

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED

FEB 06 2017

Notice of Change in Water Right Ownership

WATER RESOURCES
WESTERN 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.

Water Right/Claim No.	Split?	Water Right/Claim No.	Split?	Water Right/Claim No.	Split?
67-2248	Yes ☐	67-11280	Yes ☐		Yes ☐
67-2361A	Yes ☐	67-11297	Yes ☐		Yes ☐
67-2361B	Yes ☐		Yes ☐		Yes ☐
67-7050	Yes ☐		Yes ☐		Yes ☐
67-10288	Yes ☐		Yes ☐		Yes ☐

2. Previous Owner's Name: Arvilla M Snyder & Daniel A Snyder

Name of current water right holder/claimant

3. New Owner(s)/Claimant(s): Mundy Gulch Ranch, LLC ✓

Name of each new owner as listed on the conveyance document

SUPPORT DATA

IN FILE # 67-2248

New owner continued

Name connector ☐ and ☐ or ☐ and/or

672 Mundy Gulch Road

Mailing address

Indian Valley

ID

83632

City

State

ZIP

717-587-9216

myronsr@outlook.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: January 31, 2017

6. 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.

7. Signature: [Signature]
Signature of new owner/claimant

President
Title, if applicable

1/31/17
Date

Signature: _____
Signature of new owner/claimant

Title, if applicable

Date

For IDWR Office Use Only:

Received by [Signature] Date 2/6/17

Receipt No. WD44934

Receipt Amt. \$175⁰⁰

Approved by [Signature] Processed by [Signature]

Date 2/21/17

WARRANTY DEED

COPY

For Value Received, DANIEL A. SNYDER AND ARVILLA M. SNYDER, husband and wife

the grantors do hereby grant, bargain, sell and convey unto
MUNDY GULCH RANCH, LLC, an Idaho limited liability company

the grantee, whose current address is 672 Mundy Gulch, Indian Valley, ID 83632

the following described premises, in Adams County, Idaho, to-wit:

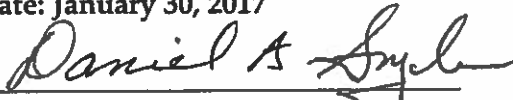
SEE ATTACHED EXHIBIT 'A' MADE A PART HERETO:

TOGETHER WITH: All Water Rights appurtenant thereto; all rents, issues, profits and income derived from the Property (collectively called "Rents") subject to the right given to Lender to collect and apply such rents; all leasehold estate, right and interest of Mortgagor in and to all leases or subleases on the Property or any portion thereof now existing or hereafter entered into; all easements, rights of way and rights used in connection with the Property or as a means of access thereto; and any and all buildings and improvements now existing or hereafter erected on the Property, including, but not limited to, the fixtures, attachments, and other articles attached to said buildings and/or improvements.

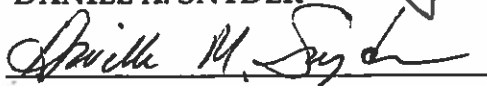
TO HAVE AND TO HOLD THE said premises, with their appurtenances unto the said Grantee, their heirs and assigns forever. And the said Grantors hereby covenant to and with the said Grantee, that they are the owners in fee simple of said premises; that they are free from all encumbrances excepting for all easements of record, rights of way, matters visible, and all matters of record and title and that they will warrant and defend the same from all lawful claims whatsoever.

