

RECEIVED

AUG 15 2016

DEPT OF WATER RESOURCES
SOUTHERN REGION

Form 42-248/42-1409(6) Rev. 1/15

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

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. 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?
#36-2449	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: RJ, L.L.C.
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): WESTERN MORTGAGE & REALTY COMPANY
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or ☐ and/or
- 6610 W COURT ST #B PASCO WA 99301
Mailing address City State ZIP
- 509-545-4545 _____
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: _____
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] Vice Pres. 8/1/16
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 Am Date 8-15-2016 Receipt No. 3035670 Receipt Amt. \$ 25-

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 _____ Date _____



ELECTRONICALLY RECORDED
STAMPED FIRST PAGE NOW
INCORPORATED AS PART OF
THE ORIGINAL DOCUMENT.

LINCOLN COUNTY
Recorded for:
TITLEONE - BURLEY
03:24:44 PM 08-02-2016
0000197577
No. Pages 2 Fee: \$13.00
BRENDA FARNWORTH
County Clerk
Deputy: CL
Electronically Recorded by Simplifile

Order Number: 16275416

Warranty Deed

For value received,

R J, L.L.C., an Idaho limited liability company

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

Western Mortgage & Realty Company, a Washington Corporation

whose current address is 6610 W Court St, #B Pasco, WA 99301

the grantee, the following described premises, in Lincoln County, Idaho, to wit:

TOWNSHIP 6 SOUTH, RANGE 23 EAST OF THE BOISE MERIDIAN, LINCOLN COUNTY, IDAHO

Section 31: Part of Government Lot 4, described as follows:

Beginning at the Southwest corner of Section 31 in Township 6 South, Range 23 E.B.M., said corner marked by a U.S. B.L.M. aluminum pipe with cap on top;

Thence North 00°00'57" East along the west line of Section 31 for a distance of 469.20 feet to THE POINT OF BEGINNING;

Thence North 00°00'57" East along the west line of Section 31 for a distance of 623.11 feet;

Thence South 89°59'03" East for a distance of 25.00 feet to a ½" rebar;

Thence South 89°59'03" East for a distance of 102.26 feet to a ½" rebar;

Thence South 57°18'59" East for a distance of 117.64 feet to a ½" rebar;

Thence South 24°07'21" East for a distance of 103.97 feet to a ½" rebar;

Thence South 01°52'51" West for a distance of 195.71 feet to a ½" rebar;

Thence South 17°53'02" East for a distance of 129.96 feet to a ½" rebar;

Thence along a non-tangent curve to the left for a distance of 191.65 feet to a ½" rebar, said curve having a radius of 1542.57 feet, a delta angle of 07°07'07" and a long chord bearing of South 40°34'03" East for a distance of 191.53 feet;

Thence North 89°59'03" West for a distance of 401.97 feet to a ½" rebar;

Thence North 89°59'03" West for a distance of 25.00 feet to THE POINT OF BEGINNING.

SUBJECT TO a non-exclusive perpetual easement for access, irrigation and irrigation equipment as described in Warranty Deed dated December 23, 2015 and recorded December 23, 2015 as Instrument No. 196956 records of Lincoln County, State of Idaho.



Order Number: 16275416

Warranty Deed

For value received,

R J, L.L.C., an Idaho limited liability company

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

Western Mortgage & Realty Company, a Washington Corporation

whose current address is 6610 W Court St, #B Pasco, WA 99301

the grantee, the following described premises, in Lincoln County, Idaho, to wit:

TOWNSHIP 6 SOUTH, RANGE 23 EAST OF THE BOISE MERIDIAN, LINCOLN COUNTY, IDAHO

Section 31: Part of Government Lot 4, described as follows:

Beginning at the Southwest corner of Section 31 in Township 6 South, Range 23 E.B.M., said corner marked by a U.S. B.L.M. aluminum pipe with cap on top;

Thence North 00°00'57" East along the west line of Section 31 for a distance of 469.20 feet to THE POINT OF BEGINNING;

Thence North 00°00'57" East along the west line of Section 31 for a distance of 623.11 feet;

Thence South 89°59'03" East for a distance of 25.00 feet to a ½" rebar;

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Thence South 57°18'59" East for a distance of 117.64 feet to a ½" rebar;

