

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED

SEP 01 2017

DEPT OF WATER RESOURCES
SOUTHERN 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?
See Attached	Yes ☐	Yes ☐		Yes ☐	Yes ☐
"Exhibit A"	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Bart and Sharon Bowers
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Marchant Ranch Properties, LLC.
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or ☐ and/or
- 24 East 1975 South Oakley Idaho 83346
Mailing address City State ZIP
- 208-670-5048 or 208-312-0517
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: _____
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.

SUPPORT DATA

IN FILE # 45-559E

8. Signature: [Signature] Manager 8-30-2017
Signature of new owner/claimant Title, if applicable Date
- Signature: [Signature] manager 8-30-2017
Signature of new owner/claimant Title, if applicable Date

For IDWR Office Use Only:

Received by AM Date 9-1-2017 Receipt No. 5036332 Receipt Amt. \$350-

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 _____

Exhibit A

- 45-559E
- 45-560E
- 45-561E
- 45-562E
- 45-563E

- 45-639E
- 45-640E
- 45-559F
- 45-560F
- 45-561F

- 45-562F
- 45-563F
- 45-639F
- 45-640F



CASSIA COUNTY
RECORDED FOR:
TITLEONE - BURLEY
01:32:45 PM 08-31-2017
2017-003464
NO. PAGES: 4 FEE: \$15.00
JOSEPH W. LARSEN
COUNTY CLERK
DEPUTY: HilYoung
Electronically Recorded by Simplifile

ELECTRONICALLY RECORDED
STAMPED FIRST PAGE NOW
INCORPORATED AS PART OF
THE ORIGINAL DOCUMENT.

Order Number: 17289038

WARRANTY DEED

For Value Received,

Bart Bowers and Sharon Bowers, husband and wife, the Grantor, does hereby grant, bargain sell and convey unto, Marchant Ranch Property, LLC, an Idaho limited liability company, whose current address is 24 East 1975 South, Oakley, ID 83346, the Grantee, the following described premises, in Cassia County, Idaho, To Wit:

PARCEL NO. 1:
TOWNSHIP 14 SOUTH, RANGE 23 EAST OF THE BOISE MERIDIAN,
CASSIA COUNTY, IDAHO

Section 4: Part of the NW¼, more particularly described as follows:

Beginning at the Northeast Corner of the SE¼NW¼ of Section 4; Thence South 00°05'31" West along the east line of the NW¼ for a distance of 709.10 feet (800 feet, Rec.) to the centerline of Basin Creek Channel which shall be the Point of Beginning;
Thence South 00°05'31" West along the east line of the NW¼ for a distance of 16.10 feet to a ½ inch rebar;
Thence South 00°05'31" West for a distance of 594.08 feet to a 5/8 inch rebar at the Center ¼ Corner of Section 4;
Thence North 89°36'35" West along the south line of the NW¼ for a distance of 2654.12 feet to a 5/8 inch rebar at the West ¼ Corner of Section 4;
Thence North 00°28'20" East along the west line of Section 4 for a distance of 1322.45 feet;
Thence South 88°49'00" East for a distance of 26.33 feet to a ½ inch rebar;
Thence South 88°49'00" East for a distance of 1393.00 feet to a ½ inch rebar;
Thence South 57°51'12" East for a distance of 1374.46 feet to a ½ inch rebar;
Thence North 01°42'32" East for a distance of 89.23 feet to a ½ inch rebar;
Thence North 01°42'32" East for a distance of 5.95 feet to the centerline of the Basin Creek Channel;
Thence South 59°56'07" East along said centerline for a distance of 35.27 feet;
Thence South 20°12'11" East along said centerline for a distance of 39.80 feet;
Thence South 55°33'05" East along said centerline for a distance of 17.29 feet to the Point of Beginning.



TitleOne
a title & escrow co.

