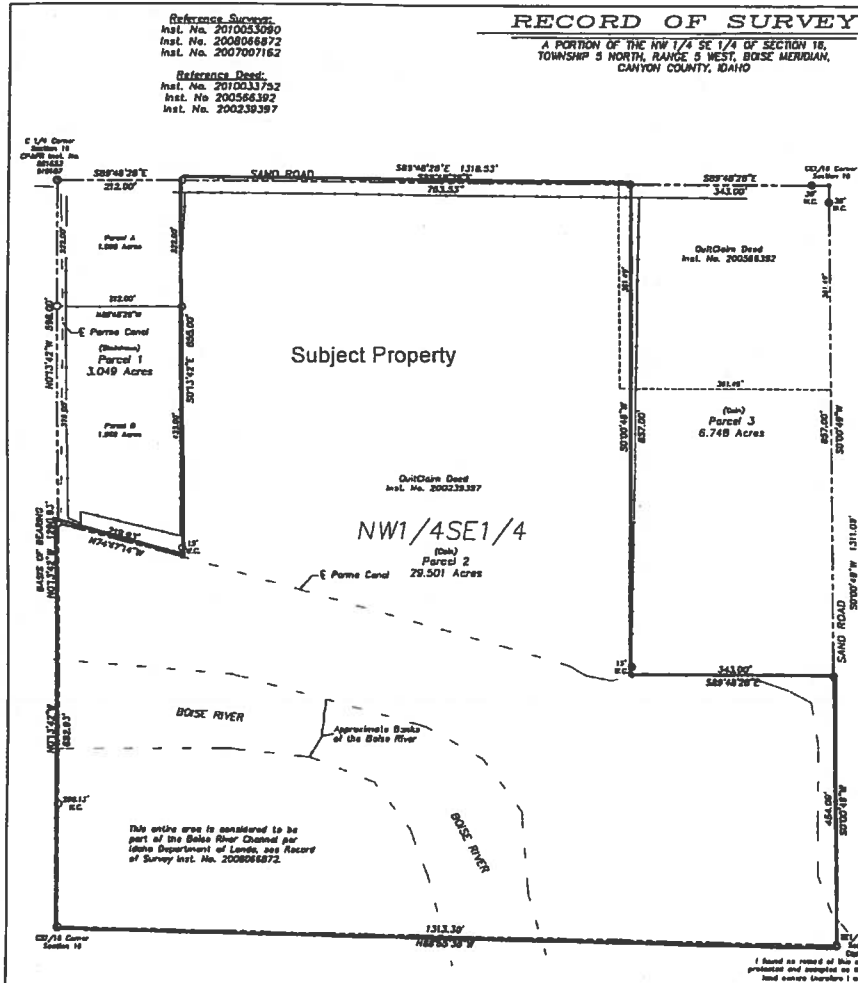
Date: July 23, 2013

Surveyed By: T.J.H.