Date: January 30, 2017

MDS



DANIEL A. SNYDER



ARVILLA M. SNYDER

EXHIBIT 'A'

Parcel 1

Township 14 North, Range 1 West, Boise Meridian, Adams County, Idaho
Section 17: W1/2NE1/4, W1/2SW1/4 and all that part of the NW1/4 lying
East of the County road known as Mundy Gulch Road as now
established. ✓

Section 20: W1/2NW1/4 and the NW1/4SW1/4

Section 30: All that part of the E1/2NE1/4 lying East of the County
road known as Mundy Gulch Road as now established. ✓

EXCEPTING THEREFROM the following two parcels of land:

A parcel of land situated within the W1/2SW1/4 of Section 20 and the
NW1/4NW1/4 of Section 29, Township 14 North, Range 1 West, Boise Meridian,
Adams County, Idaho, which parcel of land is more particularly described as
follows:

Beginning at the southeast corner of the W1/2SW1/4 of Section 20, T.14N.,
R.1W., B.M.;

Thence N 89°07'59"W, a distance of 915.74 feet along the south line of said
W1/2SW1/4 (north line of the NW1/4NW1/4 of Section 29, T.14N., R.1W., B.M.) to
a point of curvature on the northerly right-of-way line of Ben Ross Road;
Thence along the northerly right-of-way line of Ben Ross Road a distance of
60.67 feet along

the arc of a 417.00 foot radius curve to the left, having a central angle of
8°20'11", and a long chord bearing S 47°24'13"W a distance of 60.62 feet, to a
point within the NW1/4NW1/4 of said Section 29;

Thence N 38°12'05"W, a distance of 47.34 feet;

Thence N 2°21'01"E, a distance of 177.21 feet to a point within the W1/2SW1/4
of said Section 20;

Thence N 26°06'37"W, a distance of 203.46 feet;

Thence N 4°09'16"W, a distance of 202.06 feet;

Thence N 0°14'16"W, a distance of 802.29 feet;

Thence N 39°11'20"E, a distance of 166.24 feet;

Thence N 61°49'42"E, a distance of 84.81 feet;

Thence N 80°33'11"E, a distance of 42.32 feet;

Thence N 85°42'35"E, a distance of 212.33 feet;

Thence N 5°29'26"E, a distance of 137.00 feet;

Thence S 89°07'59"E, parallel to the south line of said W1/2SW1/4, a distance
of 655.66 feet to a point on the east line of said W1/2SW1/4;

Thence S 0°24'47"W, a distance of 1691.80 feet along the east line of said
W1/2SW1/4 to the point of beginning.

And also excepting

Township 14 North, Range 1 West, Boise Meridian, Adams County, Idaho

Section 20: A portion of the W1/2NW1/4 more particularly described as
follows:

Beginning at the Northwest corner of Section 20, T14NR1WEM;

Thence South along the West line of said NW1/4NW1/4 a distance of 1170 feet to
the TRUE POINT OF BEGINNING;

Thence East parallel to the South line of said NW1/4NW1/4 a distance of 570
feet to the center of Monday Gulch Creek;

Thence Southerly, along the centerline of said Monday Gulch Creek, to a point
612 feet South of the North line of the SW1/4NW1/4;

Thence West, parallel to the North line of said SW1/4NW1/4, a distance of 650
feet to the West line of said SW1/4NW1/4;

Thence North, along the West line of said W1/2NW1/4, a distance of 762 feet to
the TRUE POINT OF BEGINNING.

SUBJECT TO the rights-of-way of Mundy Gulch Road and Ben Ross Road as both are
now established.

Continued

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EXHIBIT 'A'
continued

Parcel 2

Township 14 North, Range 1 West, Boise Meridian, Adams County, Idaho

Section 20: W1/2SW1/4SW1/4

Section 29: All that part of the NW1/4NW1/4 lying North of the County road known as Ben Ross Road as now established.

