

MAR 08 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?
75-4027	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Salmon River Properties INC
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Bailey and Bailey Ranches LLC
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or ☐ and/or
- 14630 Hwy. F34 Colfax IA 50054
Mailing address City State ZIP
- 515-957-0069 larry@baileyconsulting.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: 1-04-2018
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.

8. Signature: _____
 Signature of new owner/claimant Title, if applicable Date

Signature: Shane Bailey Partner 01/05/2018
 Signature of new owner/claimant Title, if applicable Date

For IDWR Office Use Only:

Received by TE Date 3/8/2018 Receipt No. C104748 Receipt Amt. 25.00

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 _____ Processed by _____ Date _____

MAR 7 11 2018
SCANNED

SPECIAL WARRANTY DEED

Alliance Title & Escrow Corp. Order No.: 378560

FOR VALUE RECEIVED

Salmon River Properties, Inc., a Nevada Corporation

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

Bailey and Bailey Ranches, LLC, an Iowa Limited Liability Company

whose current address is

14630 Hwy. F34 W.
Colfax, IA 50054

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

Parcel I

A portion of Abandoned/Vacated Deer Creek Valley at Salmon River Subdivision (Order filed as Inst. No. 305391) which is a portion of the S1/2SE1/4, the NW1/4SE1/4 Section 32, T 19 N, R 21 E, and portions of the NE1/4NE1/4 Section 5, and the NW1/4NW1/4 Section 4, T 18 N, R 21 E, Boise Meridian, Lemhi County, Idaho, more particularly described as follows:

Beginning at the SE Corner of said Section 32 from which the South 1/4 Corner of said Section bears N89°41'08"W, 2637.05 feet, the Basis of Bearing of this description, run thence S89°36'11"E along the north line of said Section 4, 1319.27 feet to a found 1/2" iron rod marked J&C LS 970;

Thence S00°06'06"E, 643.18 feet to a found 1/2" iron rod;

Thence N89°47'51"W, 1979.08 feet;

Thence N00°06'03"W, 648.95 feet;

Thence N89°41'08"W, 659.85 feet to a found 1/2" iron rod;

Thence N89°41'08"W, 656.96 feet to a found 1/2" iron rod marked J&C LS 970;

Thence N00°10'19"W, 658.64 feet to a found 1/2" iron rod marked J&C LS 970;

Thence N89°39'19"W, 659.13 feet;

Thence N00°03'40"W, 1978.55 feet to a found 1/2" iron rod;

Thence S89°43'48"E, 1319.53 feet to a found 1/2" iron rod marked J&C LS 970;

Thence S00°02'17"E, 1319.18 feet to a found 1/2" iron rod;

Thence S89°42'20"E, 661.03 feet;

Thence S89°42'20"E, 655.34 feet;

Thence S00°08'04"E, 1319.85 feet the Point of Beginning.

Parcel II

The W1/2NE1/4SE1/4 Section 32, T 19 N, R 21 E, Boise Meridian, Lemhi County, Idaho.

Parcel III

The W1/2SW1/4SW1/4 and the SE1/4SW1/4SW1/4 of Section 33, T 19 N, R 21 E, Boise Meridian, Lemhi County, Idaho.

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

SCANNED
MAR 7 10 2018



SPECIAL WARRANTY DEED

Alliance Title & Escrow Corp. Order No.:378560

FOR VALUE RECEIVED

Salmon River Properties, Inc., a Nevada Corporation

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

Bailey and Bailey Ranches, LLC, an Iowa Limited Liability Company

whose current address is

**14630 Hwy. F34 W.
Colfax, IA 50054**

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

Parcel I

A portion of Abandoned/Vacated Deer Creek Valley at Salmon River Subdivision (Order filed as Inst. No. 305391) which is a portion of the S1/2SE1/4, the NW1/4SE1/4 Section 32, T 19 N, R 21 E, and portions of the NE1/4NE1/4 Section 5, and the NW1/4NW1/4 Section 4, T 18 N, R 21 E, Boise Meridian, Lemhi County, Idaho, more particularly described as follows:

Beginning at the SE Corner of said Section 32 from which the South 1/4 Corner of said Section bears N89°41'08"W, 2637.05 feet, the Basis of Bearing of this description, run thence S89°36'11"E along the north line of said Section 4, 1319.27 feet to a found 1/4" iron rod marked J&C LS 970;

Thence S00°06'06"E, 643.18 feet to a found 1/2" iron rod;

Thence N89°47'51"W, 1979.08 feet;

Thence N00°06'03"W, 648.95 feet;

Thence N89°41'08"W, 659.85 feet to a found 1/2" iron rod;

Thence N89°41'08"W, 656.96 feet to a found 1/2" iron rod marked J&C LS 970;

Thence N00°10'19"W, 658.64 feet to a found 1/2" iron rod marked J&C LS 970;

Thence N89°39'19"W, 659.13 feet;

Thence N00°03'40"W, 1978.55 feet to a found 1/2" iron rod;

Thence S89°43'48"E, 1319.53 feet to a found 1/2" iron rod marked J&C LS 970;

Thence S00°02'17"E, 1319.18 feet to a found 1/2" iron rod;

Thence S89°42'20"E, 661.03 feet;

Thence S89°42'20"E, 655.34 feet;

Thence S00°08'04"E, 1319.85 feet the Point of Beginning.

Parcel II

The W1/2NE1/4SE1/4 Section 32, T 19 N, R 21 E, Boise Meridian, Lemhi County, Idaho.

Parcel III

The W1/2SW1/4SW1/4 and the SE1/4SW1/4SW1/4 of Section 33, T 19 N, R 21 E, Boise Meridian, Lemhi County, Idaho.

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

SCANNED
MAR 20 2018

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.

Dated: 1-3-18

Salmon River Properties, Inc., a Nevada Corporation

Gregory Chianpou
Gregory Chianpou, President

State of _____)
)ss.
County of _____)

See Attached

On this ____ day of _____, in the year _____, before me, the undersigned, a Notary Public In and for said state, personally appeared Gregory Chianpou known to me to be the President of the Corporation, and acknowledged to me that pursuant to a Resolution of the Board of Directors, he/she executed the foregoing in said Corporation name.

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 _____
Residing at: _____
Commission Expires: _____

SCANNED
MAR 20 2018

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Francisco

On January 3, 2018 before me, Paula Anne Bagby, Notary Public
(insert name and title of the officer)

personally appeared Gregory Champion
who proved to me on the basis of satisfactory evidence 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 in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Paula Anne Bagby (Seal)



SCANNED
MAR 20 2018



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 20, 2018

BAILEY & BAILEY RANCHES LLC
14630 HIGHWAY F34 W
COLFAX IA 50054-7870

Re: Change in Ownership for Water Right No(s): 75-4027

Dear Water Right Holder(s):

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

Updating the ownership record for a water right does not reconfirm the validity of the right. When processing a Notice of Change in Water Right Ownership, the Department does not review the history of water use to determine if the right has been forfeited or deliberately abandoned through five years or more of non-use. To read more about water right forfeiture, including how to protect a water right from forfeiture, please see Idaho Code, §42-222 and §42-223.

Please note, water right owners are required to report any change of water right ownership and any change of mailing address 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) 287-4803.

Sincerely,

Rosemary DeMond
Administrative Assistant II

Enclosure(s)

SCANNED
MAR 20 2018