

RECEIVED

OCT 20 2017

DEPT OF WATER RESOURCES

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED

SEP 11 2015

WATER RESOURCES
WESTERN REGION

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?
37-4441	Yes ☒	Yes ☐		Yes ☐	Yes ☐
37-4441 + 37-22999	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Juanita J. Steen
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): S Bar Ranch, LLC
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or ☐ and/or
- P. O. Box 1065 Sun Valley ID 83353
Mailing address City State ZIP
208-726-4300 crs@5bi.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: July 31, 2015
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: S Bar Ranch, LLC, by SB Investments, Inc., Its Manager 9.3.15
By: Chris R. Steen President Title, if applicable Date
Signature: Chris R. Steen Title, if applicable Date
Signature of new owner/claimant Title, if applicable Date

For IDWR Office Use Only:

Received by [Signature] Date 9/11/15 Receipt No. W043483 Receipt Amt. \$100⁰⁰
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 [Signature] Date 11-6-17

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

Notice of Change in Water Right Ownership

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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?
37-14283	Yes ☒	Yes ☐		Yes ☐	Yes ☐
not split	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Half Moon LLC
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): S Bar Ranch, LLC
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or ☐ and/or
- | | | | |
|-----------------|-------------|-------|-------|
| P. O. Box 1065 | Sun Valley | ID | 83353 |
| Mailing address | City | State | ZIP |
| 208-726-4300 | crs@5bi.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: July 31, 2015
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: S Bar Ranch, LLC, by SBI Investments, Inc., Its Manager Chris R. Stephens President 9.3.15
 Signature of new owner/claimant Title, if applicable Date
- Signature: _____
 Signature of new owner/claimant Title, if applicable Date

For IDWR Office Use Only:

Received by [Signature] Date 9/11/15 Receipt No. W043483 Receipt Amt. \$100⁰⁰
 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 _____

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

Instrument # 0000449059
ELMORE COUNTY, ID
03:39:29 PM Jul 31, 2015
For FIRST AMERICAN TITLE AND ESC
No. of Pages: 3 Fee: \$16.00
BARBARA STEELE, Recorder
DE, Deputy
Electronically Recorded by Simplifile

Recording Requested By and
When Recorded Return to:

Richard F. Goodson
HAWLEY TROXELL ENNIS & HAWLEY LLP
Post Office Box 1617
Boise, ID 83701-1617

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

WARRANTY DEED

This Warranty Deed is made this 31 day of July, 2015 between HALF MOON L.L.C., an Idaho limited liability company (which took title as Half Moon, LLC, an Idaho limited liability company) ("Grantor"), and S BAR RANCH, LLC, an Idaho limited liability company ("Grantee"), whose address is P. O. Box 1065, Sun Valley, ID, 83353.

Grantor, for good and valuable consideration, the receipt and sufficiency whereof are hereby acknowledged, does by these presents grant, bargain, sell, and convey unto Grantee and its successors and assigns forever, all of the following described real estate situated in Elmore County, Idaho:

See Exhibit "A" attached hereto, incorporated herein, and by these presents made a part hereof;

TOGETHER WITH all and singular the improvements, fixtures, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, the rents, issues and profits thereof; the easements, rights, and appurtenances thereto, including without limitation, any oil, gas and mineral rights, water and water rights, including but not limited to IDWR Water Rights Nos. 37-4441 and 37-14283 and ditch and canal company rights appurtenant thereto, (collectively, the "Property").

TO HAVE AND TO HOLD, all and singular, the Property together with the appurtenances unto Grantee and its successors and assigns forever.

Grantor covenants with Grantee, its successors and assigns, that Grantee shall enjoy the quiet and peaceful possession of said Property; that Grantor is lawfully seized of said Property in fee simple; and Grantor warrants that the title to said Property is merchantable and free from all liens and encumbrances, except (i) those matters of record, (ii) those rights, if any, of third parties in the Property not shown by the public records, (iii) any building, zoning, subdivision and other land use laws, code, ordinances and regulations and any non-compliance therewith, and (iv) those

WARRANTY DEED - 1

07800.0180.7544827.2

exceptions to title made, suffered or done by Grantee; and that Grantor will warrant and defend the same from all other lawful claims whatsoever.