EXCEPTING THEREFROM THE FOLLOWING PARCEL OF LAND:

A parcel of land situated within the W1/2SW1/4 of Section 20 and the NW1/4NW1/4 of Section 29, Township 14 North, Range 1 West, Boise Meridian, Adams County, Idaho, which parcel of land is more particularly described as follows:

Beginning at the southeast corner of the W1/2SW1/4 of Section 20, T.14N., R.1W., B.M.;

Thence N 89°07'59"W, a distance of 915.74 feet along the south line of said W1/2SW1/4 (north line of the NW1/4NW1/4 of Section 29, T.14N., R.1W., B.M.) to a point of curvature on the northerly right-of-way line of Ben Ross Road;

Thence along the northerly right-of-way line of Ben Ross Road a distance of 60.67 feet along

the arc of a 417.00 foot radius curve to the left, having a central angle of 8°20'11", and a long chord bearing S 47°24'13"W a distance of 60.62 feet, to a point within the NW1/4NW1/4 of said Section 29;

Thence N 38°12'05"W, a distance of 47.34 feet;

Thence N 2°21'01"E, a distance of 177.21 feet to a point within the W1/2SW1/4 of said Section 20;

Thence N 26°06'37"W, a distance of 203.46 feet;

Thence N 4°09'16"W, a distance of 202.06 feet;

Thence N 0°14'16"W, a distance of 802.29 feet;

Thence N 39°11'20"E, a distance of 166.24 feet;

Thence N 61°49'42"E, a distance of 84.81 feet;

Thence N 80°33'11"E, a distance of 42.32 feet;

Thence N 85°42'35"E, a distance of 212.33 feet;

Thence N 5°29'26"E, a distance of 137.00 feet;

Thence S 89°07'59"E, parallel to the south line of said W1/2SW1/4, a distance of 655.66 feet to a point on the east line of said W1/2SW1/4;

Thence S 0°24'47"W, a distance of 1691.80 feet along the east line of said W1/2SW1/4 to the point of beginning.

PARCEL 3

Township 14 North, Range 1 West, Boise Meridian, Adams County, Idaho

Section 20: A portion of the W1/2NW1/4 more particularly described as follows:

Beginning at the Northwest corner of Section 20, T14NR1WBM;

Thence South along the West line of said NW1/4NW1/4 a distance of 1170 feet to the TRUE POINT OF BEGINNING;

Thence East parallel to the South line of said NW1/4NW1/4 a distance of 570 feet to the center of Monday Gulch Creek;

Thence Southerly, along the centerline of said Monday Gulch Creek, to a point 612 feet South of the North line of the SW1/4NW1/4;

Thence West, parallel to the North line of said SW1/4NW1/4, a distance of 650 feet to the West line of said SW1/4NW1/4;

