

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

Notice of Change in Water Right Ownership

RECEIVED
JUN 29 2016
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. 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?
2-10523	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: Melody F. Landis
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Frank & Cindy Bachman
New owner(s) as listed on the conveyance document Name connector ☒ and ☐ or ☐ and/or
- PO Box 186 Bruneau ID 83604
Mailing address City State ZIP
208-845-2090 febachman@copper.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: 10/26/2012
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: Frank L. Bachman Title, if applicable 6-24-16
Signature of new owner/claimant Date

Signature: Cindy Bachman Title, if applicable 6-24-2016
Signature of new owner/claimant Date

For IDWR Office Use Only:

Received by CS Date 6/29/16 Receipt No. W044363 Receipt Amt. \$25.00

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 X Approved by CS Processed by CS Date 7/20/16

WARRANTY DEED

12513

For Value Received,

MELODY F LANDIS AKA MELODY LANDIS AND TIMOTHY D LANDIS, WIFE AND HUSBAND

the Grantors do hereby grant, bargain, sell, convey and warrant unto

FRANK L BACHMAN AND CINDY L BACHMAN, HUSBAND AND WIFE

the Grantees whose current address is:
PO Box 186, Bruneau, ID 83604

the following described real property in Elmore County, State of Idaho more particularly described as follows, to-wit:

See Exhibit "A" attached hereto and made a part hereof.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantees, their heirs and assigns forever. And the said Grantors do hereby covenant to and with the said Grantees, that they are the owners in fee simple of said premises; that said premises are free from all encumbrances, EXCEPT those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee(s); and subject to reservations, restrictions, dedications, easements, rights of way and agreements, (if any) of record, and general taxes and assessments, (including irrigation and utility assessments, if any) for the current year, which are not yet due and payable, and that they will warrant and defend the same from all lawful claims whatsoever, except those of record.

Date: December 27, 2012

Melody F Landis
Melody F Landis

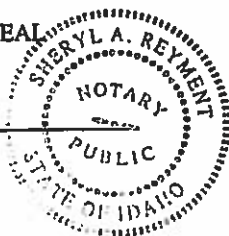
Timothy D Landis
Timothy D Landis

State of Idaho
County of Elmore

On this 27th day of December, 2012, before me, the undersigned, a Notary Public, in and for said State, personally appeared MELODY F LANDIS AND TIMOTHY D LANDIS, known to me, and/or identified to me on the basis of satisfactory evidence, to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same.

WITNESS MY HAND AND OFFICIAL SEAL

Sheryl A. Reymont
Notary Public
Residing at: Mountain Home
Commission Expires: 1-6-18



Vesting Instructions from Husband and Wife

We acknowledge that as of July 1, 2008 pursuant to Idaho Code Section 15-6-401 title to real property may be acquired by a husband and wife as community property with right of survivorship (which is an alternative to acquiring title simply as community property). According to the statement of purpose for Senate Bill 1324 by which the code section was enacted: "(t)his bill will allow spouses to pass property at the death of the first to die spouse without a probate or summary administration, while keeping the community property status of the property clear." We acknowledge that we should seek the advice of our attorney if we are unsure which form of ownership is best for our situation. By placing our initials in front of one of the two choices below and signing this document we hereby direct that our vesting deed state:

GB ZTB (1) _____ and _____, husband and wife, as community property

____ (2) _____ and _____, husband and wife, as community property with right of survivorship.

Dated 12-27-12.