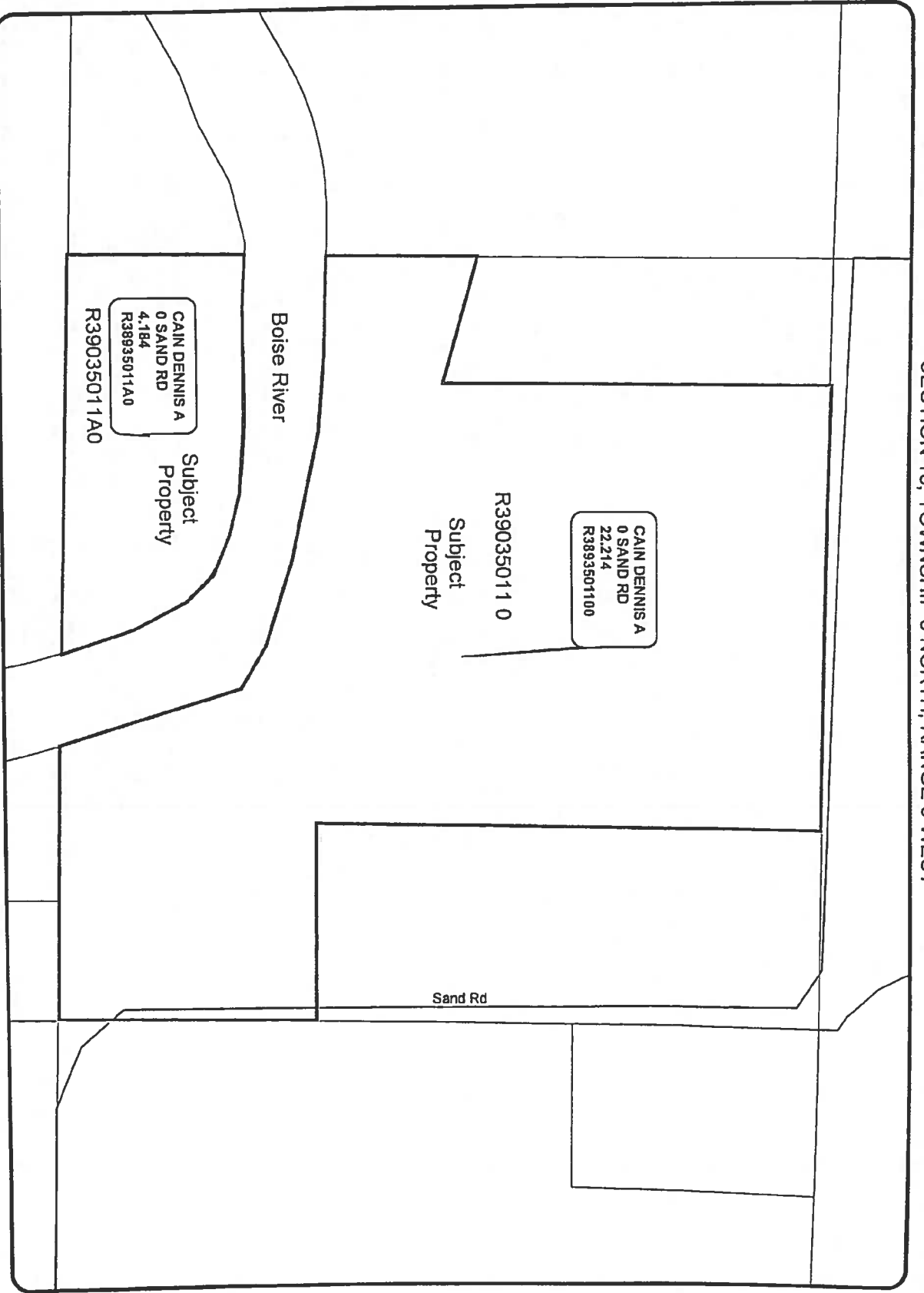
Job No. J72213

Skinner Land
Survey Co., Inc.
312 W. South Street
Grangeville, Idaho 83520
Hampden/Idaho Grangeville
(208)-554-5523 (208)-552-3217
WWW.SKINNERLANDSURVEY.COM

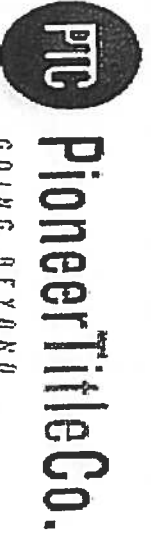
I based no record of this corner being set but I had been previously and completed on the property survey by all adjoining land owners therefore I accept it as the NW 1/4 Corner



SECTION 15, TOWNSHIP 5 NORTH, RANGE 5 WEST



This map and data displayed is a graphic representation derived from the Canyon County Geographic Information System (GIS) data. It is not guaranteed and intended for half use only. This map is based on information available and was compiled from numerous sources which may not be accurate. Users are to field verify this information. Canyon County and Single Point Solutions, Inc. are not liable for errors or omissions.



