

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED DE

AUG 18 2016

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?
78-137 ✓	Yes ☐	78-10162 ✓	Yes ☐		Yes ☐
78-151 ✓	Yes ☐		Yes ☐		Yes ☐
78-152 ✓	Yes ☐		Yes ☐		Yes ☐
78-10160 ✓	Yes ☐		Yes ☐		Yes ☐
78-10161 ✓	Yes ☐		Yes ☐		Yes ☐

2. Previous Owner's Name: Loraine Carr

Name of current water right holder/claimant

3. New Owner(s)/Claimant(s): Roger L. Fairchild Golden Valley Ranch, LLC

New owner(s) as listed on the conveyance document

Name connector ☐ and ☐ or ☐ and/or

2667 SW 3 1/2 Avenue

Fruitland

ID

83619

Mailing address

City

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: August 15, 2016

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 #

78-137

8. Signature: Roger L. Fairchild
Signature of new owner/claimant

Manager
Title, if applicable

8-18-2016
Date

Signature: _____
Signature of new owner/claimant

Title, if applicable

Date

For IDWR Office Use Only:

Received by CS

Date 8/18/16

Receipt No. W044525

Receipt Amt. \$150⁰⁰

Approved by CS

Processed by CS

Date 9/2/16

Instrument # 129874

COUNCIL, ADAMS, IDAHO

8-12-2016 01:17:09 PM No. of Pages: 3

Recorded for : TIMBERLINE TITLE & ESCROW

SHERRY WARD

Ex-Officio Recorder Deputy

Index to: DEED

Fee: 16.00

WARRANTY DEED

FOR VALUE RECEIVED, GREG B. SMITH, Guardian and Conservator of the Estate of LORAIN CARR aka LORRAIN CARR aka LORRAINE CARR, an incapacitated person, Grantor, does hereby grant, bargain, sell, and convey unto GOLDEN VALLEY RANCH, LLC, an Idaho limited liability company, Grantee, whose current mailing address is 2667 SW 3 1/2 Avenue Fruitland, ID 83619, the following described real property situated in Adams County, Idaho, to-wit:

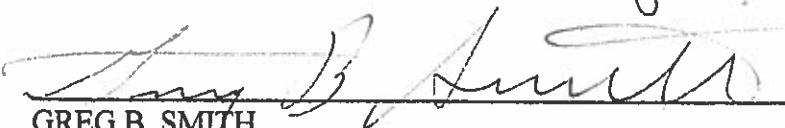
See **Exhibit A** attached hereto and incorporated herein by reference ("Property").

Together with all water rights associated with the Property,

And subject to easements, liens or encumbrances of record, in use, or visible on the Property.

To have and to hold the Property, together with improvements and appurtenances, unto the said Grantee, its heirs and assigns forever. And the said Grantor hereby covenants to and with said Grantee, that she is the owner in fee simple of the Property; that the Property is free from all monetary encumbrances except the 2016 taxes and assessments; and, that she will warrant and defend the same from all lawful claims whatsoever.

DATED this 10th day of August, 2016.


GREG B. SMITH,
Guardian and Conservator of the Estate of
LORAIN CARR aka LORRAIN CARR aka
LORRAINE CARR, an incapacitated person

98

STATE OF Idaho)
County of Adams) ss.

On this 10th day of August, 2016, before me, a Notary Public in and for said State, personally appeared GREG B. SMITH, Guardian and Conservator of the Estate of LORAIN CARR aka LORRAIN CARR aka LORRAINE CARR, an incapacitated person, known or identified to me to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same as Guardian and Conservator of the Estate of LORAIN CARR aka LORRAIN CARR aka LORRAINE CARR.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year in this certificate first above written.

