

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

Notice of Change in Water Right Ownership

RECEIVED
DEC 14 2017
WATER RESOURCES
WESTERN REGION

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?
101-10271	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: Janet McEachren

Name of current water right holder/claimant

3. New Owner(s)/Claimant(s): Jeffrey & Kristine Groat

New owner(s) as listed on the conveyance document

Name connector ☒ and ☐ or ☐ and/or

1041 SW Isaac Ln

Mountain Home

ID

83647

Mailing address

City

State

ZIP

208 587 5642

jeffgroat @ g.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: 2 September 2014

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: Jeffrey Groat

Signature of new owner/claimant

Title, if applicable

Date

- Signature: Kristine Groat

Signature of new owner/claimant

Title, if applicable

Date

For IDWR Office Use Only:

Received by CJ Date 12/14/17

Receipt No. W045908

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 ☒

Approved & Processed: CJ 1/8/18

RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:

Brian B Peterson
Hall, Friedly & Ward
340 E. 2nd N.
Mountain Home, ID 83647

Instrument # 463215 # Pages: 3
ELMORE COUNTY, Idaho
Nov 27, 2017 9:02:21 am Fee: \$ 15.00
For: HALL, FRIEDLY & WARD
BARBARA STEELE, Recorder
DELLIS, Deputy

(Space Above For Recorder's Use)

WARRANTY DEED

For value received, 2GP LLC, also known as 2GP, LLC, an Idaho limited liability company ("Grantor"), conveys, grants, bargains, and sells to Jeffrey L Groat and Kristine Groat, husband and wife ("Grantee"), whose address is 1041 SW Isaac Lane, Mountain Home, ID 83647, and their successors and assigns forever, as community property with right of survivorship, the following described real property situated in Elmore County, State of Idaho:

A PARCEL OF LAND LYING IN THE NORTHWEST QUARTER
(NW1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 36,
TOWNSHIP 3 SOUTH, RANGE 6 EAST, B.M., ELMORE COUNTY,
IDAHO AND BEING MORE PARTICULARLY DESCRIBED AS
FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID
NORTHWEST QUARTER (NW1/4) OF THE SOUTHWEST QUARTER
(SW1/4) ALSO KNOWN AS THE SW 1/16 CORNER OF SAID
SECTION 36,

THENCE N 00°09'45" E ALONG THE EAST BOUNDARY OF THE
NW1/4 SW1/4 OF SAID SECTION 36, ALSO BEING THE
CENTERLINE OF ISAAC LANE, FOR A DISTANCE OF 270.00 FEET;

THENCE N 89°50'15" W FOR A DISTANCE OF 142.30 FEET TO THE
REAL POINT OF BEGINNING;

THENCE N 00°09'45" E FOR A DISTANCE OF 137.00 FEET;

THENCE N 89°50'15" W FOR A DISTANCE OF 189.70 FEET;

THENCE S 00°09'45" W FOR A DISTANCE OF 137.00 FEET;

THENCE S 89°50'15" E FOR A DISTANCE OF 189.70 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AND INCLUDING all right, title, and interest to Water Right No. 61-10271, and any other water right appurtenant to, or appertaining to, the above-described real property.

SUBJECT TO taxes and assessments for the year 2006 and all subsequent years, together with any and all existing easements, rights-of-way, reservations, restrictions and encumbrances of record, to any existing tenancies, to all zoning laws and ordinances, and to any state of facts an accurate survey or inspection of the premises would show.

This conveyance includes any and all estate, right, title, interest, appurtenances, tenements, hereditaments, reversions, remainders, easements, rents, issues, profits, rights-of-way and water rights in anywise appertaining to the real property herein described.

The Grantor covenants to the Grantee that Grantor is the owner in fee simple of said real property; that the real property is free from all encumbrances, excepting those as may be herein set forth, and excepting those of record, and that Grantor will warrant and defend the same from all lawful claims.

IN WITNESS WHEREOF, the Grantor has executed this instrument on this 22 day of November, 2017.

