

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED

FEB 24 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.

Water Right/Claim No.	Split?	Water Right/Claim No.	Split?	Water Right/Claim No.	Split?
36-134B	Yes ☐	36-15501	Yes ☐		Yes ☐
36-135A	Yes ☐	36-17002	Yes ☐		Yes ☐
36-2551	Yes ☐		Yes ☐		Yes ☐
36-7694	Yes ☐		Yes ☐		Yes ☐
36-8048	Yes ☐		Yes ☐		Yes ☐

2. Previous Owner's Name: Rangen, Inc.

Name of current water right holder/claimant

3. New Owner(s)/Claimant(s): See Exhibit A, c/o Randy Budge, TJ Budge, Racine Olson

New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or ☐ and/or

P.O. Box 1391	Pocatello	ID	83204-1391
Mailing address	City	State	ZIP
208-232-6101	rcb@racinelaw.net	tjb@racinelaw.net	
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 15, 2017

6. If the water right described herein has been rented from the Water Supply Bank, rental proceeds will be disbursed in the following manner regardless of any arrangements between the buyer(s) and seller(s) to the contrary:

- Rental payments will go to the lessor(s) of record at the beginning of the rental season.
- If a change in ownership is processed by the Department during a rental season, rental payment will be made to the person or entity who is the lessor of record at the beginning of that rental season.
- New lessor(s) of record will receive payment after the following rental season.

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.

SUPPORT DATA

IN FILE # 36-134B

8. Signature: Randy Budge Title, if applicable: Attorney's Agent Date: 1/31/17

Signature of new owner/claimant

Title, if applicable

Date

Signature: _____ Title, if applicable: _____ Date: _____

Signature of new owner/claimant

Title, if applicable

Date

For IDWR Office Use Only:

Received by DM Date 2-24-2017 Receipt No. 5035965 Receipt Amt. \$175-

Approved by _____ Processed by _____ Date _____

EXHIBIT A

New Owners/Claimants:

**North Snake Ground Water District
Magic Valley Ground Water District
Carey Valley Ground Water District
Southwest Irrigation District
American Falls-Aberdeen Ground Water District
Bingham Ground Water District
Bonneville-Jefferson Ground Water District
Madison Ground Water District
Fremont-Madison Irrigation District
Jefferson-Clark Ground Water District**

WHEN RECORDED MAIL TO:

Randall C. Budge
Racine Olson Nye Budge & Bailey, Chartered
P.O. Box 1391
Pocatello, Idaho 83204-1391

Instrument # 257512
GOODING COUNTY, GOODING, IDAHO
02-16-2017 13:02:03 No. of Pages: 4
Recorded for: FIRST AMERICAN TITLE - JEROME
DENISE GILL Fee: \$19.00
Ex-Officio Recorder Deputy: DAL
Electronically Recorded by Simplifile

WARRANTY DEED

FOR VALUE RECEIVED, Rangen, Inc., an Idaho corporation ("Grantor"), does hereby grant, sell and convey unto North Snake Ground Water District, an undivided 17.49% interest, Magic Valley Ground Water District, an undivided 22.26% interest, Carey Valley Ground Water District, an undivided 0.55% interest, Southwest Irrigation District, an undivided 14.70% interest, American Falls-Aberdeen Ground Water District, an undivided 9.49% interest, Bingham Ground Water District, an undivided 10.67% interest, Bonneville-Jefferson Ground Water District, an undivided 5.05% interest, Madison Ground Water District, an undivided 3.85% interest, Fremont-Madison Irrigation District, an undivided 2.0% interest, and Jefferson-Clark Ground Water District, an undivided 13.94% interest, whose address is in care of Racine Olson Nye Budge & Bailey, Chartered, P.O. Box 1391, Pocatello, Idaho 83204-1391 (hereinafter collectively ("Grantees") and its successors and assigns forever, their collective and undivided interest of the real property, improvements and water rights ("Property") located in Gooding County, Idaho, to-wit:

SEE EXHIBIT "A-1" AND "A-2" ATTACHED HERETO AND
INCORPORATED BY REFERENCE

TOGETHER WITH AND INCLUDING any and all fixtures and improvements, any and all appurtenances, tenements, and hereditaments, and any and all rents, issues, and profits that relate or otherwise pertain to the foregoing parcels of real property.

