

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

Notice of Change in Water Right Ownership

RECEIVED
APR 12 2017
DEPT OF WATER RESOURCES
SOUTHERN 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?
45-7635	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: Kirk Pickett
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Gibby Group, LLC
New owner(s) as listed on the conveyance document
- 872 East Pebble Drive Burley Name connector ☐ and ☐ or ☐ and/or
Mailing address City ID 83318
State ZIP
- 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: April 6, 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):
- 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

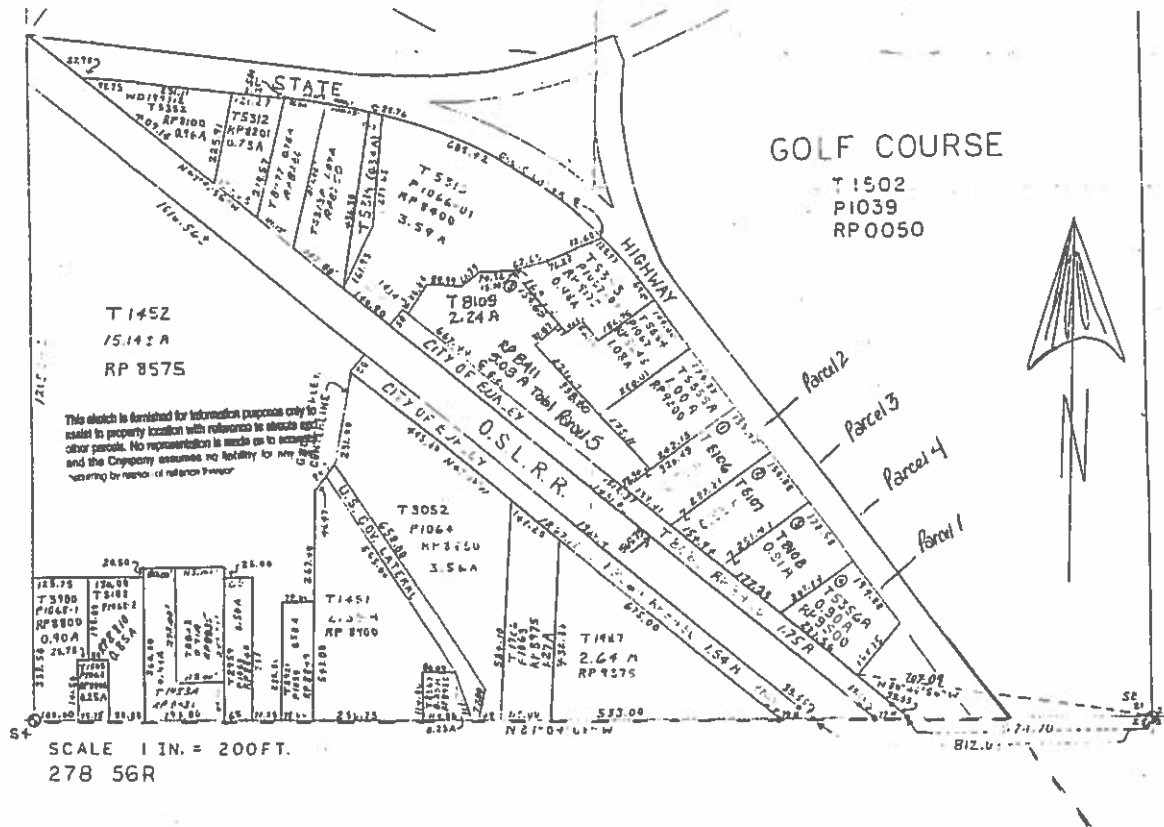
8. Signature: [Signature] Authorized Manager 4/7/2017
Signature of new owner/claimant Title, if applicable Date
- Signature: _____
Signature of new owner/claimant Title, if applicable Date

For IDWR Office Use Only:

Received by TF Date 4-12-2017 Receipt No. 5036061 Receipt Amt. \$25

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 _____



1/27/06

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

CASSIA COUNTY
RECORDED FOR:
TITLEONE - BURLEY
11:28:39 AM 04-06-2017
2017-001320
NO. PAGES: 4 FEE: \$19.00
JOSEPH W. LARSEN
COUNTY CLERK
DEPUTY: CVELASQUEZ
Electronically Recorded by Simplifile