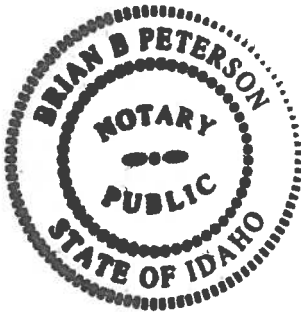
2GP LLC


By: Jeffrey Groat
Manager

STATE OF IDAHO)
) ss.
County of Elmore)

On this 22 day of November, in the year 2017, before me, the undersigned, a Notary Public in and for said State, personally appeared Jeffrey Groat, known or identified to me (or proved to me on the oath of _____), to be the manager of the limited liability company that executed the instrument or the person who executed the instrument on behalf of said limited liability company and acknowledged to me that said limited liability company executed the 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.





NOTARY PUBLIC FOR IDAHO
Residing at Mountain Home, Idaho
My Commission Expires 9/8/2023

WARRANTY DEED

FOR VALUE RECEIVED

Janet M. McEachren, a widow

GRANTOR(S), does(do) hereby GRANT, BARGAIN, SELL and CONVEY unto
2GP, LLC

GRANTEE(S), whose current address is: 1405 S. Isaac Lane Mountain Home, Id 83647
the following described real property in Elmore County, State of Idaho,
more particularly described as follows, to wit:

A tract of land commencing at a point which is 40 feet West and 270 feet North of the Southeast corner of the NW1/4SW1/4, Section 36, Township 3 South, Range 6 East, Boise Meridian, Elmore County, Idaho, and running thence North 137.2 feet; running thence West 322 feet; running thence South 137.2 feet; running thence East 322 feet to the Real Point of Beginning.

Instrument # 378293
Elmore County, Idaho
03:53pm Jul. 20, 2006
For: GUARANTY TITLE INC
No. of Pages: 1 Fee: \$3.00
GAIL L. BEST, Recorder
Deputy: DLE

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee(s), and Grantee(s) heirs and assigns forever. And the said Grantor(s) does(do) hereby covenant to and with the said Grantee(s), that 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 reservations, restrictions, dedications, easements, rights of way and agreements, (if any) of record, and general taxes and assessments, (including irrigation and utility assessments, if any) for the current year, which are not yet due and payable, and that Grantor(s) will warrant and defend the same from all lawful claims whatsoever, except those of record.

Dated: July 18, 2006

Janet M. McEachren
Janet M. McEachren

STATE OF Idaho, County of Elmore, ss.

On this 20th day of July
in the year of 2006, before me, the undersigned, a Notary

Public in and for said State, personally appeared

Janet M. McEachren

North of the Southeast corner of the NW1/4SW1/4, Section 36, Township 3
South, Range 6 East, Boise Meridian, Elmore County, Idaho, and running thence
North 137.2 feet; running thence
West 322 feet; running thence
South 137.2 feet; running thence
East 322 feet to the Real Point of Beginning.

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Grantee(s) heirs and assigns forever. And the said Grantor(s) does(do) hereby covenant to and with the said
Grantee(s), that 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 reservations, restrictions, dedications, easements, rights of way and agreements,
(if any) of record, and general taxes and assessments, (including irrigation and utility assessments, if any) for the
current year, which are not yet due and payable, and that Grantor(s) will warrant and defend the same from all
lawful claims whatsoever. , except those of record.

Dated: July 18, 2006

Janet M. McEachren
Janet M. McEachren

STATE OF Idaho, County of Elmore, ss.

On this 20th day of July
in the year of 2006, before me, the undersigned, a Notary
Public in and for said State, personally appeared
Janet M. McEachren

known or identified to me to be the person whose name
is Janet M. McEachren subscribed to the within instrument, and
acknowledged to me that she executed the same.