TO HAVE AND TO HOLD the Property unto the Grantees and their successors and assigns forever.

Grantor does hereby covenant with and warrant Grantees that Grantor is lawfully seized in fee simple of the Property, has good right and lawful authority to sell and convey the Property, and that Grantor fully warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor, but against none other.

SUBJECT TO easements, right of ways, boundary line agreements, other agreements of public record and all zoning, building and use laws or restrictions.

WHEN RECORDED MAIL TO:

Randall C. Budge
Racine Olson Nye Budge & Bailey, Chartered
P.O. Box 1391
Pocatello, Idaho 83204-1391

Recorded Electronically	
ID	257612
County	Gooding
Date	2/15/17 Time 1:02 PM
Simplifile.com 800.480.6667	

WARRANTY DEED

FOR VALUE RECEIVED, Rangen, Inc., an Idaho corporation ("Grantor"), does hereby grant, sell and convey unto North Snake Ground Water District, an undivided 17.49% interest, Magic Valley Ground Water District, an undivided 22.26% interest, Carey Valley Ground Water District, an undivided 0.55% interest, Southwest Irrigation District, an undivided 14.70% interest, American Falls-Aberdeen Ground Water District, an undivided 9.49% interest, Bingham Ground Water District, an undivided 10.67% interest, Bonneville-Jefferson Ground Water District, an undivided 5.05% interest, Madison Ground Water District, an undivided 3.85% interest, Fremont-Madison Irrigation District, an undivided 2.0% interest, and Jefferson-Clark Ground Water District, an undivided 13.94% interest, whose address is in care of Racine Olson Nye Budge & Bailey, Chartered, P.O. Box 1391, Pocatello, Idaho 83204-1391 (hereinafter collectively ("Grantees")) and its successors and assigns forever, their collective and undivided interest of the real property, improvements and water rights ("Property") located in Gooding County, Idaho, to-wit:

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TO HAVE AND TO HOLD the Property unto the Grantees and their successors and assigns forever.

Grantor does hereby covenant with and warrant Grantees that Grantor is lawfully seized in fee simple of the Property, has good right and lawful authority to sell and convey the Property, and that Grantor fully warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor, but against none other.

SUBJECT TO easements, right of ways, boundary line agreements, other agreements of public record and all zoning, building and use laws or restrictions.

IN WITNESS WHEREOF, the Grantors hereunto set their hands this 15th day of February, 2017.

RANGEN, INC.

By: *Christopher Rangen*
Its: *President*
Salt of Rangen Research Holdings

STATE OF IDAHO)
)
County of *Twin Falls*) : ss

On this 15th day of February, 2017, before me a Notary Public for the State of Idaho, personally appeared *Christopher Rangen*, known or identified to me, to be the *President*, of the corporation that executed the instrument or the person who executed the instrument on behalf of said corporation, and acknowledged to me that such corporation executed the same.

Cindy Koepplin
NOTARY PUBLIC FOR IDAHO
Residing at: *Filer Idaho*
My Commission Expires: *09-05-2021*

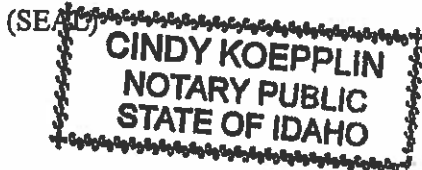


EXHIBIT A-1

Real property in the County of Gooding, State of Idaho, described as follows:

A PARCEL OF LAND LOCATED IN A PORTION OF THE SOUTH ½ OF THE NORTHEAST ¼ OF SECTION 31, AND A PORTION OF THE SOUTHWEST ¼ OF THE NORTHWEST ¼, AND A PORTION OF THE NORTHWEST ¼ OF THE SOUTHWEST ¼ OF SECTION 32, TOWNSHIP 7 SOUTH, RANGE 14 EAST, BOISE MERIDIAN, GOODING COUNTY, IDAHO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 31, MARKED BY A 5/8 INCH REBAR WITH 1.5 INCH ALUMINUM CAP, SEE CORNER PERPETUATION INST. NO. 124052; THENCE SOUTH 00°21'32" WEST, ALONG THE EAST BOUNDARY LINE OF SAID SECTION 31, (BASIS OF BEARING PER CENTRAL MERIDIAN OF CENTRAL ZONE OF IDAHO STATE PLANE COORDINATE SYSTEM), A DISTANCE OF 1315.44 FEET TO THE NORTH 1/16 CORNER ON THE EAST LINE OF SAID SECTION 31, BEING THE POINT OF BEGINNING;

THENCE SOUTH 89°39'53" EAST, ALONG THE NORTH 1/16 LINE OF SECTION 32, A DISTANCE OF 1329.53 FEET TO THE NORTHWEST 1/16 CORNER OF SAID SECTION 32; THENCE SOUTH 00°21'22" WEST, ALONG THE WEST 1/16 LINE OF SAID SECTION 32, A DISTANCE OF 1317.62 FEET TO THE CENTER-WEST 1/16 CORNER OF SAID SECTION 32; THENCE SOUTH 00°21'24" WEST, ALONG THE WEST 1/16 LINE OF SAID SECTION 32, A DISTANCE OF 105.29 FEET TO THE NORTHEAST CORNER OF A PARCEL OF LAND DESCRIBED IN DEED INST. NO. 138541;

THENCE NORTH 76°53'09" WEST, ALONG THE NORTHERLY BOUNDARY LINE OF SAID PARCEL OF LAND, A DISTANCE OF 2144.61 FEET TO THE SOUTHEAST CORNER OF A PARCEL OF LAND DESCRIBED IN DEED INST. NO. 251246;

THENCE NORTH 17°06'33" EAST, ALONG THE EASTERLY BOUNDARY LINE OF SAID PARCEL OF LAND, A DISTANCE OF 283.50 FEET TO THE APPROXIMATE CENTERLINE OF BILLINGSLEY CREEK;

THENCE ALONG THE APPROXIMATE CENTERLINE OF BILLINGSLEY CREEK FOR THE NEXT FIVE (5) COURSES:

1. NORTH 78°31'01" WEST A DISTANCE OF 192.79 FEET;

2. NORTH 62°27'57" WEST A DISTANCE OF 140.06 FEET;

3. NORTH 46°55'13" WEST A DISTANCE OF 158.11 FEET;

4. NORTH 50°33'04" WEST A DISTANCE OF 479.57 FEET;

5. NORTH 61°20'38" WEST A DISTANCE OF 76.50 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF S 1175 E BEING A COUNTY ROAD;

THENCE ALONG THE EASTERLY RIGHT OF WAY LINE S 1175 E FOR A THE NEXT TWO (2) COURSES:

1. NORTH 34°21'16" WEST A DISTANCE OF 99.80 FEET TO A POINT OF TANGENCY OF A 220.50 FOOT RADIUS CURVE WHOSE CENTER BEARS NORTH 55°38'44" EAST;

2. FOLLOWING SAID CURVE IN A CLOCKWISE DIRECTION FOR AN ARC LENGTH OF 67.82 FEET, THROUGH A CENTRAL ANGLE OF 17°37'19", (THE CHORD OF SAID CURVE BEARS NORTH 25°32'37" WEST A DISTANCE OF 67.55 FEET), TO A POINT ON THE NORTH 1/16 LINE OF SECTION 31;

THENCE SOUTH 89°12'14" EAST, ALONG THE NORTH 1/16 LINE OF SAID SECTION 31, A DISTANCE OF 1636.28 FEET TO THE POINT OF BEGINNING.