17285923

WARRANTY DEED

FOR VALUE RECEIVED, the receipt and sufficiency of which is hereby acknowledged, Kirk A. Pickett, whose current address is 824 West South Slope Road, Emmett, Idaho 83617 ("Grantor"), does hereby grant, bargain, sell, and convey unto Gibby Group, LLC, an Idaho limited liability company, whose current address is 872 East Pebble Drive, Burley, Idaho 83318 ("Grantee"), all of Grantor's right, title and interest in and to the following described real property, located in Cassia County, Idaho, to wit (hereafter referred to as the "Premises"):

See Exhibit A attached hereto and incorporated herein by this reference.

TOGETHER WITH all of Grantor's right, title and interest in and to all water and water rights represented in the records of the Idaho Department of Water Resources as number 45-7635; and ditch or irrigation company shares associated therewith, streets, alleys and rights of way adjacent thereto, all mineral rights appurtenant thereto, and all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, the reversion and reversions, remainder and remainders, rents, issues, and profits thereof; and all estate, right, title, and interest in and to the Premises, as well in law as in equity.

TO HAVE AND TO HOLD the Premises with its appurtenances unto the Grantee, its successors, and assigns, forever.

SUBJECT TO the "Approved Exceptions", which shall mean: (a) general taxes and assessments, for the year 2017 and thereafter, which are not yet due and payable, and (b) Right of Way Deed from J.M. Holland and Leta Holland, his wife, to Unity Light & Power Company, an Idaho corporation, dated June 28, 1957 and recorded July 12, 1957 as Instrument No. 194123 in Book 59 of Deeds, Page 343, records of Cassia County, Idaho.

AND Grantor does hereby covenant to and with Grantee, that Grantor is the sole owner of the Premises and owns the Premises in its entirety in fee simple; that the Premises are free from all encumbrances except the Approved Exceptions; and that Grantor shall and will warrant and defend the quiet and peaceful possession of said Premises by Grantee against all lawful claims whatsoever except as excluded or excepted herein.

[End of Text]

17285923

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TO HAVE AND TO HOLD the Premises with its appurtenances unto the Grantee, its successors, and assigns, forever.

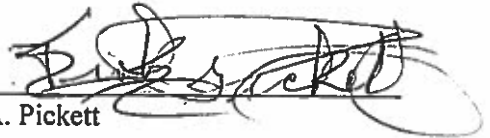
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[End of Text]

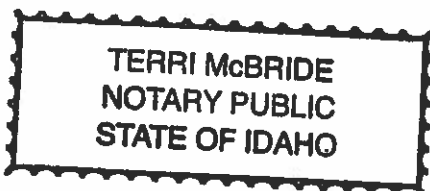
IN WITNESS WHEREOF, the undersigned Grantor has caused his name to be hereunto subscribed.

DATED effective this 5th day of April, 2017.


Kirk A. Pickett

STATE OF IDAHO)
) ss.
County of Cassia)

On this 5th day of April, 2017, before me, a Notary Public in and for said State, personally appeared Kirk A. Pickett, known or identified to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same.




Notary Public for the State of Idaho
Residing at Rupert
My Commission expires: 2.5.20

EXHIBIT A

Description of Premises

PARCEL NO. 1:

**TOWNSHIP 10 SOUTH, RANGE 23 EAST OF THE BOISE MERIDIAN,
CASSIA COUNTY, IDAHO**

Section 21: Part of the SE¼ of Section 21, more particularly described as follows:

Beginning at the Southeast corner of Section 21, said corner marked by a 3 inch Cassia County survey cap; thence North 80°46'56" West (North 80°48' West rec.) for 707.09 feet (705.0 feet rec.) to a ½ inch rebar on the Easterly right-of-way of the Union Pacific Railroad which shall be the Point of Beginning; Thence North 49°51'56" West (North 49°53' West rec.) along said railroad right-of-way for 237.56 feet to a ½ inch rebar; Thence North 53°17'26" East for 209.94 feet to a ½ inch rebar on the Westerly right-of-way of State Highway 30; Thence South 36°18'28" East (South 36°17' East rec.) along said highway right-of-way for 194.88 feet to a ½ inch rebar; Thence South 40°01'04" West (South 40°00' West rec.) for 158.75 feet (156.00 feet rec.) to the Point of Beginning.