SHARED WELL AGREEMENT

THIS AGREEMENT IS Made and entered into this _____ day of October, 2017, by and between DENNIS A. CAIN and GERRI L. SIETLER-CAIN, husband and wife, hereinafter referred to as "Cain," and SHANE K. STEINHIAUS and TESSA M. STEINHIAUS, husband and wife, hereinafter referred to as "Steinhiaus."

WITNESSETH:

WHEREAS, Three parcels designated "Parcel 1," "Parcel 2," and "Parcel 3" as more particularly described on Exhibits A, B, and C, respectively, as depicted on Exhibit D and located in the Northwest Quarter of the Southeast Quarter of Section 16, Township 5 North, Range 5 West of the Boise Meridian, Canyon County, Idaho, utilize water provided by a well on Parcel 2;

WHEREAS, A well, pump, piping, electrical equipment and related equipment and facilities (the "Shared Well") are located on Parcel 2 which, together with water distribution pipelines and related facilities located on Parcels 1 and 3, provide a supply of water for irrigation and livestock as authorized by Water Right No. 63-5344;

WHEREAS, The Owners have entered into this Agreement for the purpose of reducing to writing their respective rights and obligations pertaining to the Shared Well which they intend to also be binding upon future owners of the Parcels;

NOW, THEREFORE, For and in consideration of the foregoing premises, and the mutual covenants and conditions contained herein, the parties agree as follows:

1. Shared Well. The Shared Well shall be used in common by the Owners of the three Parcels and any subdivision thereof, and their respective heirs and successors in interest, and each is granted the right in common with the others to draw water from the Shared Well for irrigation and livestock for the exclusive benefit of the Owners and occupants of the Parcels. The water is not intended to be potable and is not intended for domestic use.

2. Expenses.

2.1 The Owners of the Parcels shall share in proportion to the size of their Parcel all costs and expenses of the operation, inspection, testing, maintenance, repair, improvement, and replacement of the Shared Well that are or may become necessary. Each Owner will promptly repair, maintain, and replace, at their own expense, all mainlines and other water pipe exclusively serving their respective Parcel. The Owner of the Parcel on which the well is located will winterize the well.

decreed 2008

cc Sandy Teal
Idaho. idaho.gov
- forms - water rights
- notice. of water
ownership
Scanned by CamScanner



CERTIFICATE OF ORGANIZATION LIMITED LIABILITY COMPANY

Title 30, Chapters 21 and 25, Idaho Code

Filing fee: \$100 typed, \$120 not typed

Complete and submit the application in **duplicate**.

FILED EFFECTIVE

2017 NOV -2 PM 1:05

SECRETARY OF STATE
STATE OF IDAHO

The name of the limited liability company is:

Mantis Holdings, LLC

(Remember to include the words "Limited Liability Company," "Limited Company," or the abbreviations L.L.C., LLC, or LC)

The complete street and mailing addresses of the principal office is:

4414 Lincoln Rd. Caldwell, ID 83605

(Street Address)

PO Box 166 Notus, ID 83656

(Mailing Address, if different)

The name of the registered agent and street address of the registered agent:

Michele Gibson

4414 Lincoln Rd. Caldwell ID 83605

(Name)

(Address cannot be a post office box or postal mail box)

The name and address of at least one governor of the limited liability company:

James Gibson

4414 Lincoln Rd. Caldwell, ID 83605

(Name)

(Address)

Michele Gibson

4414 Lincoln Rd. Caldwell, ID 83605

(Name)

(Address)

(Name)

(Address)

(Name)

(Address)

i. Mailing address for future correspondence (annual report notices):

PO Box 166 Notus, ID 83656

(Address)

Signature of organizer(s)

Signature:

Printed Name: James Gibson

Signature:

Printed Name: Michele Gibson

Secretary of State use only

IDAHO SECRETARY OF STATE

11/02/2017 05:00

CK:CASH CT:347227 BH:1610292

1@ 100.00 = 100.00 ORGAN LLC #2

1@ 20.00 = 20.00 EXPEDITE C #3

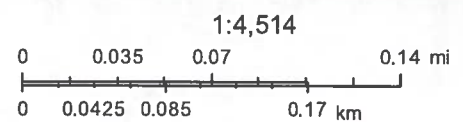
W191038

Notice of Change in Water Right Ownership



2/9/2018, 10:33:08 AM

- Points**
- pump site
 - Override 1
- Lines**
- property boundary
 - Override 1
 - Counties
- Legend**
- Township/Range
 - Section
 - Quarter Quarter



Created by NRCS from 1:24,000 scale USGS topographic maps.
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Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus
DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



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

April 24, 2018

MANTIS HOLDINGS LLC
PO BOX 166
NOTUS ID 83656-0166

Re: Change in Water Right Ownership: 63-5344 (Split into 63-5344 and **63-34534**)

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.

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: GERALDINE L SHETLER CAIN

Hersley, Jean

From: Hersley, Jean
Sent: Tuesday, April 17, 2018 8:41 AM
To: 'Michele Gibson'
Subject: RE: Shared Well Agreement
Attachments: 63-5344.pdf

Thank you for sending the well agreement. However, the Department will need an additional \$75 because water right 63-5344 will need to be split.

I have attached a map showing the water right outlined in blue and Mantis Holdings, LLC, property in purple. Mantis Holdings, LLC land is appurtenant to 20 acres of water right 63-5344. Please submit the additional fees within 10 days or the Department will return your request unprocessed. Thank you.

Jean Hersley

Idaho Dept Water Resources

Technical Records Specialist II

208-287-4942

From: Michele Gibson [mailto:gibsonm0129@gmail.com]
Sent: Monday, April 16, 2018 3:49 PM
To: Hersley, Jean <Jean.Hersley@idwr.idaho.gov>
Subject: Shared Well Agreement