Frank L. Bach
Husband

Christy L. Bach
Wife

EXHIBIT "A"

PARCEL A:

The South Half of the Northeast Quarter ($S\frac{1}{2} NE\frac{1}{4}$), the Northwest Quarter of the Northeast Quarter ($NW\frac{1}{4} NE\frac{1}{4}$), and the Northeast Quarter of the Northwest Quarter ($NE\frac{1}{4} NW\frac{1}{4}$), of Section 34, Township 5 South, Range 6, E. B. M., Elmore County, Idaho. ✓

That portion of U.S. Government Lot 1, Section 34, Township 5 South, Range 6, East, B. M., situated in Elmore County, Idaho, described as follows:
Beginning at the East Quarter corner of Section 34, thence S. $0^{\circ} 40'$ E. 1248.9 feet; thence N. $80^{\circ} 01'$ W. 1327.5 feet to a point on the West line of said U.S. Government Lot 1; thence N. $0^{\circ} 48'$ W. 1000 feet to the North line of said U.S. Government Lot 1; thence N. $89^{\circ} 12'$ E. 1320 feet to the point of beginning; subject to an easement of Idaho Power Company to construct, maintain and operate electric transmission lines and roads over, upon and across said premises, with rights of ingress and egress thereto at all times.

AND

PARCEL B:

A parcel of land lying in the $SE\frac{1}{4} NW\frac{1}{4}$ of Section 34, Township 5 South, Range 6 East, Boise Meridian, Elmore County, Idaho, said parcel being more particularly described as follows: ✓

Commencing at an Idaho Power Company monument marking the corner common to Sections 27, 28, 33 and 34; thence S $0^{\circ} 47'36''$ E 1317.57 feet along the west line of said Section 34 to a point; thence N $89^{\circ} 29'32''$ E 1361.50 feet along the north line of the $SW\frac{1}{4} NW\frac{1}{4}$ to a point marking the northwest corner of said $SE\frac{1}{4} NW\frac{1}{4}$, said point also being the POINT OF BEGINNING;

Thence continuing N $89^{\circ} 29'32''$ E 1361.50 feet along the north line of the $SE\frac{1}{4} NW\frac{1}{4}$ of said Section 34 to the northeast corner of said $SE\frac{1}{4} NW\frac{1}{4}$ to a point;
Thence S $0^{\circ} 45'35''$ E 1312.18 feet along the east line of said $SE\frac{1}{4} NW\frac{1}{4}$ to a 5/8 inch rebar marking the C $\frac{1}{4}$ Corner of said Section 34;
Thence S $89^{\circ} 22'44''$ W 185.40 feet along the south line of said $SE\frac{1}{4} NW\frac{1}{4}$ to a 5/8 inch rebar;
Thence N $14^{\circ} 33'05''$ W 42.18 feet to a 5/8 inch rebar;
Thence N $14^{\circ} 48'28''$ W 233.22 feet to a 5/8 inch rebar;
Thence N $35^{\circ} 26'53''$ W 159.99 feet to a 5/8 inch rebar;
Thence N $47^{\circ} 56'00''$ W 533.16 feet to a 5/8 inch rebar;
Thence N $76^{\circ} 00'28''$ W 168.74 feet to a 5/8 inch rebar;
Thence N $74^{\circ} 30'43''$ W 483.36 feet to the west line of said $SE\frac{1}{4} NW\frac{1}{4}$ to a 5/8 inch rebar;
Thence N $0^{\circ} 46'35''$ W 378.31 feet along said west line to the POINT OF BEGINNING.

Said parcel is subject to all existing easements and right- of-ways of record or implied.

PARCEL C:

A parcel of land lying in the $E\frac{1}{2}$ of U.S. Government Lot 2 of Section 34, Township 5 South, Range 6 East, Boise Meridian, Elmore County, Idaho, said parcel being more particularly described as follows: ✓

Commencing at a Brass Cap marking the corner common to Sections 26, 27, 34 and 35; thence S $0^{\circ} 46'53''$ E 1308.30 feet along the east line of said Section 34 to a Brass Cap marking the N1/16th corner common to Sections 34 and 35; thence continuing along said east line S $0^{\circ} 40'14''$ E 1305.27 feet to a Brass Cap marking the $E\frac{1}{4}$ Corner of said Section 34; thence S $89^{\circ} 22'44''$ W 1361.11 feet (formerly S $89^{\circ} 12'$ W 1320.00 feet) along the north line of U.S. Government Lot 1 to the north corner common to U.S. Government Lot 1 and U.S. Government Lot 2 to a point, said point also being the POINT OF BEGINNING;