PARCEL NO. 2:

**TOWNSHIP 10 SOUTH, RANGE 23 EAST OF THE BOISE MERIDIAN,
CASSIA COUNTY, IDAHO**

Section 21: Part of the SE¼ of Section 21, more particularly described as follows:

Beginning at the Southeast corner of said Section 21, said corner marked by a 3 inch Cassia County survey cap; thence North 80°46'56" West (North 80°48' West rec.) for 707.09 feet (705.0 feet rec.) to a ½ inch rebar on the Easterly right-of-way of the Union Pacific Railroad; thence North 49°51'56" West (North 49°53' West rec.) along said railroad right-of-way for 569.73 feet to a ½ inch rebar which shall be the Point of Beginning; Thence North 49°51'56" West (North 49°53' West rec.) along said railroad right-of-way for 139.41 feet to a ½ inch rebar; Thence North 53°17'26" East for 320.49 feet to a ½ inch rebar on the Westerly right-of-way of State Highway 30; Thence South 36°18'28" East (South 36°17' East rec.) along said highway right-of-way for 135.75 feet to a ½ inch rebar; Thence South 53°17'26" West for 287.81 feet to the Point of Beginning.

PARCEL NO. 3:

**TOWNSHIP 10 SOUTH, RANGE 23 EAST OF THE BOISE MERIDIAN,
CASSIA COUNTY, IDAHO**

Section 21: Part of the SE¼ of Section 21, more particularly described as follows:

Beginning at the Southeast corner of said Section 21, said corner marked by a 3 inch Cassia County survey cap; thence North 80°46'56" West (North 80°48' West rec.) for 707.09 feet (705.0 feet rec.) to a ½ inch rebar on the Easterly right-of-way of the Union Pacific Railroad; thence North 49°51'56" West

(North 49°53' West rec.) along said railroad right-of-way for 414.79 feet to a ½ inch rebar which shall be the Point of Beginning;
Thence North 49°51'56" West (North 49°53' West rec.) along said railroad right-of-way for 154.94 feet to a ½ inch rebar;
Thence North 53°17'26" East for 287.81 feet to a ½ inch rebar on the Westerly right-of-way of State Highway 30;
Thence South 36°18'28" East (South 36°17' East rec.) along said highway right-of-way for 150.88 feet to a ½ inch rebar;
Thence South 53°17'26" West for 251.49 feet to the Point of Beginning.

PARCEL NO. 4:
TOWNSHIP 10 SOUTH, RANGE 23 EAST OF THE BOISE MERIDIAN,
CASSIA COUNTY, IDAHO

Section 21: Part of the SE¼ of Section 21, more particularly described as follows:

Beginning at the Southeast corner of said Section 21, said corner marked by a 3 inch Cassia County survey cap; thence North 80°46'56" West (North 80°48' West rec.) for 707.09 feet (705.0 feet rec.) to a ½ inch rebar on the Easterly right-of-way of the Union Pacific Railroad; thence North 49°51'56" West (North 49°53' West rec.) along said railroad right-of-way for 237.56 feet to a ½ inch rebar which shall be the Point of Beginning;
Thence North 49°51'56" West (North 49°53' West rec.) along said railroad right-of-way for 177.23 feet to a ½ inch rebar;
Thence North 53°17'26" East for 251.49 feet to a ½ inch rebar on the Westerly right-of-way of State Highway 30;
Thence South 36°18'28" East (South 36°17' East rec.) along said highway right-of-way for 172.58 feet to a ½ inch rebar;
Thence South 53°17'26" West for 209.94 feet to the Point of Beginning.