Order Number: 17289038

WARRANTY DEED

For Value Received,

Bart Bowers and Sharon Bowers, husband and wife, the Grantor, does hereby grant, bargain sell and convey unto, Marchant Ranch Property, LLC, an Idaho limited liability company, whose current address is 24 East 1975 South, Oakley, ID 83346, the Grantee, the following described premises, in Cassia County, Idaho, To Wit:

PARCEL NO. 1:
TOWNSHIP 14 SOUTH, RANGE 23 EAST OF THE BOISE MERIDIAN,
CASSIA COUNTY, IDAHO

Section 4: Part of the NW¼, more particularly described as follows:

Beginning at the Northeast Corner of the SE¼NW¼ of Section 4; Thence South 00°05'31" West along the east line of the NW¼ for a distance of 709.10 feet (800 feet, Rec.) to the centerline of Basin Creek Channel which shall be the Point of Beginning;

Thence South 00°05'31" West along the east line of the NW¼ for a distance of 16.10 feet to a ½ inch rebar;

Thence South 00°05'31" West for a distance of 594.08 feet to a 5/8 inch rebar at the Center ¼ Corner of Section 4;

Thence North 89°36'35" West along the south line of the NW¼ for a distance of 2654.12 feet to a 5/8 inch rebar at the West ¼ Corner of Section 4;

Thence North 00°28'20" East along the west line of Section 4 for a distance of 1322.45 feet;

Thence South 88°49'00" East for a distance of 26.33 feet to a ½ inch rebar;

Thence South 88°49'00" East for a distance of 1393.00 feet to a ½ inch rebar;

Thence South 57°51'12" East for a distance of 1374.46 feet to a ½ inch rebar;

Thence North 01°42'32" East for a distance of 89.23 feet to a ½ inch rebar;

Thence North 01°42'32" East for a distance of 5.95 feet to the centerline of the Basin Creek Channel;

Thence South 59°56'07" East along said centerline for a distance of 35.27 feet;

Thence South 20°12'11" East along said centerline for a distance of 39.80 feet;

Thence South 55°33'05" East along said centerline for a distance of 17.29 feet to the Point of Beginning.

EASEMENT NO. 1:

A permanent easement and right of ingress and egress for the benefit of Parcel No. 1 as created by Easement from Linda Zollinger, as Personal Representative of the Estate of Wade Zollinger, deceased, and Linda Zollinger, Grantor, to Bart Bowers and Sharon Bowers, husband and wife, Grantee, dated February 6, 2014 and recorded February 6, 2014 as Instrument No. 2014-000477, records of Cassia County, Idaho, more particularly described as follow:

**TOWNSHIP 14 SOUTH, RANGE 23 EAST OF THE BOISE MERIDIAN,
CASSIA COUNTY, IDAHO**

Section 4: Part of the NW¼ of Section 4, more particularly described as follows:
Beginning at the Northeast Corner of the SE¼NW¼ of Section 4; Thence South 00°05'31" West along the east line of the NW¼ for a distance of 709.10 feet (800 feet, rec.) to the centerline of the Basin Creek Channel; Thence North 55°33'05" West along said centerline for a distance of 17.29 feet; Thence North 20°12'11" West along said centerline for a distance of 39.80 feet; Thence North 59°56'07" West along said centerline for a distance of 139.09 feet; Thence North 54°34'39" West along said centerline for a distance of 166.10 feet to the Point of Beginning.

Thence along a non-tangent curve to the right for a distance of 218.15 feet, said curve having a radius of 1320.08 feet, a delta angle of 09°28'06", and a long chord bearing of South 34°08'37" East for a distance of 217.90 feet;

Thence North 57°51'12" West for a distance of 1256.47 feet to a ½ inch rebar;
Thence South 85°41'44" seconds East for a distance of 59.86 feet to the centerline of Basin Creek Channel;

Thence South 66°26'02" East along said centerline for a distance of 33.85 feet;
Thence South 30°16'11" East along said centerline for a distance of 34.12 feet;
Thence South 58°26'58" East along said centerline for a distance of 35.29 feet;
Thence South 75°48'42" East along said centerline for a distance of 66.57 feet;
Thence South 39°58'57" East along said centerline for a distance of 60.56 feet;
Thence South 69°40'17" seconds East along said centerline for a distance of 104.87 feet;
Thence South 22°52'46" East along said centerline for a distance of 29.42 feet;
Thence South 58°27'01" East along said centerline for a distance of 88.91 feet;
Thence North 57°15'21" East along said centerline for a distance of 36.08 feet;
Thence South 45°00'00" East along said centerline for a distance of 96.61 feet;
Thence South 82°47'08" East along said centerline for a distance of 88.50 feet;
Thence South 57°50'25" East along said centerline for a distance of 216.63 feet;
Thence North 90°00'00" East along said centerline for a distance of 40.55 feet;
Thence South 54°34'39" East along said centerline for a distance of 127.59 feet to the Point of Beginning.