Hi Jean,

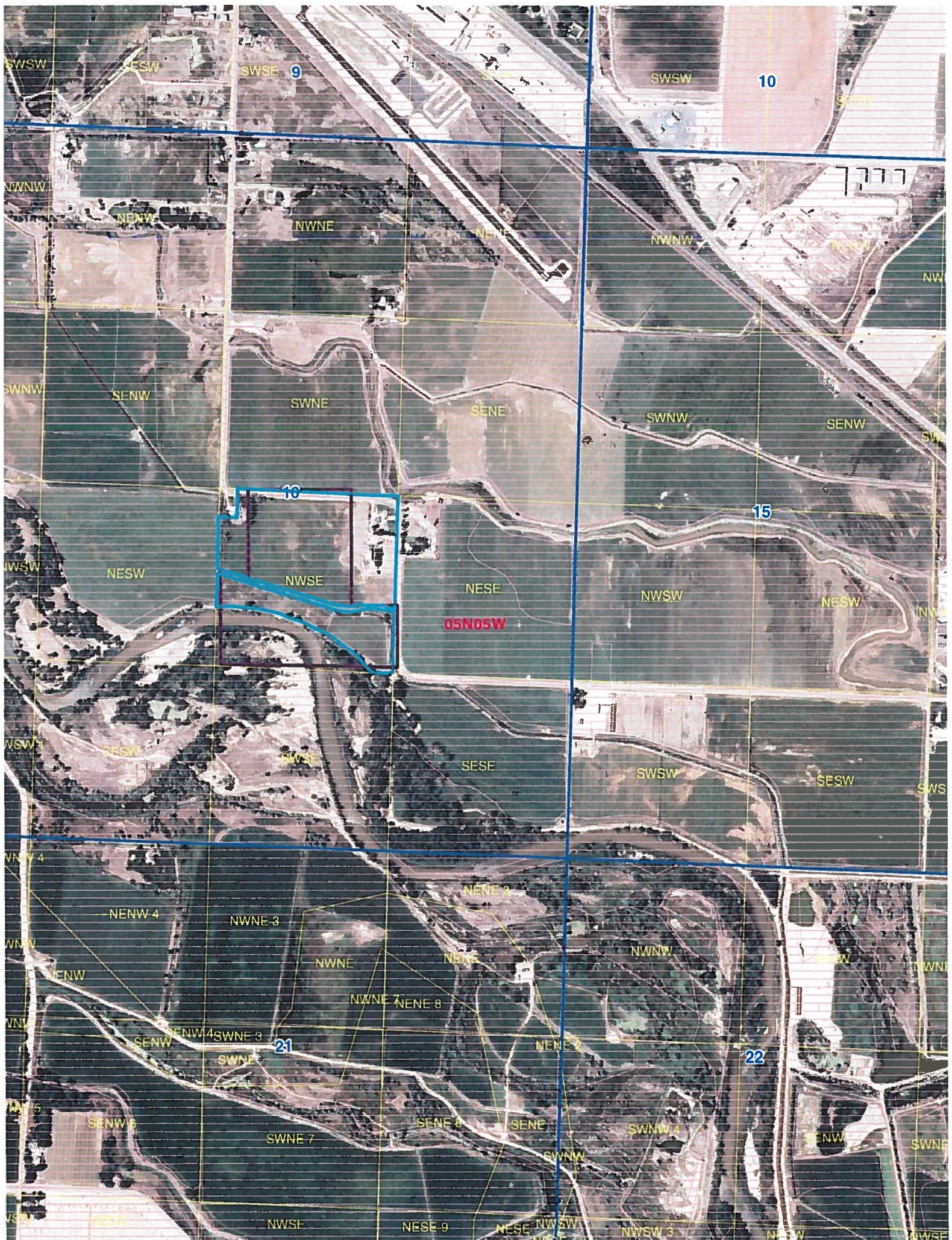
This is Michele Gibson, with Mantis Holdings, LLC, e-mailing in regards to water right 63-5344.

I am attaching a copy of the recorded shared well agreement. Originally, I spoke with Sandy Teal, who advised me on how to go about transferring the water right.

Please let me know what we need to do to proceed. We were advised that this shared well agreement couldn't be amended until Parcel 1 was in our name, which it obviously is.

Kind Regards,

Michele Gibson





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

March 15, 2018

MANTIS HOLDINGS LLC
PO BOX 166
NOTUS ID 83656-0166

RE: Water Right No(s): 63-5344

Dear Interested Parties:

The Department of Water Resources (Department) acknowledges receipt of your Notice of Change in Water Right Ownership (Notice).

Our review of your Notice indicates that additional information is required before the Department can process the change. The information required is additional fees.

Water right 63-5344 is an irrigation right for 30 acres. The land conveyed in the deed provided is 20 acres. Water Right 63-5344 will need to be split.

Effective July 1, 2000, the legislature enacted House Bill No. 545 requiring a filing fee for a change in water right ownership. The fee is \$25 per water right, except for ownership changes resulting in the division of a water right, which is \$100 per water right. All ownership change notices received after June 30, 2000 must include the appropriate filing fees in order to be processed. We have determined that the additional filing fee for your notice will be **\$175**.

Because the Department cannot process the Notice without proper fees, we will hold any action on your notice pending receipt of the necessary fees. If we do not receive the necessary fees within 30 days we will return your notice and all attachments and your notice will not be processed.

Please note that water right owners are required to report any change in water right ownership and/or mailing address to the Department within 120 days of the change. Failure to report these changes could result in a \$100 late filing fee. Contact any office of the Department or visit the Department's homepage on the Internet to obtain the proper forms and instructions.

If you have any questions regarding this matter, please contact me at (208) 287-4942.

Sincerely,

Jean Hersley
Technical Records Specialist II

Enclosure(s)