PARCEL NO. 5:
TOWNSHIP 10 SOUTH, RANGE 23 EAST OF THE BOISE MERIDIAN,
CASSIA COUNTY, IDAHO

Section 21: Part of the SE¼ of said Section 21, more particularly described as follows:

Beginning at the Southeast corner of said Section 21, said corner marked by a 3 inch Cassia County survey cap; thence North 80°46'56" West (North 80°48' West rec.) for 707.09 feet (705.0 feet rec.) to a point on the Northerly right of way of the Union Pacific Railroad; thence North 49°51'56" West (N 49°53' W rec.) along said railroad right of way for 709.14 feet to a ½ inch rebar which shall be the Point of Beginning;
Thence North 49°51'56" West (N 49°53' W rec.) along said railroad right of way for 667.49 feet to a point in the centerline of Goose Creek;
Thence North 34°49'22" East along the centerline of Goose Creek for 80.04 feet to a point;
Thence South 85°32'05" East along said Goose Creek centerline for 88.99 feet to a point;
Thence North 52°21'32" East along said Goose Creek centerline for 61.79 feet to a point;
Thence North 89°37'47" East along said Goose Creek centerline for 74.82 feet to a point;
Thence South 39°38'27" East for 15.00 feet to a ½ inch rebar;
Thence South 39°38'27" East for 154.65 feet to a ½ inch rebar;
Thence South 48°23'02" West for 81.07 feet to a ½ inch rebar;
Thence South 42°05'33" East for 398.80 feet to a ½ inch rebar;
Thence South 53°17'26" West for 78.34 feet to the Point of Beginning.

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

CASSIA COUNTY
RECORDED FOR:
TITLEONE - BURLEY
11:28:46 AM 04-06-2017
2017-001322
NO. PAGES: 1 FEE: \$10.00
JOSEPH W. LARSEN
COUNTY CLERK
DEPUTY: CVELASQUEZ
Electronically Recorded by Simplifile

WATER RIGHT QUITCLAIM DEED

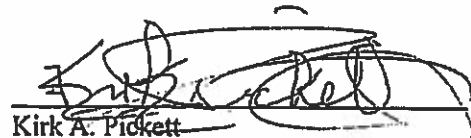
FOR VALUE RECEIVED, Kirk A. Pickett, whose current address is 824 West South Slope Road, Emmett, Idaho 83617, ("Grantor"), does hereby release and quitclaim unto Gibby Group, LLC, an Idaho limited liability company, whose current address is 872 East Pebble Drive, Burley, Idaho 83318 ("Grantee"), all of Grantor's right, title, and interest in and to that certain water right represented in the records of the Idaho Department of Water Resources by the following number:

45-7635

TO HAVE AND TO HOLD such water rights unto the Grantee, its successors, and assigns, forever.

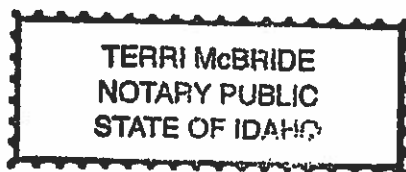
IN WITNESS WHEREOF, the undersigned Grantor has caused his name to be hereunto subscribed.

DATED effective this 5th day of April, 2017.


Kirk A. Pickett

STATE OF IDAHO
County of minidoka ss.

On this 5th day of April, 2017, before me, a Notary Public in and for said State, personally appeared Kirk A. Pickett known or identified to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same.




Notary Public for the State of IDAHO
Residing at Rupert
My Commission expires: 2-5-20

WATER RIGHT QUITCLAIM DEED

FOR VALUE RECEIVED, Kirk A. Pickett, whose current address is 824 West South Slope Road, Emmett, Idaho 83617, ("Grantor"), does hereby release and quitclaim unto Gibby Group, LLC, an Idaho limited liability company, whose current address is 872 East Pebble Drive, Burley, Idaho 83318 ("Grantee"), all of Grantor's right, title, and interest in and to that certain water right represented in the records of the Idaho Department of Water Resources by the following number:

TO HAVE AND TO HOLD such water rights unto the Grantee, its successors, and assigns,
forever.

DATED effective this 5TH day of April, 2017.

Notary Public for the State of INDIA
Residing at Rupert
My Commission expires: 25-20



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

May 23, 2017

GIBBY GROUP LLC
872 E PEBBLE DR
BURLEY ID 83318

RE: Change of Ownership for Water Right Nos. 45-7635

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,

A handwritten signature in cursive script, appearing to read 'Trish Fawcett'.

Trish Fawcett
Technical Records Specialist

Enclosure(s)

Cc: TitleOne (17285923)