Signature

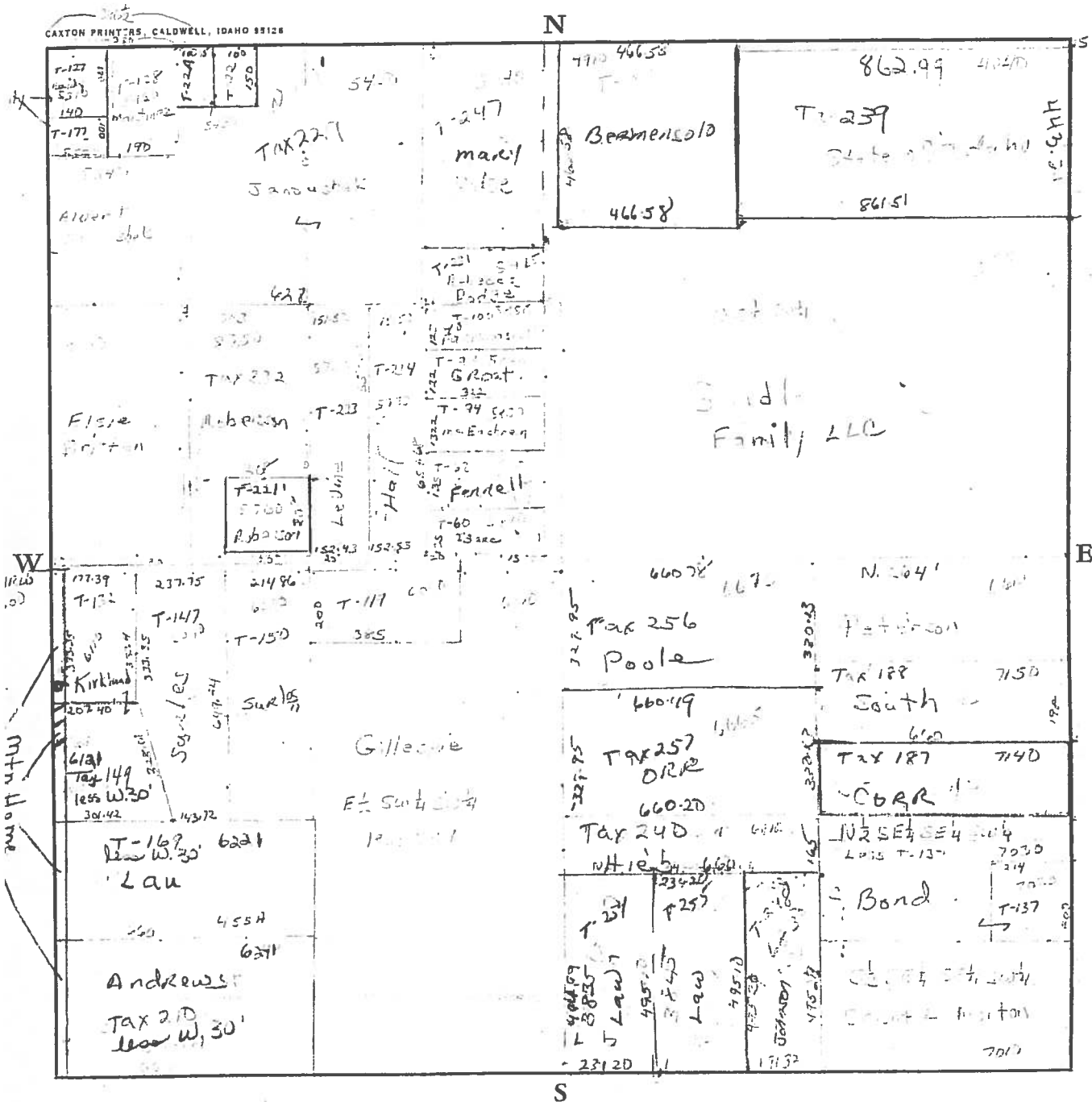
Name

Judith M. Allred

(type or print)

Residing at: Mountain Home

My commission expires: 5-26-12







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

January 8, 2018

JEFFREY & KRISTINE GROAT
1041 SW ISAAC LN
MOUNTAIN HOME ID 83647

RE: Notice of Ownership Change in Water Right No. 61-10271

Dear Applicants,

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,

Chad Jones
Office Specialist II
Western Regional Office

Enclosures

TO: Idaho Department of Water Resources
Rachel Sommer
Western Regional Office
2735 Airport Way
Boise, ID 83705-5082

FROM: Jeffrey and Kristine Groat
1041 SW Isaac Ln #
Mountain Home, ID 83647

RE: Water Right number 61-10271

Hello Ms. Sommer.

After reviewing with you the necessary documentation to complete a change in water right ownership, I have included with this letter copies of the following documents:

Form 42-248 Notice of Change in Water Right Ownership indicating Janet McEachren as the previous owner of Water Right Number 61-10271.

Warranty Deed for the sale of the property from Janel McEachren to 2GP, LLC.

Warranty Deed for the sale of a portion of the property and the complete water right from 2GP, LLC to Jeffrey and Kristine Groat.

Aerial photograph of the property where the water will continue to be used to irrigate fruit trees, berry bushes, a greenhouse and garden plots. We will continue to develop more green houses, garden plots and pasture that the water will also support.

If more information is needed please let me know.

Sincerely,



Jeff Groat