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Thence South 01°52'51" West for a distance of 195.71 feet to a ½" rebar;

Thence South 17°53'02" East for a distance of 129.96 feet to a ½" rebar;

Thence along a non-tangent curve to the left for a distance of 191.65 feet to a ½" rebar, said curve having a radius of 1542.57 feet, a delta angle of 07°07'07" and a long chord bearing of South 40°34'03" East for a distance of 191.53 feet;

Thence North 89°59'03" West for a distance of 401.97 feet to a ½" rebar;

Thence North 89°59'03" West for a distance of 25.00 feet to THE POINT OF BEGINNING.

SUBJECT TO a non-exclusive perpetual easement for access, irrigation and irrigation equipment as described in Warranty Deed dated December 23, 2015 and recorded December 23, 2015 as Instrument No. 196956 records of Lincoln County, State of Idaho.

To have and to hold the said premises, with their appurtenances unto the said Grantee, its heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that Grantor is the owner in fee simple of said premises; that they are free from all encumbrances except those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee; and subject to all existing patent reservations, easements, right(s) of way, protective covenants, zoning ordinances, and applicable building codes, laws and regulations, general taxes and assessments, including irrigation and utility assessments (if any) for the current year, which are not due and payable, and that Grantor will warrant and defend the same from all lawful claims whatsoever. Whenever the context so requires, the singular number includes the plural.

Dated: July 26, 2016

R J L.L.C., an Idaho limited liability company

By: Richard C. Young
Richard C. Young, Member

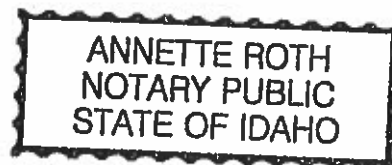
By: Jolynn Young
Jolynn Young, Member

State of Idaho, County of Cassia, ss.

On this 27 day of July 2016, before me, the undersigned, a Notary Public in and for said State, personally appeared Richard C. Young and Jolynn Young, known or identified to me to be a Member of R J, L.L.C. the limited liability company that executed the within instrument and acknowledged to me that they executed the same for and on behalf of said limited liability company and that such limited liability company executed it.

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

Annette Roth
Notary Public for Idaho
Residing In: Reupert, Id
My Commission Expires: 8-4-2017





State of Idaho

DEPARTMENT OF WATER RESOURCES

Southern Region • 650 Addison Ave W, Suite 500 • Twin Falls, Idaho 83301-5858

Phone: (208) 736-3033 • Fax: (208) 736-3037 • Website: www.idwr.idaho.gov

C.L. "BUTCH" OTTER
Governor

GARY SPACKMAN
Director

August 17, 2016

WESTERN MORTGAGE & REALTY CO
6610 W COURT ST #B
PASCO WA 99301

RE: Change of Ownership for Water Right Nos. 36-2449

Dear Water Right Holder(s):

The department acknowledges receipt of correspondence changing ownership of the above referenced water right(s). 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.

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,

A handwritten signature in cursive script, reading "Trish Fawcett".

Trish Fawcett
Technical Records Specialist

Enclosure(s)

Cc: TitleOne (File No. 16275416)
Metropolitan Life Insurance Co.



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AUG 15 2016

DEPT OF WATER RESOURCES
SOUTHERN REGION

August 11, 2016

Trish Fawcett
ID Dept. of Water Resources
650 Addison Avenue West
Suite 500
Twin Falls, ID 83301

RE: TitleOne File No. 16275416
Western Mortgage & Realty Company/RJ, L.L.C.

Dear Trish:

Enclosed with this letter please find the following:

1. The original executed Notice of Change in Water Right Ownership.
2. A copy of the recorded Warranty Deed.
3. Land Title and Escrow, Inc. dba TitleOne's check no. 6981 payable to the Idaho Department of Water Resources in the amount of \$25.00 for the transfer fee.

Please make the necessary changes to indicate Western Mortgage & Realty Company as the new owner. Please send a receipted copy to this office.

Should you have any questions, or if TitleOne may be of further assistance, please do not hesitate to contact this office.

Very truly yours,
TITLEONE

Nancy Garrett
Administrative Assistant

/nrg
Enc.