

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED

JUL 27 2016

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?
29-2426D OK	Yes ☐	Yes ☐		Yes ☐	Yes ☐
35-12557 OK	Yes ☐	Yes ☐		Yes ☐	Yes ☐
35-12556 OK	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: JAMES BAGOT JR. / CARLSON FAMILY FARMS LLC
Name of current water right holder/claimant

3. New Owner(s)/Claimant(s): PETERSEN LAKE HILL RANCH
New owner(s) as listed on the conveyance document

P.O. Box 558 PRESTON ID 83263
Mailing address City State ZIP
208-852-0312 NA
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: 07/27/16

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.

SUPPORT DATA

IN FILE # 29-2426D

8. Signature: Daniel Petersen MANAGER 07/27/16
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 JB Date 7/27/2016 Receipt No. E042308 Receipt Amt. \$75.-
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 JB Processed by JB Date 8/8/2016

RECORDING REQUESTED BY
First American Title Company

AND WHEN RECORDED MAIL TO:
First American Title Company
670 South Woodruff
Idaho Falls, ID 83401

Space Above This Line for Recorder's Use Only

WARRANTY DEED

File No.: **600002-IF (mlm)**

Date: **July 25, 2016**

For Value Received, **Carlson Family Farms, LLC**, hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto **Petersen Lake Hill Ranch LP**, hereinafter called the Grantee, whose current address is **PO Box 558, Preston, ID 83263**, the following described premises, situated in **Bonneville County, Idaho**, to-wit:

THE SOUTHERLY 58 ACRES OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 2 NORTH, RANGE 37, EAST OF THE BOISE, MERIDIAN, BONNEVILLE COUNTY, IDAHO.

LESS AND EXCEPTING THEREFROM: COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 28, TOWNSHIP 2 NORTH, RANGE 37, EAST OF THE BOISE BASELINE AND MERIDIAN, BONNEVILLE COUNTY, IDAHO AND RUNNING THENCE NORTH 89°32'44" WEST 612.92 FEET ALONG THE SECTION LINE TO THE TRUE POINT OF BEGINNING AND RUNNING THENCE NORTH 89°32'44" WEST 293.84 FEET ALONG SAID SECTION LINE; THENCE NORTH 01°29'53" EAST 197.44 FEET; THENCE NORTH 87°38'31" EAST 292.57 FEET; THENCE SOUTH 00°59'24" WEST 211.77 FEET TO THE POINT OF BEGINNING.

SUBJECT TO all easements, right of ways, covenants, restrictions, reservations, applicable building and zoning ordinances and use regulations and restrictions of record, and payment of accruing present year taxes and assessments as agreed to by parties above.

TO HAVE AND TO HOLD the said premises, with its appurtenances, unto the said Grantee, and to the Grantee's heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that the Grantor is the owner in fee simple of said premises; that said premises are free from all encumbrances except current years taxes, levies, and assessments, and except U.S. Patent reservations, restrictions, easements of record and easements visible upon the premises, and that Grantor will warrant and defend the same from all claims whatsoever.

RECORDING REQUESTED BY
First American Title Company

AND WHEN RECORDED MAIL TO:
First American Title Company
670 South Woodruff
Idaho Falls, ID 83401

Space Above This Line for Recorder's Use Only

WARRANTY DEED

File No.: **600035-IF (mlm)**

Date: **July 25, 2016**

D.P.

For Value Received, **Carlson Family Farms, LLC**, hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto **Petersen Lake Hill Ranch, LP**, hereinafter called the Grantee, whose current address is **PO Box 558, Preston, ID 83263**, the following described premises, situated in **Bonneville County, Idaho**, to-wit:

**THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 2 NORTH,
RANGE 37, EAST OF THE BOISE MERIDIAN, BONNEVILLE COUNTY, IDAHO**

SUBJECT TO all easements, right of ways, covenants, restrictions, reservations, applicable building and zoning ordinances and use regulations and restrictions of record, and payment of accruing present year taxes and assessments as agreed to by parties above.

TO HAVE AND TO HOLD the said premises, with its appurtenances, unto the said Grantee, and to the Grantee's heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that the Grantor is the owner in fee simple of said premises; that said premises are free from all encumbrances except current years taxes, levies, and assessments, and except U.S. Patent reservations, restrictions, easements of record and easements visible upon the premises, and that Grantor will warrant and defend the same from all claims whatsoever.



First American Title Company
223 North 15th Avenue, Pocatello, Idaho 83201
(208)232-6224, (208)232-6257

Title Transmittal

Petersen Lake Hill Ranch, LP
P.O. Box 558
Preston, ID 83263

July 21, 2016
File No.: 599741-P

PROPERTY: NNA South Old Malad Hwy, Downey, ID 83234

ENCLOSED please find the following for your records:

- Policy of Title Insurance to follow
- Original, recorded Warranty Deed

The new home or other real estate you have purchased is protected with a Policy of Title Insurance issued by First American Title Company. We have assigned the above number to your records to assure prompt processing of future title orders involving the property.