Karen L. Amidon
NOTARY PUBLIC FOR Idaho (State)
My Commission Expires: 6-26-2021

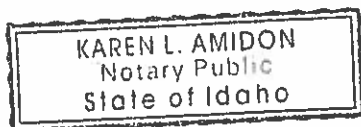


EXHIBIT A

PARCEL 1

Township 19 North, Range 1 East, Boise Meridian, Adams County, Idaho
Section 35: SW1/4, SW1/4NW1/4 and the W1/2SE1/4

PARCEL 2

Township 19 North, Range 1 East, Boise Meridian, Adams County, Idaho
Section 35: SE1/4SE1/4

PARCEL 3

Township 18 North, Range 1 East, Boise Meridian, Adams County, Idaho
Section 2: Government Lot 4

PARCEL 4

Township 18 North, Range 1 East, Boise Meridian, Adams County, Idaho
Section 2: Government Lots 1 and 2 and the S1/2NE1/4

PARCEL 5

Township 18 North, Range 1 East, Boise Meridian, Adams County, Idaho
Section 1: All that portion of said Section 1 lying North and West of the right-of-way of South End Road, more particularly described as follows:
Commencing at a brass cap marking the Quarter Corner common to Sections 1 and 2, T18NR1E8M, as shown on those particular Records of Survey recorded as Instr. Nos. 93347, 117228, 119038 and 127913, in the Office of the Recorder of Adams County, Idaho;

Thence N 0°03'00" W., 43.16 feet along the line common to said Sections 1 and 2 to a 5/8" rebar on the Northerly right-of-way of South End Road as shown on that particular Record of Survey, recorded as Instr. No. 129835 in the Office of the Recorder of Adams County, Idaho, the REAL POINT OF BEGINNING:

Thence continuing N 0°03'00" W., 2,655.50 feet along the line common to said Sections 1 and 2 to the Southwest corner of a railroad tie fence corner post marking the Section corner common to Sections 1 and 2, T18NR1E8M and Sections 35 and 36, T19NR1E8M, Adams County, Idaho being the Southwest corner of Lot 10, Block 3 of Walker's Timberline Resort, a subdivision plat recorded as Instr. No. 53507 in the Office of the Recorder of Adams County, Idaho;
Thence S 88°32'18" E., 1,000.79 feet along the Southerly boundary of said subdivision to a 1/4" rebar on the Westerly right-of-way of South End Road marking the Southeast corner of said Lot 10;

Thence S 33°33'30" E., 478.51 feet along said Westerly right-of-way to a 5/8" rebar;

Thence 171.39 feet along said Westerly right-of-way on a curve to the right, whose radius is 290.00 feet, delta angle is 33°51'42", and whose long chord bears S 16°37'39" E., 168.91 feet to a 5/8" rebar;

Thence S 0°18'12" W., 1,656.68 feet along a line lying 30.00 feet West of and parallel to the Easterly boundaries of Government Lot 4 and the SW1/4NW1/4 of said Section 1, to a 5/8" rebar;

Thence 482.38 feet along said Westerly and Northerly right-of-way on a curve to the right, whose radius is 320.00 feet, delta angle is 86°22'11", and whose long chord bears S 43°29'18" W., 437.99 feet to a 5/8" rebar;

Thence S 86°40'23" W., 265.04 feet along said Northerly right-of-way, to a 5/8" rebar;

Thence S 83°49'54" W., 740.49 feet along said Northerly right-of-way, to the REAL POINT OF BEGINNING.



SKIFTUN LAND SURVEYING, INC.
13784 HIGHWAY 55
MCALL, IDAHO 83638
208-634-3696/FAX 208-634-8475

RECORD OF SURVEY Adams County, State of Idaho

EBY RANCH

N1/2 SE1/4, the S1/2 SE1/4,
and the N1/2 of the SE1/4
Section 26, T. 19 N., R. 1 E., B.M.
NE1/4, N1/2 NW1/4, the SE1/4 NW1/4,
and the NE1/4 of the SE1/4
Section 35, T. 19 N., R. 1 E., B.M.
Adams County, Idaho
** SECTION 26 NOT SURVEYED THIS JOB

CARR RANCH

All those parts lying North and West of
Gov Lot 4 and the SW1/4 of the NW1/4
Section 1, T. 18 N., R. 1 E., B.M.
Gov Lots 1, 2, & 4 and the S1/2 of the NE1/4
Section 2, T. 18 N., R. 1 E., B.M.
SW1/4 of the NW1/4, the SW1/4, the W1/2 SE1/4
and the SE1/4 of the SE1/4
Section 35, T. 19 N., R. 1 E., B.M.
Adams County, Idaho

