

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED
MAR 10 2017

Notice of Change in Water Right Ownership

Department of Water Resources
Eastern 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?
15-7195 <i>OK</i>	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 Corbridge
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Peoa River Valley Ranch LLC
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or ☐ and/or
- 3970 E Highway 36 Malad City ID 83252
Mailing address City State ZIP
- 208-766-5211 simpson.sbars@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: June 11, 2015 & July 11, 2016
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]* manager 3/3/17
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: 3/10/2017 Receipt No. E042799 Receipt Amt. \$100.-

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: *[Signature]* Processed by: *[Signature]* Date _____

NTO-71534

When Recorded Mail To:
Peoa River Valley Ranch, LLC
% Jared and Tina Simpson
3970 East Highway 36
Malad City, ID 83252

SPECIAL WARRANTY DEED

Corbridge Brothers LTD, a Limited Partnership pursuant to the Laws of the State of Idaho aka
Corbridge Brothers LTD, a Limited Partnership of the State of Idaho

Grantor(s) of Malad City, County of Oneida, State of Idaho, hereby **GRANTS, SELLS, AND CONVEYS** to
Peoa River Valley Ranch, LLC

A Utah limited liability company, Grantee(s) of Malad City, County of Oneida, State of Idaho, for the sum of
TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, the following legally
described tract of land in Oneida County, State of ID, together with all interests, privileges and easements
appurtenant thereto and any and all improvements located on (the "Property"):

See attached Exhibit "A"

Subject to reservations in patents, all easements, encumbrances, liens, declarations of covenants and restrictions,
rights of way of record, taxes for the current year and thereafter, leases and all other matters of record affecting
title to the property.

The Grantor hereby binds itself and its successors to warrant and defend the title, as against all acts of Grantor
herein and no other, subject to the matters set forth above.

Witness, the hand(s) of said Grantor(s), this June 10, 2015.

Corbridge Brothers LTD, a Limited Partnership pursuant to the Laws of the State of Idaho aka
Corbridge Brothers LTD, a Limited Partnership of the State of Idaho


By: Kirk Corbridge, General Partner/Manager

State of: Idaho)
County of: Oneida)ss:

On June 10, 2015, personally appeared before me Kirk Corbridge known to me to be the
authorized partner(s) and Manager of Corbridge Brothers LTD, a Limited Partnership pursuant to the Laws of the
State of Idaho aka Corbridge Brothers LTD, a Limited Partnership of the State of Idaho the partnership that
executed the within instrument, and who duly acknowledged to me that such partnership executed the same.


Wendy C. Kuehn
Notary Public

Residing: Douney ID

Expiration: 2-28-2017

Exhibit "A"

Tract 1

Section 9, Township 14 South, Range 36 East, Oneida County, Idaho; Northeast Quarter
Less: Beginning at the Northeast Corner of said Section 9; thence South 2488.91 feet and West 504.11 feet to a 5/8" rebar with cap marked A. A. Hudson, PLS 4735 set at a fence post, the True Point of Beginning; thence South 66°14'35" West 141.81 feet to a 5/8" rebar with cap; thence North 88°45'16" West 1978.75 feet to a 5/8" rebar with cap set on the East right-of-way fence of a County Road; thence North 00°27'46" East 610.59 feet along said right-of-way fence to a 5/8" rebar with cap; thence South 88°45'16" East 2282.02 feet to a 5/8" rebar with cap set on a fence line; thence South 35°00'59" West 289.38 feet along said fence to a 5/8" rebar with cap set at a fence post; thence South 02°16'19" West 310.10 feet along said fence to the True Point of Beginning. T-3920

Also Less: Commencing at the East Quarter Corner of Section 9, Township 14 South, Range 36 East, Boise Meridian, Oneida County, Idaho and running thence North 270 feet; thence West 420 feet; thence 270 feet South; thence East 420 feet to the Point of Beginning. T-5373

Tract 2

Commencing at the Northwest Corner of Section 16, Township 14 South, Range 36 East, Boise Meridian, Oneida County, Idaho; running thence East 160 rods; thence South 63 rods; thence West 160 rods; thence North 63 rods to the Place of Beginning. T-1410

Section 9, Township 14 South, Range 36 East, Boise Meridian, Oneida County, Idaho; Southwest Quarter

Less: A parcel of land located in the Southwest of Section 9, Township 14 South, Range 36 East, Boise Meridian; Commencing at the West Quarter Corner of said Section 9, located North 00°10'07" West 2638.35 feet from the Southwest Corner of said Section 9; thence South 00°10'07" East 28.85 feet along the West boundary of said Section 9 to a 5/8" rebar with cap labeled "Brian Allen, PLS 9163" set at an existing fence corner, the True Point of Beginning; thence North 89°54'52" East 2640.64 feet along said fence line and its Easterly extension to a 5/8" rebar and cap set at the Northerly extension of an existing fence line; thence South 00°11'28" East 1323.74 feet along said fence line to a 5/8" rebar and cap; thence North 89°54'14" West 2641.18 feet to a 5/8" rebar and cap set at the West boundary of Section 9; thence North 00°10'07" West 1315.36 feet along said West boundary to the True Point of Beginning. T-5227

