

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED

JUL 18 2017

Notice of Change in Water Right Ownership

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.

incorrect #
incomplete deed
no legal description

Water Right/Claim No.	Split?	Leased to Water Supply Bank?	Water Right/Claim No.	Split?	Leased to Water Supply Bank?
~~65-15383~~	Yes ☐	Yes ☐		Yes ☐	Yes ☐
63-15383	Yes ☐	Yes ☐		Yes ☐	Yes ☐
-CJ	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name:

CHRIS THOMAS, LESIE J BAILEY

Name of current water right holder/claimant

3. New Owner(s)/Claimant(s):

JIANWEN YIN

New owner(s) as listed on the conveyance document

Name connector

☐ and☐ or☐ and/or

7091 N. SPURWING WAY

MERIDIAN

ID

83646

Mailing address

City

State

ZIP

408-373-0519

Email

yingruiji@gmail.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: 3/21/2017

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:

Jianwen Yin (Yingruiji by POA)

Signature of new owner/claimant

Title, if applicable

7/17/2017

Date

Signature:

Signature of new owner/claimant

Title, if applicable

Date

For IDWR Office Use Only:

Received by

Date

7/18/17

Receipt No.

WD45494

Receipt Amt.

\$2500

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

K

Approved by

RS/CJ

Processed by

CJ

Date

10/03/17

POWER OF ATTORNEY, SPECIFIC (IDAHO STATUTORY FORM)

IMPORTANT INFORMATION

This power of attorney authorizes another person (your agent) to make decisions concerning your property for you (the principal). Your agent can make decisions and act with respect to your property (including your money) whether or not you are able to act for yourself. The meaning of authority over subjects listed on this form is explained in the uniform power of attorney act, chapter 12, title 15, Idaho Code. This power of attorney does not authorize the agent to make health care decisions for you. You should select someone you trust to serve as your agent. The agent's authority will continue until your death unless you revoke the power of attorney or the agent resigns.

Your agent is entitled to reasonable compensation unless you state otherwise in the Special Instructions.

This form provides for designation of one (1) agent. If you wish to name more than one (1) agent, you may name a co agent in the Special Instructions. Co agents are not required to act together unless you include that requirement in the Special Instructions. If your agent is unable or unwilling to act for you, your power of attorney will end unless you have named a successor agent. You may also name a second successor agent. This power of attorney becomes effective immediately unless you state otherwise in the Special Instructions.

If you have questions about the power of attorney or the authority you are granting to your agent, you should seek legal advice before signing this form.

DESIGNATION OF AGENT

I, Jian Wen, Yin name the following person as my agent:

Name of Agent: Ying Rui

Agent's Address: 7091 N Spurwing Way, Meridian ID 83646

Agent's Phone Number: 4083730519

GRANT OF GENERAL AUTHORITY

I grant my agent and any successor agent general authority to act for me with respect to the following subjects as defined in the uniform power of attorney act, chapter 12, title 15, Idaho Code: (INITIAL the subject you want to include in the agent's general authority.)

Initial Below Subject:

JWY

Real Property

LIMITATION ON AGENT'S AUTHORITY

An agent that is not my ancestor, spouse, or descendant MAY NOT use my property to benefit the agent or a person to whom the agent owes an obligation of support unless I have included that authority in the Special Instructions.

SPECIAL INSTRUCTIONS

On the following lines you may give special instructions:

For any transaction (purchase, finance, refinance, sales) of real properties located in the United States.

And being more particularly described as follows:

EFFECTIVE DATE

This power of attorney is effective immediately unless I have stated otherwise in the Special Instructions.

RELIANCE ON THIS POWER OF ATTORNEY

Any person, including my agent, may rely upon the validity of this power of attorney or a copy of it unless that person knows it is terminated or invalid.

Your Name Printed: Jian Wen, Yin

Your Address: Rm. G, 22/F, Nan Shan Mansion, Taikoo Shing, 3 Taikoo Shing Road, Hong Kong

Your Phone Number: 852-93763266

SIGNATURE AND ACKNOWLEDGMENT

Your Signature: _____

Date: _____

2016. 11. 08

Your Name Printed: Jian Wen, Yin

Your Address: Rm. G, 22/F, Nan Shan Mansion, Taikoo Shing, 3 Taikoo Shing Road, Hong Kong

Your Phone Number: 852-93763266

NOTARY—REQUIRED FOR RECORDING AND FOR REAL PROPERTY

~~State of~~ _____)

) ss.

Consulate General of the
United States of America
at Hong Kong } ss.

~~County of~~ _____)

On this 8th day of November, in the year of 2015, before me, (insert the name and quality of the officer), personally appeared Jianwen YIN known or identified to me (or proved to me on the oath of _____), to be the person whose name is subscribed to the within instrument, and acknowledged to me that he (or they) executed the same.

Patrick I. Tanimura
U.S. Consul

Official signature and seal

My commission expires on: _____

INDEFINITE



8151 W. Rifleman Street
Boise, ID 83704

March 17, 2017

Jian Wen Yin
C/O Ying Rui
7091 N. Spurwing Way
Meridian, ID 83642

File No. 616930

Property Address: 400 South Linder Road, Eagle, ID 83616

The closing of your purchase of the above-referenced property has now been completed. Enclosed for your records is the original recorded deed. Your final title policy is being mailed under separate cover.