EASEMENT NO. 2:

A permanent easement and right of ingress and egress for the benefit of Parcel No. 1 as created by Easement from Darlene Harper, Grantor, to Bart Bowers and Sharon Bowers, husband and wife, Grantee, dated February 3, 2014 and recorded February 6, 2014 as Instrument No. 2014-000476, records of Cassia County, Idaho.

**TOWNSHIP 14 SOUTH, RANGE 23 EAST OF THE BOISE MERIDIAN,
CASSIA COUNTY, IDAHO**

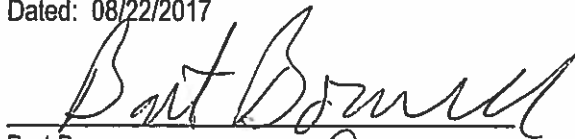
Section 4: Part of the NW¼ of Section 4, more particularly described as follows:

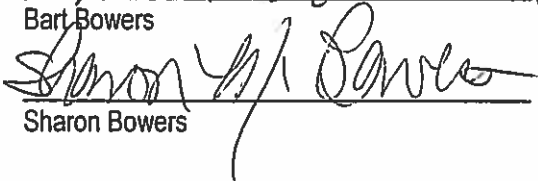
Beginning at the Northeast Corner of the SE¼NW¼ of Section 4; Thence South 00°05'31" West along the east line of the NW¼ for a distance of 709.10 feet (800 feet, rec.) to the centerline of the Basin Creek Channel; Thence North 55°33'05" West along said centerline for a distance of 17.29 feet; Thence North 20°12'11" West along said centerline for a distance of 39.80 feet; Thence North 59°56'07" West along said centerline for a distance of 139.09 feet; Thence North 54°34'39" West along said centerline for a distance of 166.10 feet to the Point of Beginning.

Thence North 54°34'39" West along said centerline for a distance of 127.59 feet;
Thence North 90°00'00" West along said centerline for a distance of 40.55 feet;
Thence North 57°50'25" West along said centerline for a distance of 216.63 feet;
Thence North 82°47'08" West along said centerline for a distance of 88.50 feet;
Thence North 45°00'00" West along said centerline for a distance of 96.61 feet;
Thence South 57°15'21" West along said centerline for a distance of 36.08 feet;
Thence North 58°27'01" West along said centerline for a distance of 88.91 feet;
Thence North 22°52'46" West along said centerline for a distance of 29.42 feet;
Thence North 69°40'17" West along said centerline for a distance of 104.87 feet;
Thence North 39°58'57" West along said centerline for a distance of 60.56 feet;
Thence North 75°48'42" West along said centerline for a distance of 66.57 feet;
Thence North 58°26'58" West along said centerline for a distance of 35.29 feet;
Thence North 30°16'11" West along said centerline for a distance of 34.12 feet;
Thence North 66°26'02" West along said centerline for a distance of 33.85 feet;
Thence along a non-tangent curve to the right for a distance of 1031.56 feet to the Point of Beginning, said curve having a radius of 1320.08 feet, a delta angle of 44°46'23", and a long chord bearing of South 61°15'51" East for a distance of 1005.51 feet.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, its heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that Grantor is the owner in fee simple of said premises; that they are free from all encumbrances EXCEPT those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee; and subject to all existing patent reservations, easements, right(s) of way, protective covenants, zoning ordinances, and applicable building codes, laws and regulations, general taxes and assessments, including irrigation and utility assessments (if any) for the current year, which are not due and payable, and that Grantor will warrant and defend the same from all lawful claims whatsoever. Whenever the context so requires, the singular number includes the plural.

Dated: 08/22/2017


Bart Bowers


Sharon Bowers

State of Idaho , County of Cassia, ss.

On this 23 day of August in the year of 2017, before me, the undersigned, a Notary Public in and for said State, personally appeared Bart Bowers and Sharon Bowers, known or identified to me to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same.

Annette Roth

Notary Public

Residing In:

Rupert, Id

My Commission Expires:

8-4-2023

(seal)

ANNETTE ROTH
NOTARY PUBLIC
STATE OF IDAHO

For Value Received

LINDA ZOLLINGER, Personal Representative of the Estate of WADE A. ZOLLINGER also known as WADE ZOLLINGER, deceased and LINDA ZOLLINGER, a widow

Hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto

BART BOWERS and SHARON BOWERS, Husband and wife as community property with right of survivorship
Address: 296 South 200 West Burley, ID 83318

Hereinafter called the Grantee, the following described premises situated in Cassia County, Idaho, to-wit:

See attached Exhibit "A" for legal description.