Section 16, Township 14 South, Range 36 East, Boise Meridian: Beginning 106.5 feet West of Northeast Corner of Northwest Quarter of the Northeast Quarter of Section 16, Township 14 South, Range 36 East, Boise Meridian; thence West 1213.5 feet, South 1880 feet, East 805 feet, North 20°19' East 602 feet, North 7°25' East 550 feet, North 8°26' East 881 feet to the Point of Beginning. T-2574

Excepting therefrom: Commencing at a point 660 feet North from the center of Section 16, above Township and Range, as a Point of Beginning; thence North 120 feet; thence South 54°30' East 203 feet; thence West 163 feet to the Point of Beginning. T-3072

Tract 3

Section 10: Beginning at a point 2000 feet South of the Northwest Corner of said Section 10, Township 14 South, Range 36 East of the Boise Meridian Oneida County, Idaho. thence running East 660 feet; thence South 398 feet; thence South 38°29' West 310 feet; thence West 467 feet; thence North 640 feet to the point of beginning. (T-2692)

All that portion of the Northwest Quarter of the Southwest Quarter of said Section 10, Township 14 South, Range 36 East of the Boise Meridian Oneida County, Idaho. lying North of the State Highway and West of the County Road. (T-2171)

NTO-71534A
Peoa River Valley Ranch, LLC
3970 East Highway 36
Malad City, ID 83252

152599
11 June 2015
11:45 AM
Kathleen Murphy
Fees \$ 10.00 Deputy
Notary Public
Nathaniel Title Co.

WARRANTY DEED

Kirk P. Corbridge, a Married Man as His Sole and Separate Property

Grantor(s) of Malad City, County of Oneida, State of ID hereby **CONVEY AND WARRANT** to

Peoa River Valley Ranch, LLC

Grantee(s) of Malad City, County of Oneida, State of ID for the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, the following described tract of land in Oneida County, State of ID:

A parcel of land located in Section 9, Township 14 South, Range 36 East, Boise Meridian, Oneida County, Idaho, and further described as follows:

Beginning at the Northeast Corner of said Section 9; thence South 2488.91 feet and West 504.11 feet to a 5/8" rebar with cap marked A.A. Hudson, PLS 4735 set at a fence post, the True Point of Beginning; thence South 66°14'35" West 141.81 feet to a 5/8" rebar with cap; thence North 88°45'16" West 1978.75 feet to a 5/8" rebar with cap set on the East Right of Way fence of a County Road; thence North 00°27'46" East 610.59 feet along said Right of Way fence to a 5/8" rebar with cap; thence South 88°45'16" East 2282.02 feet to a 5/8" rebar with cap set on a fence line; thence South 35°00'59" West 289.38 feet along said fence to a 5/8" rebar with cap set at a fence post; thence South 02°16'19" West 310.10 feet along said fence to the True Point of Beginning.

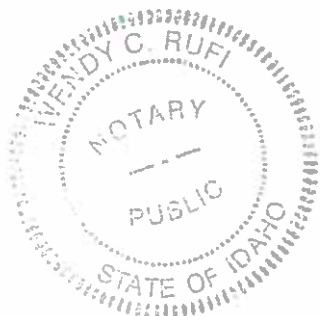
Subject to easements, declarations of covenants and restrictions, rights of way of record, and taxes for the current year and thereafter.

Witness, the hand(s) of said Grantor(s), this June 10, 2015.

Kirk P. Corbridge
Kirk P. Corbridge

State of: ID)
County of: Oneida)ss:

On June 10, 2015, before me the undersigned, a Notary Public, in and for said state, personally appeared **Kirk P. Corbridge**, known to me or proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same. IN WITNESS WHEREOF I have set my hand and official seal on the date shown above.



Wendy C. Ruffi
Notary Public
Residing: Donney ID
Commission Expiration: 2-28-2017

NTO-78392
Peoa River Valley Ranch, LLC
3970 East Highway 36
Malad City, ID 83252

Microfilm No. **154076**
12 Day July 20 16
At 3:00 O'clock pm
Natalie Murphy
Clerk of Recorder
Fee \$ 13.00 Deputy
Nathan T. Heco
Recorded at Request of

WARRANTY DEED

RDA Properties, LLC

Grantor(s) of Malad City, County of Oneida, State of ID hereby **CONVEY AND WARRANT** to

Peoa River Valley Ranch, LLC

Grantee(s) of Malad City, County of Oneida, State of ID for the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, the following described tract of land in Oneida County, State of ID:

See Attached Exhibit "A"

subject to easements, declarations of covenants and restrictions, rights of way of record, and taxes for the current year and thereafter.

Witness, the hand(s) of said Grantor(s), this July 11, 2016.