IN WITNESS WHEREOF, Grantor has executed this Warranty Deed as of the day and year herein first above written.

HALF MOON L.L.C., an Idaho limited liability company

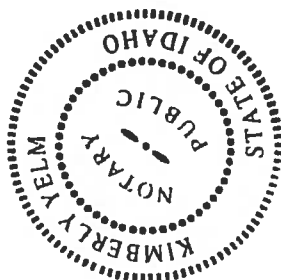
By: Royal Fork Restaurant Corporation,
an Idaho corporation, its Manager

By: [Signature]
Name: Jerry L. Caven
Its: Director

STATE OF IDAHO)
) ss.
County of Ada)

On this 31 day of July, 2015, before me, Kimberly Yelm, a Notary Public in and for said State, personally appeared Jerry L. Caven, known or identified to me to be the Director of Royal Fork Restaurant Corporation, an Idaho corporation, the Manager of Half Moon L.L.C., an Idaho limited liability company, and the Manager who subscribed said limited liability company name to the foregoing instrument, and acknowledged to me that he executed the within instrument on behalf of said corporation, and that such corporation executed the same in said limited liability company 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.



Kimberly Yelm
Notary Public for Idaho
Residing at Bozeman, ID
My commission expires 11/15/2019

EXHIBIT "A"

PARCEL 1:

Township 2 South, Range 10 East, of the Boise Meridian, Elmore County

Section 4: All that portion of the SW $\frac{1}{4}$ SE $\frac{1}{4}$ and S $\frac{1}{2}$ SW $\frac{1}{4}$ lying South of the centerline of the Malad River (also shown of record as Camas Creek)

Section 5: SW $\frac{1}{4}$ SW $\frac{1}{4}$

Section 6: SE $\frac{1}{4}$; E $\frac{1}{2}$ SW $\frac{1}{4}$

Section 7: E $\frac{1}{2}$

Section 8: All, EXCEPTING THEREFROM that portion lying North of the centerline of the Malad River (also shown of record as Camas Creek)

Section 9: All, EXCEPTING THEREFROM that portion lying North of the centerline of the Malad River (also shown of record as Camas Creek)

Section 10: W $\frac{1}{2}$ SE; SW $\frac{1}{4}$; S $\frac{1}{2}$ NW $\frac{1}{4}$

Section 15: Northwest Quarter of the Northeast Quarter; North Half of the Northwest Quarter

Section 17: North Half of the Northeast Quarter

PARCEL 2:

Township 2 South, Range 10 East, Boise Meridian, Elmore County, Idaho

Section 10: East Half Southeast Quarter

Section 11: Southwest Quarter and that portion of the Southwest Quarter of the Southeast Quarter and that portion of the Northwest Quarter of the Southeast Quarter lying West of the Hill City Road

Section 14: That portion of the Northwest Quarter Northeast Quarter and the North Half Northwest Quarter lying North and West of the Hill City Road

Section 15: Northeast Quarter Northeast Quarter



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 • Web Site: www.idwr.idaho.gov

GARY SPACKMAN
Director

C.L. "BUTCH" OTTER
Governor

November 6, 2017

S BAR RANCH LLC
PO BOX 1065
SUN VALLEY ID 83353

Re: Change in Water Right Ownership: 37-4441 (Split into 37-4441 and **37-22999**) and 37-14283

Dear Water Right Holder(s):

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

Your portion of these water rights has a specified point of diversion, nature of use and place of use. If you plan on changing the nature of use, place of use, or point of diversion under this right, including adding a new point of diversion, then an Application for Transfer on your portion of this right is required. Please contact this office for further information on the Application for Transfer form or you can find the forms at www.idwr.idaho.gov. If you do not plan on changing any items on your water right, then no further action is required at this time.