Thence S $0^{\circ} 01'40''$ E (formerly S $0^{\circ} 48'$ E) 1000.00 feet along the east line of said U.S. Government Lot 2 to a point;
Thence continuing S $0^{\circ} 01'40''$ E 179.21 feet along said east line to a point;

Thence N 78° 45'49" W 86.48 feet to a 5/8 inch rebar;
Thence N 0° 22'55" W 1161.38 feet to the north line of said U.S. Government Lot 2 to a 5/8 inch rebar;
Thence N 89° 22'44" E 92.00 feet along said north line to the POINT OF BEGINNING.

Said parcel is subject to all existing easements and right-of-ways of record or implied.

PARCEL D:

A parcel of land lying in the W½ of U.S. Government Lot 1 of Section 34, Township 5 South, Range 6 East, Boise Meridian, Elmore County, Idaho, said parcel being more particularly described as follows:

Commencing at a Brass Cap marking the corner common to Sections 26, 27, 34 and 35; thence S 0° 46'53" E 1308.30 feet along the east line of said Section 34 to a Brass Cap marking the N1/16th corner common to Sections 34 and 35; thence continuing along said east line S 0° 40'14" E 1305.27 feet to a Brass Cap marking the E¼ Corner of said Section 34; thence S 89° 22'44" W 1361.11 feet (formerly S 89° 12' W 1320.00 feet) along the north line of U.S. Government Lot 1 to the north corner common to U.S. Government Lot 1 and U.S. Government Lot 2 to a point; thence S 0° 01' 40" E (formerly S 0° 48' E) 1000.00 feet along the east line of said U.S. Government Lot 2 to a point, said point also being the POINT OF BEGINNING;

Thence S 80° 20'34" E (formerly S 80° 01' E) 609.07 feet to a 5/8 inch rebar;
Thence S 1° 22'05" E 197.29 feet to a 5/8 inch rebar;
Thence N 78° 45'49" W 616.89 feet to the east line said of U.S. Government Lot 2 to a point;
Thence N 0° 01'40" W 179.21 feet along said east line to the POINT OF BEGINNING.

Said parcel is subject to all existing easements and right-of-ways of record or implied.