We appreciate having had the opportunity to be of service to you. If you have any questions, please contact the Escrow Officer named below.

Sincerely,

Debbie Andrews, Escrow Officer
Ph: (208)373-3639
Email: dandrews@pioneertitleco.com

Enclosures

Warranty Deed



PioneerTitleCo.
GOING BEYOND

8151 W. Rifleman Street
Boise, ID 83704

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

ADA COUNTY RECORDER Christopher D. Rich
BOISE IDAHO Pgs=3 LISA BATT
PIONEER TITLE COMPANY OF ADA COUNTY

2017-023603
03/21/2017 11:28 AM
\$16.00

File No. 616930 DA/SB

RY

WARRANTY DEED

For Value Received **Chris Thomas, a married man as his sole and separate property,**
and Leslie J. Bailey, an unmarried woman
hereinafter referred to as Grantor, does hereby grant, bargain, sell, warrant and convey unto

Jianwen Yin, a married man

hereinafter referred to as Grantee, whose current address is:

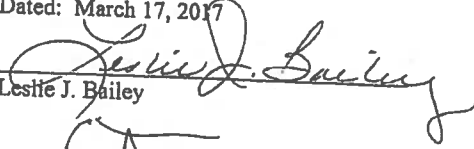
C/O Ying Rui 7091 N. Spurwing Way Meridian, ID 83642

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.

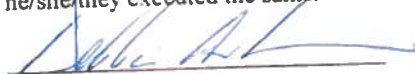
Dated: March 17, 2017


Leslie J. Bailey


Chris Thomas

State of ID, County of Ada

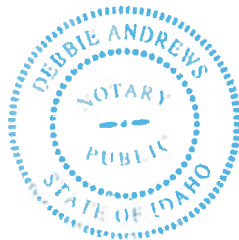
On this 20th day of March in the year of 2017, before me, the undersigned, a Notary Public in and for said State, personally appeared Leslie J Bailey and Chris Thomas known or identified to me to be the person/persons whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same.



Residing at: _____
Commission Expires: _____

Residing in Boise, ID

My Commission Expires 11/17/21



RECEIVED

AUG 02 2017

WATER RESOURCES
WESTERN REGION

EXHIBIT A

That portion of Lot 4 Section 13, Township 4 North, Range 1 West, Boise Meridian, lying within a tract of land in Section 3, Township 4 North, Range 1 West of the Boise Meridian, Ada County, Idaho.

Commencing at the Southwest corner of Section 13, Township 4 North, Range 1 West and running thence East 517 feet;

thence North parallel with the West line of said Section 13 a distance of 3,960 feet, more or less, to the North boundary line of Lot number 4 of said Section 13;

thence Westerly along the North boundary of said lot to the Northwest corner thereof;

thence South to the place of beginning, more or less;

EXCEPT any portion lying within the mean highwater line of the Boise River.

Also EXCEPT a tract of land situated in a portion of Government Lot 4, in the Northwest quarter of Section 13, Township 4 North, Range 1 West, Boise Meridian, Ada County, Idaho, described as follows:

Commencing at a found brass cap, monumenting the Northwest corner of said Section 13;

thence along the Westerly line of said Section 13, said line also being the centerline of Linder Road, South 00 degree 41'01" West a distance of 2,605.95 feet to a found brass cap, monumenting the West quarter corner of said Section 13;

thence continuing along said Westerly line, North 00 degree, 41'01" East, a distance of 35.00 feet to a point;

thence leaving said Westerly line, South 89 degrees 31'56" East, a distance of 33.00 feet to a set pk nail and washer on the Easterly right-of-way line of said Linder Road, said pk nail being the point of beginning;

thence along said right of way, North 00 degree 41'01" East, a distance of 351.00 feet to a set 5/8" steel pin with cap;

thence leaving said right-of-way, North 67 degrees 15'05", East, a distance of 527.40 feet to a set 5/8" steel pin with cap;

thence South 00 degree 41'01" West, a distance of 551.00 feet to a set 5/8" steel pin with cap on the Northerly right-of-way of Hatchery Road;

thence along-said right-of-way, South 89 degrees 31'56" West, a distance of 484.00 feet to the point of beginning.

ALSO EXCEPT that portion lying within Linder Road right-of-way.



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

October 3, 2017

JIANWEN YIN
C/O YING RUI
7091 N SPURWING WAY
MERIDIAN ID 83646

RE: Notice of Ownership Change in Water Right No. 63-15383

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



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

July 26, 2017

JIAN WEN YIN
C/O YING RUI
7091 N SPURWING WAY
MERIDIAN ID 83646

RE: Ownership Change for Water Right No's: 63-15383

Dear Applicants,

The Department of Water Resources acknowledges receipt of your request for an ownership change on the water right mentioned above. However, after reviewing the request, it was determined the form was not completed and additional documentation is needed to complete this request.

Please complete and submit the requested documentation listed below:

- 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.** The deed submitted with the application is incomplete. "Exhibit A" which has the legal description of the property was missing from the application. Once received, the application can be processed.

Because the Department cannot process this request at this time, we will hold any action on your notice pending receipt of the necessary documentation. If we do not receive the required documentation within 30 days, the notice will be returned and will not be processed.

Thank you for your cooperation. If you have any questions please, contact this office at 208-334-2190.

Sincerely,

Chad Jones
Office Specialist II
Western Regional Office

Enclosures