EXHIBIT A-2

Rangen Water Rights												
Options	Type	Acct	Sequence	Subs	Application	Stat	Active	Priority	Div. Rate (cfs)	Source	Water Use	Owner
Details	Water	36	134	B		Decreed	Active	10/09/1884	0.09	MARTIN-CURREN	DOMESTIC,	RANGEN INC
More Options												
Details	Water	36	135	A		Decreed	Active	4/1/1908	0.05	MARTIN-CURREN	DOMESTIC,	RANGEN INC
More Options												
Details	Water	36	2551			Decreed	Active	7/13/1962	48.54	MARTIN-CURREN	DOMESTIC, FISH	RANGEN INC
More Options												
Details	Water	36	7694			Decreed	Active	4/12/1977	26	MARTIN-CURREN	FISH PROPAGATION	RANGEN INC
More Options												
Details	Water	36	8048			Decreed	Active	12/21/1981	0.41	GROUND WATER	IRRIGATION	RANGEN INC
More Options												
Details	Water	36	15501			Decreed	Active	7/1/1957	1.46	MARTIN-CURREN	FISH PROPAGATION	RANGEN INC
More Options												
Details	Water	36	17002				Active	2/3/2014	21.8	BILLINGSLEY CREEK,	FISH PROPAGATION	RANGEN INC
More Options												
Details	WR	36	2551		79135		Active	7/13/1962	48.54	MARTIN-CURREN	DOMESTIC, FISH	RANGEN INC
More Options												
Details	WR	36	7694		79135		Active	4/12/1977	26	MARTIN-CURREN	FISH PROPAGATION	RANGEN INC
More Options												
Details	WR	36	15501		79135		Active	7/1/1957	1.46	MARTIN-CURREN	FISH PROPAGATION	RANGEN INC
More Options												

WHEN RECORDED RETURN TO:
ZIONS BANCORPORATION (1972)
PO BOX 25007
WEST VALLEY CITY, UT 84125-0007
ATTN: Karli Adamson
Customer: Rangen, INC.
ZFN-75287/0323

Instrument # 257346
GOODING COUNTY, GOODING, IDAHO
01-28-2017 11:09:10 No. of Pages: 2
Recorded for: ZIONS BANK - ELO
DENISE GILL Fee: \$13.00
Ex-Officio Recorder Deputy: JB
Electronically Recorded by Simplifile

RELEASE OF MORTGAGE

KNOW ALL MEN BY THESE PRESENTS:

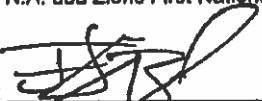
That ZB, N.A. dba Zions First National Bank, successor by name change of Zions First National Bank, in consideration of the payment of the indebtedness thereby secured, does by these presents release, satisfy and discharge of record that certain Mortgage and Fixture Filing executed in its favor on December 7, 2006, by RANGEN, INC., a CORPORATION, Grantor(s) therein, and recorded December 28, 2006 as Instrument No. 219685 in Gooding County, state of Idaho.

See Exhibit "A"

Real Property tax identification number is: RP07S14E311801; RP07S14E311205; RP07S14E323600.

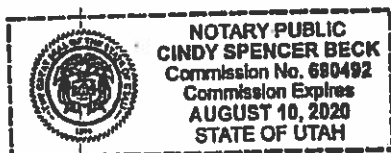
Dated this 25th day of January 2017

ZB, N.A. dba Zions First National Bank

BY: 
Jonathan L. McBride, Vice President

STATE OF UTAH)
 ss
COUNTY OF SALT LAKE)

On this 25th day of January 2017 personally appeared before me Jonathan L. McBride who being by me duly sworn, did say that he is the Vice President of ZB, N.A. dba Zions First National Bank, Salt Lake City, Utah, and that said instrument was signed in behalf of said National Association by authority of a resolution of its Board of Directors; and said Jonathan L. McBride acknowledged to me that the said ZB, N.A. dba Zions First National Bank, Salt Lake City, Utah, executed the same.



