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MAY 28 2015

STATE OF IDAHO  
DEPARTMENT OF WATER RESOURCES

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JUN 01 2015

DEPARTMENT OF  
WATER RESOURCES

## Notice of Change in Water Right Ownership

IDWR / NORTH

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? |
|-----------------------|-----------------------------------------|------------------------------|-----------------------|------------------------------|------------------------------|
| <u>98-07616</u>       | Yes <input checked="" type="checkbox"/> | Yes <input type="checkbox"/> | <u>98-7876</u>        | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |
| <u>98-4052</u>        | Yes <input checked="" type="checkbox"/> | Yes <input type="checkbox"/> | <u>98-7977</u>        | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |
|                       | Yes <input type="checkbox"/>            | Yes <input type="checkbox"/> |                       | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |
|                       | Yes <input type="checkbox"/>            | Yes <input type="checkbox"/> |                       | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |
|                       | Yes <input type="checkbox"/>            | Yes <input type="checkbox"/> |                       | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |

2. Previous Owner's Name: William J. Emacio  
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): THOMAS A. HOFER, DEBRA L. HOFER  
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or ☒ and/or
- PO Box 325 PORTHILL ID 83853  
Mailing address City State ZIP
- 208-267-1120 GEMCREEK RANCH @ 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: FEBRUARY 25, 2010
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.

SUPPORT DATA

IN FILE # 98-4052

8. Signature: Thomas A. Hofer 5/26/15  
Signature of new owner/claimant Title, if applicable Date
- Signature: Debra L. Hofer 5/26/15  
Signature of new owner/claimant Title, if applicable Date

## For IDWR Office Use Only:

Received by [Signature] Date 5/28/15 Receipt No. N031261 Receipt Amt. \$100.00

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 6-2-17



Community Title, LLC

# WARRANTY DEED

Escrow No. 20440-SF

FOR VALUE RECEIVED

Michel R. Gagne', an unmarried man, who acquired title as Michael R. Gagne

the grantor, does hereby grant, bargain, sell and convey unto

Thomas A. Hofer and Debra L. Hofer, Husband and Wife, as community property, with right of survivorship

whose current address is 9930 DILLARD RD, WILKIN, OR 95693

the grantees, the following described premises, in Boundary County, Idaho, TO WIT:

That portion of the West Half of the Northeast Quarter, and that portion of the East Half of the Northwest Quarter, lying East of State Highway 1, in Section 23, Township 65 North, Range 1 West, Boise Meridian, Boundary County, Idaho.

LESS a tract of land situated in the West Half of the Northeast Quarter of Section 23, Township 65 North, Range 1 West of the Boise Meridian, Boundary County, Idaho; more particularly described as follows:

Beginning at the Southeast corner of the West Half of the Northeast Quarter of said Section 23;

Thence along the South line of said West Half of the Northeast Quarter, South  $89^{\circ}24'49''$  West, 150.75 feet to the intersection with the Easterly right of way of U.S. Highway No. 1;

Thence leaving said South line and along said right of way North  $33^{\circ}25'29''$  West, 1572.49 feet to the intersection with the South line of the Northwest Quarter of the Northeast Quarter of Section 23, leaving said right of way and along said South line North  $89^{\circ}31'13''$  East, 684.79 feet;

Thence leaving said South line and parallel to the East line of the Northwest Quarter of the Northeast Quarter, North  $00^{\circ}05'41''$  West, 1319.99 feet to the North line of the Northeast Quarter of Section 23;

Thence along said North line North  $89^{\circ}37'36''$  East, 330.00 feet to the Northeast corner of the West Half of the Northeast Quarter of Section 23;

Thence leaving said North line and along the East line of said West Half of the Northeast Quarter, South  $00^{\circ}05'41''$  East, 2638.74 feet to the True Point of Beginning.

ALSO LESS a tract of land situated in the Northwest Quarter of the Northeast Quarter of Section 23, Township 65 North, Range 1 West of the Boise Meridian, Boundary County, Idaho; more particularly described as follows:

Beginning at a point which is the intersection of the Easterly right of way of U.S. Highway No. 1 and the South line of said Northwest Quarter of the Northeast Quarter, said point being North  $89^{\circ}31'13''$  East, 297.66 feet from the Southwest corner of the Northwest Quarter of the Northeast Quarter;

Thence leaving said South line and along said right of way, North  $33^{\circ}25'29''$  West, 36.79 feet to Station 356+33.14 which is the beginning of a spiral curve (centerline length = 250.00 feet,  $a = .8$ ,  $d = 2^{\circ}30'$ ) chord = North  $34^{\circ}15'39''$  West, 252.05 feet;

Thence on a circular curve to the left having a central angle of  $03^{\circ}10'03''$  a radius of 2914.79 feet, for an arc length of 161.14 feet (chord = North  $37^{\circ}30'22''$  West, 161.11 feet);

Thence leaving said right of way North  $68^{\circ}25'25''$  East, 1014.92 feet to a point on the boundary of that parcel described in Instrument No. 204966;

Thence along said boundary the following 2 courses: South  $00^{\circ}05'41''$  East, 734.34 feet;

Thence South  $89^{\circ}31'13''$  West 684.79 feet to the TRUE POINT OF BEGINNING.