INST. NO. 129835

10:09:06 8-2-2016

SURVEY REFERENCES

ROS FOR POTLATCH & IOL, 2015, Inst. No. 127813
ROS ANCHOR, LLC, 2004, Inst. No. 107589
ROS FOR DON EBERLE, 2008, Inst. No. 111058
ROS PFC, LLC, 2008, Inst. No. 117228
ROS FOR DOUG VICTORINO, 1997, Inst. No. 93347
ROS PFC, LLC, 2009, Inst. No. 118038
ROS FOR PINE, 2001, Inst. No. 96970
ROS FOR KELTY, 2014, Inst. No. 129783
ROS FOR HUBBARD, 1998, Inst. No. 89811
ROS FOR MOREAUX, 2007, Inst. No. 114880
PLAT WALKER TIMBERLINE RESORT, Inst. No. 53507
PLAT WALKER RANCH SUB. NO. 1, MBL. No. 112884

THE ROADS DEPICTED ON THIS SURVEY THAT DON'T HAVE THE BENEFIT OF RECORDED DEEDS ARE NOT MEANT TO BE OFFICIALLY VALUATED, GIVEN ANY RIGHTS OF USE, OR PRODUCE ANY OBLIGATION OF MAINTENANCE MERELY BECAUSE THEY ARE SHOWN HERE. CARR ROAD, CARR LANE, AND PORTIONS OF SOUTH END ROAD HAVE VARIOUS HISTORIES OF MAINTENANCE AND USE. AN OFFICIAL VALUATION OF THESE ROADS SHOULD BE DONE BEFORE ANY ASSUMPTION OF FUTURE USE OR MEANS OF ACCESS ARE PLANNED.

LEGEND

- found monument as noted
- found brass cap
- found aluminum cap
- found 5/8" rebar
- found 1/2" rebar
- set 5/8" rebar w/ plastic cap
- set aluminum cap
- calc. point, no monument set
- fence line
- overhead power line

LINES

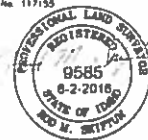
LINE	BEARING	DISTANCE
L1	N89°41'53"W	268.76'
L2	N89°41'53"W	411.62'
L3	S85°27'38"W	100.13'
L4	S16°48'51"W	265.54'
L5	S87°30'11"W	33.31'
L6	S88°44'37"W	268.81'
L7	S16°47'49"W	333.98'
L8	N89°20'57"W	267.98'
L9	N87°18'48"W	418.64'
L10	N89°07'18"W	48.78'
L11	N89°27'44"E	30.00'
L12	S27°20'15"E	288.01'
L13	S87°48'10"E	470.55'
L14	S10°05'03"E	373.78'
L15	S23°24'44"E	163.62'
L16	S88°56'46"E	70.05'
L17	S88°56'46"E	373.78'

SURVEY NOTE

Survey was performed with Topcon GR-5 base and rover units and a Nikon 1" total station. GPS base control points were located from the nearest known and/or observations with solutions from NGS OPUS CORRS. The distance shown are ground distances using a ground scale factor of 1.000185583377 originating at the C1/4, S. 33. Azimuths are grid azimuths and elevations are derived from the Geoid 12a model.

I, Rod M. Skiftun, a Professional Land Surveyor, do hereby certify that this plat was prepared from notes taken during an actual survey made under my direct supervision in July of 2016, and that it correctly represents the points, courses and distances as recorded in said field notes.

Drawn by: FMS
Reviewed by: RMS
1 AUG 2016





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

September 7, 2016

GOLDEN VALLEY RANCH LLC
2667 SW 3 ½ AVE
FRUITLAND ID 83619

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

78-137, 78-151, 78-152, 78-10160, 78-10161 & 78-10162

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 me if you have any questions concerning the enclosed information.

Sincerely,

A blue ink signature of Chad Jones.

Chad Jones
Office Specialist II
Western Regional Office
208-334-2190

Enclosures