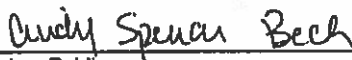

Notary Public
My commission expires: 8-10-20
Residing at: Salt Lake

Exhibit "A"

Township 7 South, Range 14 East of the Boise Meridian, Gooding County, Idaho

Sections 31 and 32: A Parcel of land located in the South one-half of the Northeast Quarter Section 31 and in the West one-half of Section 32 more particularly described as follows:

COMMENCING at the Northeast corner of said Section 31;

THENCE South $00^{\circ}12'51''$ East along the East boundary of Section 31 for a distance of 1315.34 feet to the Northeast corner of the Southeast Quarter of the Northeast Quarter and being the TRUE POINT OF BEGINNING;

THENCE South $89^{\circ}41'11''$ East along a fence for a distance of 1331.48 feet to a fence corner;

THENCE South $00^{\circ}08'01''$ East along a fence for a distance of 1410.48 feet;

THENCE North $77^{\circ}27'10''$ West leaving the fence for a distance of 1363.12 feet to a point on the East boundary of Section 31;

THENCE continuing North $77^{\circ}27'10''$ West for a distance of 781.51 feet;

THENCE North $17^{\circ}00'22''$ East for a distance of 285.10 feet to a point in the center of Billingsley Creek;

THENCE along the center of Billingsley Creek on the following courses:

North $79^{\circ}05'02''$ West 192.79 feet;

North $63^{\circ}01'58''$ West 140.06 feet;

North $47^{\circ}29'14''$ West 158.11 feet;

North $51^{\circ}07'05''$ West 479.57 feet;

North $61^{\circ}54'39''$ West 78.50 feet to a point on the Easterly right of way boundary of a County road;

THENCE North $34^{\circ}55'17''$ West along said Easterly County road right of way boundary for a distance of 99.80 feet to the point of curvature of a curve right;

THENCE along the arc of the curve right for a distance of 66.17 feet to a point on the North boundary of the Southwest Quarter of the Northeast Quarter, said curve having a radius of 220.48 feet and a chord bearing and distance of North $26^{\circ}19'23''$ West 65.93 feet;

THENCE South $89^{\circ}48'07''$ East along the North boundary of the Southwest Quarter of the Northeast Quarter for a distance of 318.59 feet to the Northwest corner of the Southeast Quarter of the Northeast Quarter;

THENCE South $89^{\circ}48'07''$ East along the North boundary of the Southeast Quarter of the Northeast Quarter for a distance of 1313.65 feet to the TRUE POINT OF BEGINNING.

WHEN RECORDED RETURN TO:
ZIONS BANCORPORATION (1972)
PO BOX 25007
WEST VALLEY CITY, UT 84125-0007
ATTN: Diana Moungaafi
Customer: Rangen, Inc
ZFN-3024377-0323

Instrument # 257306
GOODING COUNTY, GOODING, IDAHO
01-23-2017 10:39:44 No. of Pages: 2
Recorded for: ZIONS BANK - ELO
DENISE GILL Fee: \$13.00
Ex-Officio Recorder Deputy: JB
Electronically Recorded by Simplifile

RELEASE OF MORTGAGE

KNOW ALL MEN BY THESE PRESENTS:

That ZB, N.A. dba Zions First National Bank, successor by name change of Zions First National Bank, in consideration of the payment of the indebtedness thereby secured, does by these presents release, satisfy and discharge of record that certain Mortgage executed in its favor on June 21, 2002, by RANGEN, INC., A CORPORATION, Grantor(s) therein, and recorded June 24, 2002 as Instrument No. 195807 as modified by a Modification of Mortgage dated August 12, 2003 and recorded August 26, 2003 as Instrument No. 202386 and further modified by a Modification of Mortgage dated July 23, 2004 and recorded August 3, 2004 as Instrument No. 207398 and further modified by a Modification of Mortgage dated February 15, 2005 and recorded February 18, 2005 as Instrument No. 209988 and further modified by a Modification of Mortgage dated July 12, 2005 and recorded July 21, 2005 as Instrument No. 212149 and further modified by a Modification of Mortgage dated June 9, 2006 and recorded June 29, 2006 as Instrument No. 217005 and further modified by a Modification of Mortgage dated August 17, 2007 and recorded August 20, 2007 Instrument No. 223024 and further modified by a Modification of Mortgage dated June 23, 2008 and recorded June 27, 2008 as Instrument No. 226965 and further modified by a Modification of Mortgage dated July 20, 2009 and recorded August 6, 2009 as Instrument No. 231496 and further modified by a Modification of Mortgage dated August 26, 2010 and recorded September 15, 2010 as Instrument No. 235550 and further modified by a Modification of Mortgage dated October 17, 2011 and recorded October 24, 2011 as Instrument No. 239274 and further modified by a Modification of Mortgage dated October 17, 2012 and recorded November 1, 2012 as Instrument No. 242796 and further modified by a Modification of Mortgage dated November 24, 2014 and recorded December 2, 2014 as Instrument No. 250166 in Gooding County, state of Idaho.