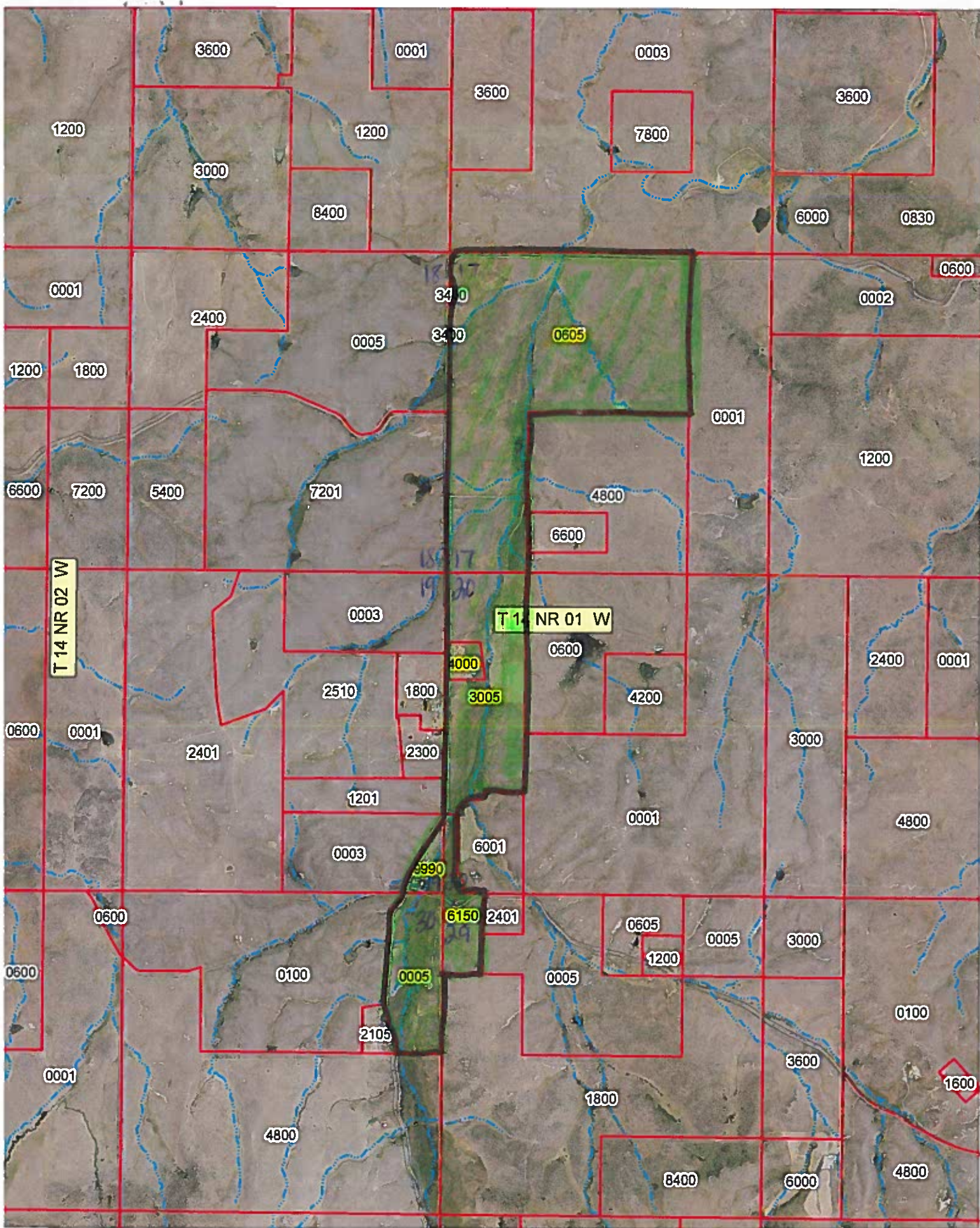
Thence North, along the West line of said W1/2NW1/4, a distance of 762 feet to the TRUE POINT OF BEGINNING.

Parcel 4

Township 14 North, Range 1 West, Boise Meridian, Adams County

Section 19: All that part of the SE1/4SE1/4 lying East of Mundy Gulch Road and North of Ben Ross Road as both County roads are now established.

MDS





State of Idaho

DEPARTMENT OF WATER RESOURCES

Western Region • 2735 Airport Way • Boise, Idaho 83705-5082

Phone: (208) 334-2190 • Fax: (208) 334-2348 • Website: www.idwr.idaho.gov

C.L. "BUTCH" OTTER
Governor

GARY SPACKMAN
Director

February 21, 2017

MUNDY GULCH RANCH LLC
672 MUNDY GULCH RD
INDIAN VALLEY ID 83632

RE: Notice of Ownership Change in Water Right No's:

67-2248, 67-2361A, 67-2361B, 67-7050, 67-10288, 67-11280 & 67-11297

Dear Applicants,

The Department acknowledges the receipt of correspondence changing ownership of the above referenced water rights 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 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.

Please note that as of July 1, 1996, water right owners are required to report any change of water right ownership and any change of mailing address of the owner of a water right, to the Department. Notice of the change must be provided to the Department within 120 days of the change. Change reporting forms are available from any office of the Department, or at www.idwr.idaho.gov.

Thank you for your patience and cooperation. Please call (208)334-2190 if you have any questions concerning the enclosed information.

Sincerely,

Chad Jones
Office Specialist II
Western Regional Office

Enclosures