We appreciate the opportunity of serving you and will be glad to assist you in any way, remembering that **PROTECTION OF YOUR PROPERTY IS YOUR FIRST CONSIDERATION - AND OURS.**

Sincerely,

Anita Gibson

enc.

RECORDING REQUESTED BY
First American Title Company

OFFICIAL RECORD BK# 1006 FEE 16.00 DEPUTY JMA
BANNOCK COUNTY IDAHO RECORDED AT REQUEST OF
First American Title - Pocatello

AND WHEN RECORDED MAIL TO:
First American Title Company
223 North 15th Avenue
Pocatello, ID 83201

21609811 2016 Jul 21 PM 01:35:00
Electronically Recorded by Simplifile

Space Above This Line for Recorder's Use Only

WARRANTY DEED

File No.: **599741-P (mr)**

Date: **July 18, 2016**

For Value Received, **James G. Bagot, Jr., a married man as his sole and separate property**, hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto **Petersen Lake Hill Ranch, LP**, hereinafter called the Grantee, whose current address is **P.O. Box 558, Preston, ID 83263**, the following described premises, situated in **Bannock County, Idaho**, to-wit: **Legal Description attached hereto as Exhibit A, and by this referenced incorporated herein.**

SUBJECT TO all easements, right of ways, covenants, restrictions, reservations, applicable building and zoning ordinances and use regulations and restrictions of record, and payment of accruing present year taxes and assessments as agreed to by parties above.

TO HAVE AND TO HOLD the said premises, with its appurtenances, unto the said Grantee, and to the Grantee's heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that the Grantor is the owner in fee simple of said premises; that said premises are free from all encumbrances except current years taxes, levies, and assessments, and except U.S. Patent reservations, restrictions, easements of record and easements visible upon the premises, and that Grantor will warrant and defend the same from all claims whatsoever.

TOGETHER WITH ALL WATER AND WATER RIGHTS APPURTENANT TO SAID LANDS, INCLUDING BUT NOT LIMITED TO THE FOLLOWING:

THOSE CERTAIN WATER RIGHTS DESCRIBED AND CONTAINED IN THE LICENSES NUMBERED 29-242 ISSUED BY THE DERPARTMENT OF WATER RESOURCES OF THE STATE OF IDAHO.

RECORDING REQUESTED BY
First American Title Company

AND WHEN RECORDED MAIL TO:
First American Title Company
223 North 15th Avenue
Pocatello, ID 83201

Recorded Electronically	
ID	<u>211097811</u>
County	<u>Bannock</u>
Date	<u>7-21-16</u> Time <u>1:35</u>
Simplifile.com 800.460.5657	

Space Above This Line for Recorder's Use Only

WARRANTY DEED

File No.: **599741-P (mr)**

Date: **July 18, 2016**

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SUBJECT TO all easements, right of ways, covenants, restrictions, reservations, applicable building and zoning ordinances and use regulations and restrictions of record, and payment of accruing present year taxes and assessments as agreed to by parties above.

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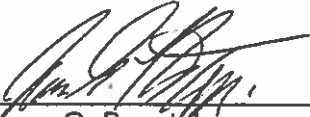
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THOSE CERTAIN WATER RIGHTS DESCRIBED AND CONTAINED IN THE LICENSES NUMBERED 29-242 ISSUED BY THE DEPARTMENT OF WATER RESOURCES OF THE STATE OF IDAHO.

Date: 07/18/2016

Warranty Deed
- continued

File No.: 599741-P (mr)



James G. Bagot Jr.

STATE OF Idaho)
SS.
COUNTY OF Bannock)

On this **Nineteenth day of July, 2016**, before me, a Notary Public in and for said State, personally appeared **James G. Bagot, Jr.**, known or identified to me 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.





Notary Public for the State of Idaho
Residing at: Pocatello, ID
My Commission Expires: 02/06/2020

EXHIBIT A

PARCEL 1:

TOWNSHIP 11 SOUTH, RANGE 37 EAST, BOISE MERIDIAN, BANNOCK COUNTY, IDAHO.

SECTION 33: E $\frac{1}{2}$ SW $\frac{1}{4}$, W $\frac{1}{2}$ SE $\frac{1}{4}$

EXCEPT SE $\frac{1}{4}$ SW $\frac{1}{4}$ SE $\frac{1}{4}$ SECTION 33, TOWNSHIP 11 SOUTH, RANGE 37 EAST, BOISE MERIDIAN, BANNOCK COUNTY, IDAHO

TOGETHER WITH A RIGHT-OF-WAY FOR INGRESS AND EGRESS 50 FEET IN WIDTH ALONG THE EAST BOUNDARY OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SAID PROPERTY NORTH OF MALAD VALLEY HIGHWAY.