SEE ATTACHED EXHIBIT "A"

Real Property tax identification number is: RP07S14E311B01, RP07S14E311205, RP07S14E323600.

Dated this 18th day of January 2017

ZB, N.A. dba Zions First National Bank

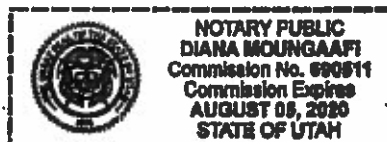
BY:


Jonathan L McBride, Vice President

STATE OF UTAH)
ss
COUNTY OF SALT LAKE)

On this 18th day of January 2017 personally appeared before me Jonathan L McBride who being by me duly sworn, did say that he is the Vice President of ZB, N.A. dba Zions First National Bank, Salt Lake City, Utah, and that said Instrument was signed in behalf of said National Association by authority of a resolution of its Board of Directors; and said Jonathan L McBride acknowledged to me that the said ZB, N.A. dba Zions First National Bank, Salt Lake City, Utah, executed the same.





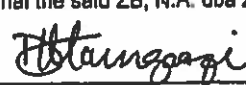

Notary Public
My commission expires 08-05-20
Residing at: Salt Lake

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Township 7 South, Range 14 East of the Boise Meridian, Gooding County, Idaho

Sections 31 and 32: A Parcel of land located in the South one-half of the Northeast Quarter Section 31 and in the West one-half of Section 32 more particularly described as follows:

COMMENCING at the Northeast corner of said Section 31;

THENCE South $00^{\circ}12'51''$ East along the East boundary of Section 31 for a distance of 1315.34 feet to the Northeast corner of the Southeast Quarter of the Northeast Quarter and being the TRUE POINT OF BEGINNING;

THENCE South $89^{\circ}41'11''$ East along a fence for a distance of 1331.48 feet to a fence corner;

THENCE South $00^{\circ}08'01''$ East along a fence for a distance of 1410.48 feet;

THENCE North $77^{\circ}27'10''$ West leaving the fence for a distance of 1363.12 feet to a point on the East boundary of Section 31;

THENCE continuing North $77^{\circ}27'10''$ West for a distance of 781.61 feet;

THENCE North $17^{\circ}00'22''$ East for a distance of 285.10 feet to a point in the center of Billingsley Creek;

THENCE along the center of Billingsley Creek on the following courses:

North $79^{\circ}05'02''$ West 192.79 feet;

North $63^{\circ}01'58''$ West 140.06 feet;

North $47^{\circ}29'14''$ West 158.11 feet;

North $51^{\circ}07'05''$ West 479.57 feet;

North $61^{\circ}54'39''$ West 76.50 feet to a point on the Easterly right of way boundary of a County road;

THENCE North $34^{\circ}55'17''$ West along said Easterly County road right of way boundary for a distance of 99.80 feet to the point of curvature of a curve right;

THENCE along the arc of the curve right for a distance of 66.17 feet to a point on the North boundary of the Southwest Quarter of the Northeast Quarter, said curve having a radius of 220.48 feet and a chord bearing and distance of North $26^{\circ}19'23''$ West 65.93 feet;

THENCE South $89^{\circ}48'07''$ East along the North boundary of the Southwest Quarter of the Northeast Quarter for a distance of 319.59 feet to the Northwest corner of the Southeast Quarter of the Northeast Quarter;

THENCE South $89^{\circ}48'07''$ East along the North boundary of the Southeast Quarter of the Northeast Quarter for a distance of 1313.65 feet to the TRUE POINT OF BEGINNING.