APPROVED & ACCEPTED

*[Signature]*

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MAY 28 2013  
IDWR / NORTH

**SCHEDULE A**

**OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY**

RECEIVED  
MAY 28 2015  
IDWR / NORTH

Name and Address of Title Insurance Company:

**Community Title, LLC  
P.O. Box 1902, 6607 Main  
Bonners Ferry, ID 83805**

File No: **20440-SF**

Policy No.: **OX 401629**

Address Reference: **8169 Highway 1, Bonners Ferry, ID 83805**

Amount of Insurance: **\$195,000.00**

Premium: **\$890.00**

Premium Reflects Re-issue Credit ☐

Date of Policy:

**February 25, 2010 at 3:00PM**

1. Name of Insured:

**Thomas A. Hofer and Debra L. Hofer**

2. The estate or interest in the land which is covered by this policy is:

**Fee Simple**

3. Title is vested in:

**Thomas A. Hofer and Debra L. Hofer, Husband and Wife, as community property, with right of survivorship**

4. The land referred to in this policy is described as follows:

That portion of the West Half of the Northeast Quarter, and that portion of the East Half of the Northwest Quarter, lying East of State Highway 1, in Section 23, Township 65 North, Range 1 West, Boise Meridian, Boundary County, Idaho.

LESS a tract of land situated in the West Half of the Northeast Quarter of Section 23, Township 65 North, Range 1 West of the Boise Meridian, Boundary County, Idaho; more particularly described as follows:

Beginning at the Southeast corner of the West Half of the Northeast Quarter of said Section 23;

Thence along the South line of said West Half of the Northeast Quarter, South 89°24'49" West, 150.75 feet to the intersection with the Easterly right of way of U.S. Highway No. 1;

Thence leaving said South line and along said right of way North 33°25'29" West, 1572.49 feet to the intersection with the South line of the Northwest Quarter of the Northeast Quarter of Section 23, leaving said right of way and along said South line North 89°31'13" East, 684.79 feet;

Thence leaving said South line and parallel to the East line of the Northwest Quarter of the Northeast Quarter, North 00°05'41" West, 1319.99 feet to the North line of the Northeast Quarter of Section 23;

Thence along said North line North 89°37'36" East, 330.00 feet to the Northeast corner of the West Half of the Northeast Quarter of Section 23;

Thence leaving said North line and along the East line of said West Half of the Northeast Quarter, South  $00^{\circ}05'41''$  East, 2638.74 feet to the True Point of Beginning.

ALSO LESS a tract of land situated in the Northwest Quarter of the Northeast Quarter of Section 23, Township 65 North, Range 1 West of the Boise Meridian, Boundary County, Idaho; more particularly described as follows:

Beginning at a point which is the intersection of the Easterly right of way of U.S. Highway No. 1 and the South line of said Northwest Quarter of the Northeast Quarter, said point being North  $89^{\circ}31'13''$  East, 297.66 feet from the Southwest corner of the Northwest Quarter of the Northeast Quarter;

Thence leaving said South line and along said right of way, North  $33^{\circ}25'29''$  West, 36.79 feet to Station 356+33.14 which is the beginning of a spiral curve (centerline length = 250.00 feet,  $a = .8$ ,  $d = 2^{\circ}$ ,  $= 2^{\circ}30'$ ) chord = North  $34^{\circ}15'39''$  West, 252.05 feet;

Thence on a circular curve to the left having a central angle of  $03^{\circ}10'03''$  a radius of 2914.79 feet, for an arc length of 161.14 feet (chord = North  $37^{\circ}30'22''$  West, 161.11 feet);

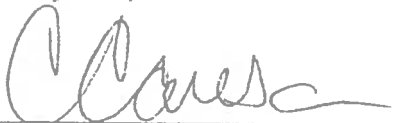
Thence leaving said right of way North  $68^{\circ}25'25''$  East, 1014.92 feet to a point on the boundary of that parcel described in Instrument No. 204966;

Thence along said boundary the following 2 courses: South  $00^{\circ}05'41''$  East, 734.34 feet;

Thence South  $89^{\circ}31'13''$  West 684.79 feet to the TRUE POINT OF BEGINNING.

Community Title, LLC

By:

  
Carolyn Carlson, Authorized Officer of Agent

# Identify



Identify from:

Taxlots

[-] Taxlots

HOFFER, THOMAS A



Location:

2,322,150.731 1,977,988.986 Meters

| Field      | Value                        |
|------------|------------------------------|
| ID         | 4264347                      |
| UPDATED    | 7/24/2014                    |
| PIN        | RP65N01W230752               |
| OWNER      | HOFFER, THOMAS A             |
| ADDRESS1   | PO BOX 325 83853             |
| ADDRESS2   |                              |
| CITY       | PORTHILL                     |
| STATE      | ID                           |
| ZIPCODE    | 83853                        |
| P_ADDRESS  | 8169 HIGHWAY 1               |
| P_ZIPCODE  | 83805                        |
| SUB_NAME   |                              |
| LEGAL1     | W2NE4, E2NW4, ALL E OF STATE |
| LEGAL2     | HWY 1 LESS TAX 3 & 4         |
| LEGAL3     | SEC 23 T65N R1W              |
| LEGAL4     |                              |
| LEGAL5     |                              |
| LEGAL6     | <null>                       |
| ACRES      | 27.1                         |
| COUNTY     | Boundary                     |
| SOURCE     |                              |
| YEAR_BUILT | 1987                         |

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Identified 1 feature