RESERVING UNTO THE GRANTOR, THE SUCCESSORS AND ASSIGNS, AN EASEMENT FOR STOCK WATER DELIVERY FOR THE BENEFIT OF THE REAL PROPERTY DESCRIBED ON ATTACHED EXHIBIT "B" SAID EASEMENT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**TOWNSHIP 14 SOUTH, RANGE 23 EAST OF THE BOISE MERIDIAN,
CASSIA COUNTY, IDAHO**

Section 4: Part of the NW¼, more particularly described as follows:

Beginning at the Northwest Corner of Section 4 said corner marked by a 5/8 inch rebar; Thence South 00°28'20" West along the west line of the NW¼ of Section 4 for a distance of 1324.88 feet; Thence South 88°49'00" East for a distance of 26.33 feet to a ½ inch rebar; Thence South 88°49'00" East for a distance of 1288.42 feet to the Point of Beginning;
Thence South 88°49'00" East for a distance of 15.01 feet;
Thence South 01°09'56" East for a distance of 107.66 feet;
Thence South 88°50'04" West for a distance of 47.70 feet;
Thence North 01°09'56" West for a distance of 15.00 feet;
Thence North 88°50'04" East for a distance of 32.70 feet;
Thence North 01°09'56" West for a distance of 93.28 feet to the Point of Beginning.

TOGETHER WITH all water and water rights, ditches and ditch rights used thereof or appurtenant thereto.

SUBJECT TO:

All reservations in patents or deeds in the chain of title.

Taxes for 2014 and subsequent years.

Mortgage in favor of D.L. Evans Bank which the Grantee by acceptance of this deed agrees to pay the balance thereof.

This deed is executed pursuant to Letters Testamentary recorded February 6, 2014 as Instrument No. 2014-000474 records of Cassia County, Idaho.

TO HAVE AND TO HOLD, the said premises, with their appurtenances unto the said Grantee and to the successors heirs and assigns of the Grantee forever. The Grantor does hereby covenant to and with the said Grantee, that the Grantor is the owner in fee simple of said premises; that they are free from all incumbrances except as above described and that Grantor will warrant and defend the same from all

lawful claims whatsoever.

Dated: February 5, 2014

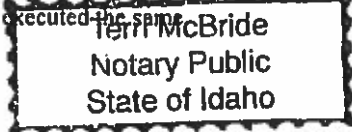
ESTATE OF WADE A. ZOLLINGER, Deceased

by: Linda Zollinger
Linda Zollinger, Personal Representative

Linda Zollinger
Linda Zollinger

STATE OF IDAHO)
) ss.
COUNTY OF CASSIA)

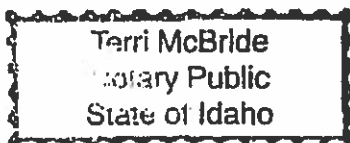
On this 6th day of February, 2014, before me, the undersigned, a Notary Public in and for said State, personally appeared Linda Zollinger, known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that she executed the same.



Terri McBride
Notary Public
Residing at: Rupert
My Commission expires: 2-5-20

STATE OF IDAHO)
) ss.
COUNTY OF CASSIA)

On this 6th day of February, 2014, before me, the undersigned, a Notary Public in and for said State, personally appeared Linda Zollinger, known or identified to me to be the person whose name is subscribed to the within instrument as Personal Representative of the Estate of WADE A. ZOLLINGER, and acknowledged to me that she executed the same as such Personal Representative.