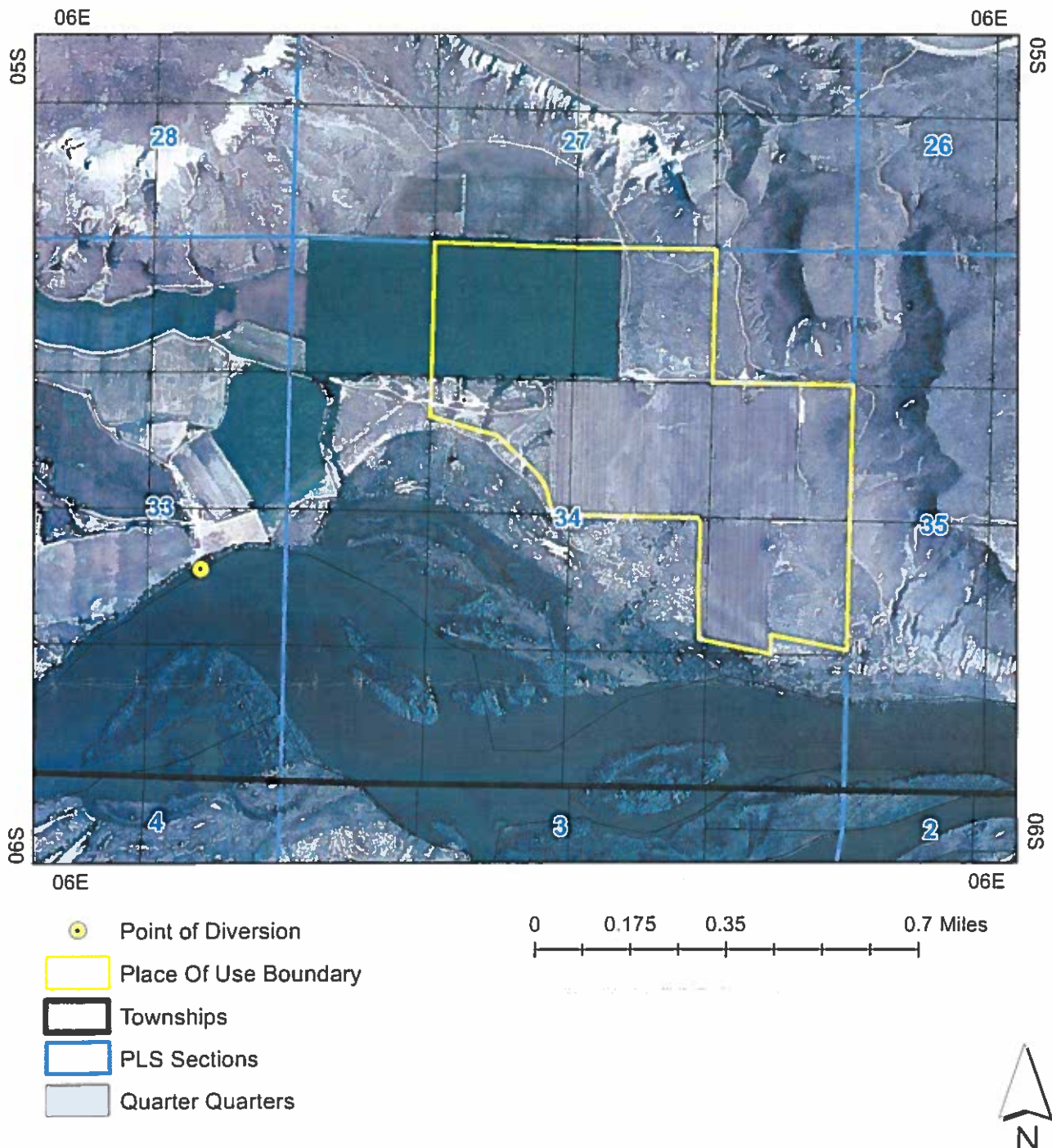
TOGETHER WITH A SPLIT OF WATER RIGHT No. 2-2277

State of Idaho
Department of Water Resources

Water Right 2-10523

IRRIGATION

The map depicts the place of use for the water use listed above and point(s) of diversion of this right as currently derived from interpretations of the paper records and is used solely for illustrative purposes. Discrepancies between the computer representation and the permanent document file will be resolved in favor of the actual water right documents in the water right file.





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

July 20, 2016

FRANK & CINDY BACHMAN
PO BOX 186
BRUNEAU ID 83604

RE: Notice of Ownership Change in Water Right No. 2-10523

Dear Applicants,

The Department acknowledges the receipt of correspondence changing ownership of the above referenced water right to you. The Department has modified its records to reflect the change in ownership and has enclosed a computer-generated report 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.

If you have any questions concerning the enclosed information, please feel free to contact this office at 208-334-2190.

Sincerely,

A handwritten signature in black ink, appearing to read 'Chad Jones', is written over a horizontal line.

Chad Jones
Office Specialist II
Western Regional Office

Enclosures



SPF WATER
ENGINEERING

June 27, 2016

RECEIVED

JUN 29 2016

WATER RESOURCES
WESTERN REGION

Angie Grimm
IDWR Western Region Office
2735 Airport Way
Boise, ID 83705

Subject: *Water Right Ownership Change Notice: 2-10523*

Dear Angie,

Enclosed on behalf of the Frank and Cindy Bachman, is a *Notice of Change in Water Right Ownership* for water right 2-10523.

Check No. 9534 for \$25 is enclosed for the filing fee. Thank you very much for your consideration and assistance in this matter. Please call me if you have any questions.

Sincerely,

Lori Graves
Water Rights Specialist

Cc: Lynn Bachman

Enclosures

SPF file number: 1152.0010