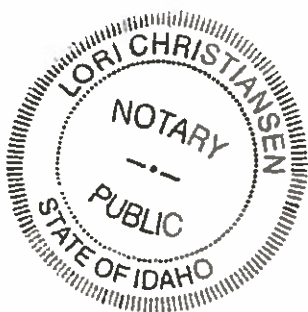
RDA Properties, LLC

Richard Allen
Richard Allen, Manager/Member

Diane Allen
Diane Allen, Manager/Member

State of: ID)
County of: Oneida) ss:

On July 11, 2016, before me the undersigned, a Notary Public, in and for said state, personally appeared **Richard Allen and Diane Allen** who, being by me duly sworn, did say that they are the Manager/Member of **RDA Properties, LLC**, and that the said instrument was signed on behalf of said Limited Liability Company by the authority of its Articles of Organization and Operating Agreement, and the aforesaid individuals acknowledged to me that said Company executed the same. IN WITNESS WHEREOF I have set my hand and official seal on the date shown above.



Lori Christiansen
Notary Public
Residing: Malad City
Commission Expiration: 11/22/2018

Exhibit "A"

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 14 SOUTH, RANGE 36 EAST, BOISE MERIDIAN, ONEIDA COUNTY, IDAHO AND FURTHER DESCRIBED AS FOLLOWS:

**BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 9, FROM WHICH THE WEST QUARTER CORNER OF SECTION 9 BEARS NORTH 00° 11' 27" WEST 2638.34 FEET;
THENCE NORTH 00° 11' 27" WEST 1294.13 FEET ALONG THE WEST LINE OF SAID SECTION 9 TO A FOUND REBAR WITH CAP LABELED, PLS 9163, SET ON THE SOUTHWEST CORNER OF THAT PARCEL OF LAND SHOWN ON RECORD OF SURVEY INSTRUMENT NUMBER 130125 IN THE OFFICIAL RECORDS OF ONEIDA COUNTY, THE TRUE POINT OF BEGINNING;
THENCE NORTH 00° 11' 27" WEST 329.86 FEET ALONG SAID WEST LINE TO A 5/8" REBAR WITH CAP LABELED, "A.A. HUDSON, PLS 13173";
THENCE SOUTH 89° 55' 30" EAST 2641.04 FEET TO A 5/8" REBAR WITH CAP SET ON THE WESTERLY RIGHT OF WAY FENCE LINE OF 500 WEST STREET;
THENCE SOUTH 00° 12' 44" EAST 329.86 FEET ALONG SAID RIGHT OF WAY FENCE LINE TO A FOUND REBAR WITH CAP SET ON THE SOUTHEAST CORNER OF PARCEL ON SAID RECORD OF SURVEY;
THENCE NORTH 89° 55' 30" WEST 2641.16 FEET ALONG THE SOUTH LINE OF SAID PARCEL TO THE TRUE POINT OF BEGINNING.**

**SUBJECT TO A 16.5 FOOT WIDE IRRIGATION LINE USE AND MAINTENANCE EASEMENT BEING 8.25 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:
BEGINNING AT A POINT NORTH 89° 54' 52" EAST 1315.81 FEET FROM THE TRUE POINT OF BEGINNING OF THE ABOVE DESCRIBED PARCEL; THENCE SOUTH 01° 07' 34" EAST 445.05 FEET; THENCE SOUTH 00° 33' 14" EAST 538.00 FEET; THENCE SOUTH 00° 01' 15" EAST 336.61 FEET TO THE SOUTH BOUNDARY OF THE ABOVE DESCRIBED PARCEL.
THE SIDE LINES OF THIS EASEMENT ARE TO LENGTHEN OR SHORTEN AS REQUIRED TO BEGIN AND TERMINATE AT THE NORTH AND SOUTH BOUNDARIES OF THE ABOVE DESCRIBED PARCEL.**



State of Idaho

DEPARTMENT OF WATER RESOURCES

900 N Skyline Dr., Ste A, Idaho Falls, Idaho 83402-1718

Phone: (208) 525-7161 FAX: (208) 525-7177 www.idwr.idaho.gov

C.L. "BUTCH" OTTER
Governor

GARY SPACKMAN
Director

June 5, 2017

Peoa River Valley Ranch LLC
3970 E Hwy 36
Malad ID 83252

RE: Change of Ownership for Water Right No(s). 15-7195

Dear Water Right Holder(s):

The department acknowledges receipt of correspondence changing ownership of the above referenced water right(s) to you. 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 deliberately abandoned or 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,

Jonie Barg
Technical Records Specialist

Enclosure(s)

Barg, Jonie

From: Barg, Jonie
Sent: Friday, June 02, 2017 9:08 AM
To: Carlos, Rhea
Subject: FW: Refund Request
Attachments: E042799.pdf

2nd Request.....Correction *****

Rhea,

Good morning!!

I have a refund request as follows:

Receipt number: E042799 *****
Amount: \$75.00
Payable to: Peoa River Valley Ranch LLC
3970 E Hwy 36
Malad City ID 83252

Reason: Total filing fee received \$100.00 for this ownership change. After review the department found a split is not required therefore the applicant is entitled to a partial refund.

Let me know if you need additional information.

Thank you so much for your time. Let me know if you have any questions.

Have a great day!!!

Jonie Barg

Jonie Barg
Technical Records Specialist
Idaho Department of Water Resources
900 N Skyline Ste A
Idaho Falls ID 83402
phone: (208) 525-7161
fax: (208) 525-7177
email: jonie.barg@idwr.idaho.gov