Terri McBride
Notary Public
Residing at: Rupert
My Commission expires: 2-5-20

Exhibit "A"

TOWNSHIP 14 SOUTH, RANGE 23 EAST OF THE BOISE MERIDIAN,
CASSIA COUNTY, IDAHO

Section 4: Part of the NW¼, more particularly described as follows:

Beginning at the Northeast Corner of the SE¼NW¼ of Section 4; Thence South 00°05'31" West along the east line of the NW¼ for a distance of 709.10 feet (800 feet, Rec.) to the centerline of Basin Creek Channel which shall be the Point of Beginning;
Thence South 00°05'31" West along the east line of the NW¼ for a distance of 16.10 feet to a ¼ inch rebar;
Thence South 00°05'31" West for a distance of 594.08 feet to a 5/8 inch rebar at the Center ¼ Corner of Section 4;
Thence North 89°36'35" West along the south line of the NW¼ for a distance of 2654.12 feet to a 5/8 inch rebar at the West ¼ Corner of Section 4;
Thence North 00°28'20" East along the west line of Section 4 for a distance of 1322.45 feet;
Thence South 88°49'00" East for a distance of 26.33 feet to a ½ inch rebar;
Thence South 88°49'00" East for a distance of 1393.00 feet to a ½ inch rebar;
Thence South 57°51'12" East for a distance of 1374.46 feet to a ½ inch rebar;
Thence North 01°42'32" East for a distance of 89.23 feet to a ½ inch rebar;
Thence North 01°42'32" East for a distance of 5.95 feet to the centerline of the Basin Creek Channel;
Thence South 59°56'07" East along said centerline for a distance of 35.27 feet;
Thence South 20°12'11" East along said centerline for a distance of 39.80 feet;
Thence South 55°33'05" East along said centerline for a distance of 17.29 feet to the Point of Beginning.

Exhibit "B"

**TOWNSHIP 14 SOUTH, RANGE 23 EAST OF THE BOISE MERIDIAN,
CASSIA COUNTY, IDAHO**

Section 4: Lot 4 EXCEPT

**Beginning at the Northwest Corner of said Lot 4;
Thence South along the West boundary for 280 feet;
Thence East for 816 feet;
Thence North for 280 feet to a point in the North boundary line of said Lot 4;
Thence West along the North boundary line of said Lot 4 for 816 feet to the
Point of Beginning.**



State of Idaho

DEPARTMENT OF WATER RESOURCES

Southern Region • 650 Addison Ave W, Suite 500 • Twin Falls, Idaho 83301-5858

Phone: (208) 736-3033 • Fax: (208) 736-3037 • Website: www.idwr.idaho.gov

C.L. "BUTCH" OTTER
Governor

GARY SPACKMAN
Director

September 6, 2017

MARCHANT RANCH PROPERTY LLC
24 E 1975 S
OAKLEY ID 83346

RE: Change of Ownership for Water Right Nos. 45-559E, 45-559F, 45-560E, 45-560F,
45-561E, 45-561F, 45-562E, 45-562F, 45-563E, 45-563F, 45-639E, 45-639F,
45-640E and 45-640F

Dear Water Right Holder(s):

The department acknowledges receipt of correspondence changing ownership of the above referenced water right(s). The department has modified its records to reflect the change in ownership and has enclosed computer-generated reports 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.

Also, please note that Section 42-248, Idaho Code, requires you or the owner of this water right to maintain current ownership and address records on file with the department. Forms to file a change of ownership of a water right and/or a change in the address of the water right owner are available from any department office, or at the department's website at: www.idwr.idaho.gov.

Please feel free to contact this office if you have any questions regarding this matter.

Sincerely,

Trish Fawcett
Technical Records Specialist

Enclosure(s)

Cc: TitleOne (17289038)



TitleOne
a title & escrow co.

August 31, 2017

RECEIVED

SEP 01 2017

DEPT OF WATER RESOURCES
SOUTHERN REGION

Trish Fawcett
ID Dept. of Water Resources
650 Addison Avenue West, Ste. 500
Twin Falls, ID 83301

RE: TitleOne File No. 17289038
Marchant Ranch Property, LLC

Dear Trish:

Enclosed with this letter please find the following:

1. The original executed Notice of Change in Water Right Ownership for 14 water rights.
2. A copy of the recorded Personal Representative's Deed.
3. A copy of the recorded Warranty Deed.
4. TitleOne Corporation's check no. 11456 payable to the Idaho Department of Water Resources in the amount of \$350.00 for water transfer fees.

Please make the necessary changes to show Marchant Ranch Properties, LLC as the new owner. Please send a receipted copy to this office.

Should you have any questions, or if TitleOne Corporation may be of further assistance, please do not hesitate to contact this office.

Very truly yours,
TITLEONE CORPORATION

Nancy Garrett
Administrative Assistant

AR/nrg
Enc.
FedEx