PARCEL 2:

ALL LAND LOCATED ON THE NORTH SIDE OF "OLD MALAD VALLEY HIGHWAY" IN SE $\frac{1}{4}$ SW $\frac{1}{4}$ SE $\frac{1}{4}$, SECTION 33, TOWNSHIP 11 SOUTH, RANGE 37 EAST, BOISE MERIDIAN, BANNOCK COUNTY, IDAHO.

RECORDING REQUESTED BY
First American Title Company

AND WHEN RECORDED MAIL TO:
First American Title Company
670 South Woodruff
Idaho Falls, ID 83401

Instrument # 1530525
IDAHO FALLS, BONNEVILLE, IDAHO
2016-07-27 03:01:28 PM No. of Pages: 2
Recorded for: FIRST AMERICAN TITLE - IDAHO F
RONALD LONGMORE Fee: \$13.00
Ex-Officio Recorder Deputy DWoolf
Index To: DEED WARRANTY
Electronically Recorded by Simplifile

Space Above This Line for Recorder's Use Only

WARRANTY DEED

File No.: **600035-IF (mlm)**

Date: **July 25, 2016**

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First American Title Co.
670 S. Woodruff
Idaho Falls, ID 83401

1530525

Date: 07/25/2016

Warranty Deed
- continued

File No.: 600035-IF (mim)

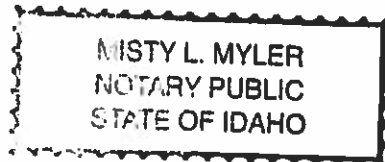
Carlson Family Farms, LLC

By: David R. Carlson
Name: David R. Carlson
Title: Manager

By: Bradley W. Carlson
Name: Bradley W. Carlson
Title: Manager

STATE OF Idaho)
SS.
COUNTY OF Bonneville)

On this **27 day of July, 2016**, before me, a Notary Public in and for said State, personally appeared **David R. Carlson and Bradley W. Carlson**, known or identified to me to be the person whose name is subscribed to the within Instrument as one of the Managers/Members of the **Carlson Family Farms, LLC**, which is known or identified to me to be the entity whose name is subscribed to the within instrument and acknowledged to me that they executed the same in said Limited Liability Company's name.



Misty L. Myler
Notary Public of Idaho
Residing at: Blackfoot, ID
Commission Expires: 3.25.2022

RECORDING REQUESTED BY
First American Title Company

AND WHEN RECORDED MAIL TO:
First American Title Company
670 South Woodruff
Idaho Falls, ID 83401

Instrument # 1530524
IDAHO FALLS, BONNEVILLE, IDAHO
2016-07-27 03:01:26 PM No. of Pages: 2
Recorded for: FIRST AMERICAN TITLE - IDAHO F
RONALD LONGMORE Fee: \$13.00
Ex-Officio Recorder Deputy DWoolf
Index To: DEED WARRANTY
Electronically Recorded by Simplifile

Space Above This Line for Recorder's Use Only

WARRANTY DEED

File No.: 600002-IF (mim)

Date: July 25, 2016

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LESS AND EXCEPTING THEREFROM: COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 28, TOWNSHIP 2 NORTH, RANGE 37, EAST OF THE BOISE BASELINE AND MERIDIAN, BONNEVILLE COUNTY, IDAHO AND RUNNING THENCE NORTH 89°32'44" WEST 612.92 FEET ALONG THE SECTION LINE TO THE TRUE POINT OF BEGINNING AND RUNNING THENCE NORTH 89°32'44" WEST 293.84 FEET ALONG SAID SECTION LINE; THENCE NORTH 01°29'53" EAST 197.44 FEET; THENCE NORTH 87°38'31" EAST 292.57 FEET; THENCE SOUTH 00°59'24" WEST 211.77 FEET TO THE POINT OF BEGINNING.

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First American Title Co.
670 S. Woodruff
Idaho Falls, ID 83401

1530524

Date: 07/25/2016

Warranty Deed
- continued

File No.: 600002-IF (mfm)

Carlson Family Farms, LLC

By: David R Carlson

Name: David R. Carlson

Title: Manager

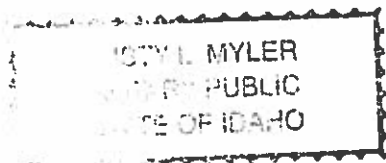
By: Bradley W Carlson

Name: Bradley W. Carlson

Title: Manager

STATE OF Idaho)
SS.
COUNTY OF Bonneville)

On this **27 day of July, 2016**, before me, a Notary Public in and for said State, personally appeared **David R. Carlson and Bradley W. Carlson**, known or identified to me to be the person whose name is subscribed to the within Instrument as one of the Managers/Members of the **Carlson Family Farms, LLC**, which is known or identified to me to be the entity whose name is subscribed to the within Instrument and acknowledged to me that they executed the same in said Limited Liability Company's name.



Lusty Seeliger
Notary Public of Idaho
Residing at: Blackfoot, ID
Commission Expires: 3.25.2022