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, water right 37-14283 was not split. A refund of \$75 has been requested and will be sent to Hawley Troxell Ennis & Hawley, LLP from the State Controller's Office.

Also 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.

Please feel free to contact me at 208-287-4942 if you have any questions concerning the enclosed information or this letter.

Sincerely,

A handwritten signature in cursive script, appearing to read 'Jean Hersley', is written over a horizontal line.

Jean Hersley
Technical Records Specialist II

Enclosure

c: Water District No. 37 & 37B
Hawley Troxell Ennis & Hawley LLP



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 • Web Site: www.idwr.idaho.gov

GARY SPACKMAN
Director

C.L. "BUTCH" OTTER
Governor

November 6, 2017

JUANITA J STEEN
1147 S STEEN RD
GLENN'S FERRY ID 83623

Re: Change in Water Right Ownership: 37-4441 (Split into **37-4441** and 37-22999)

Dear Water Right Holder(s):

We have received and processed a Change of Ownership for a portion of your original Water Right as referenced above. This change of ownership resulted in a split of your original water right.

When a portion of the original water right has been conveyed to another and the original right has been split, a new water right number is issued to the new owner representing their portion of the original water right. Each water right contains only the portion of the original right for each separate owner. The original water right number reflects your remaining portion of the water right, after the change of ownership. Enclosed is a copy of this water right for your records. Please refer to your water right number when corresponding with our office.

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.

If you have any questions concerning this ownership change, or the enclosed information, please contact me at 208-287-4942.

Sincerely,

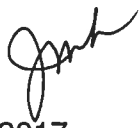
A handwritten signature in cursive script that reads "Jean Hersley".

Jean Hersley
Technical Records Specialist II

Enclosure

c: Water District No. 37B

MEMORANDUM

TO: Rhea Carlos
FROM: Jean Hersley 
DATE: November 6, 2017
RE: **Refund: Ownership Change for S Bar Ranch, water right not split**

Please refund \$75.

NAME: HAWLEY TROXELL ENNIS & HAWLEY LLP
PO BOX 1617
BOISE ID 83701-1617

RECEIPT #: W043483

Thank you.

Jean

Hersley, Jean

From: Hersley, Jean
Sent: Monday, November 06, 2017 2:20 PM
To: Carlos, Rhea
Subject: Refunds
Attachments: Refunds.doc

Please process the attached refund. Thank you.

Jean



ATTORNEYS AND COUNSELORS

Hawley Troxell Ennis & Hawley LLP
877 Main Street, Suite 1000
P.O. Box 1617
Boise, Idaho 83701-1617
208.344.6000
www.hawleytroxell.com

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SEP 11 2015

WATER RESOURCES
WESTERN REGION

CHRISTINE GREEN
PARALEGAL
EMAIL: CGREEN@HAWLEYTROXELL.COM
DIRECT DIAL: 208.388.4847
DIRECT FAX: 208.954.5221

September 9, 2015

VIA U.S. MAIL

Idaho Department of Water Resources
IDWR Western Region
2735 Airport Way
Boise, ID 83705-5082

Re: *S Bar Ranch, LLC*
Notice of Change in Water Right Ownership
Water Rights 37-14283 (Half Moon LLC), and 37-4441 (Juanita J. Steen)

Dear Sir or Madam:

Enclosed for filing please find:

1. Original and one copy of Notice of Change in Water Right Ownership for Water Right 37-14283;
2. Original and one copy of Notice of Change in Water Right Ownership for Water Right 37-4441;
3. Two copies of Warranty Deed recorded July 31, 2015, as Instrument No. 0000449059, records of Elmore County; and
4. This firm's check in the amount of \$200.00 for your filing fee.

After filing, please conform one copy of each Notice of Change in Water Right Ownership and return the conformed copies to me in the enclosed self-addressed and stamped envelope.

If you have any questions, please do not hesitate to contact me. Thank you.

Sincerely,

HAWLEY TROXELL ENNIS & HAWLEY LLP

Christine Green
Paralegal

Enclosures