

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED

MAR 28 2016

DEPT OF WATER RESOURCES
SOUTHERN REGION

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?
36-8507	Yes ☐	Yes ☐		Yes ☐	Yes ☐
36-15028	Yes ☐	Yes ☐		Yes ☐	Yes ☐
36-16301	Yes ☐	Yes ☐		Yes ☐	Yes ☐
36-16303	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: LARRY GULICK
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): J T LAND, LLC
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or ☐ and/or
- 368 S. 200 E. JEROME ID 83338
Mailing address City State ZIP
- 208.324.7189
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):
 - ☐ \$25 per *undivided* water right.
 - ☐ \$100 per *split* water right.
 - ☐ 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 #

36-8507

8. Signature: [Signature] member 3-23-16
Signature of new owner/claimant Title, if applicable Date
- Signature: [Signature] member 3-23-16
Signature of new owner/claimant Title, if applicable Date

For IDWR Office Use Only:

Received by B. Wells Date 3/28/2016 Receipt No. 5035358 Receipt Amt. \$100.00

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 _____ Approved by _____ Processed by _____ Date _____

973153

RECEIVED
JUL 30 11 20 AM 1997
JEROME COUNTY, IDAHO
FEE \$3.00 DEP 115
X

WARRANTY DEED

FOR VALUE RECEIVED, SCOTT GULICK AND LUCILLE GULICK, husband and wife, the Grantors, do hereby grant, bargain, sell and convey unto THE SCOTT GULICK AND LUCILLE GULICK TRUST the Grantees, whose address is Jerome County, Idaho, the following described premises, to-wit:

The South Half of the Northeast Quarter (5 1/4 NE 1/4) of Section Four (4), Township Nine (9) South, Range Seventeen (17) East, Boise Meridian, Jerome County, Idaho.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantees, their heirs, successors and assigns forever. And the said Grantors do hereby covenant to and with the said Grantees, that the Grantors are the owners in fee simple of said premises; that said premises are free from all encumbrances except those of record or apparent and that Grantors will warrant and defend the same from all lawful claims whatsoever.

DATED this 18 day of July, 1997.

Scott Gulick
SCOTT GULICK

Lucille Gulick
LUCILLE GULICK

STATE OF IDAHO)
COUNTY OF Twin Falls) ss.

On this 18 day of July, 1997, before me, the undersigned, a Notary Public in and for the State of Idaho, personally appeared SCOTT GULICK and LUCILLE GULICK, husband and wife, known to me to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same.

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

Russell Kravitz
Notary Public for Idaho
Residing at Twin Falls
Commission Expires: 8-12-99

TRUSTEE'S DEED

This deed made this ~~23rd~~ day of March, 2016, between **LARRY GULICK** as Successor Trustee to the Scott Gulick and Lucille Gulick Trust, (which is dated July 18, 1997), Grantor, to **LARRY GULICK**, a single person whose mailing address is 329 S. 300 E., Jerome, Idaho 83338, Grantee;

WITNESSETH, That the said Grantor, for good and other valuable consideration, paid by said Grantee, the receipt whereof is hereby acknowledged, does hereby quitclaim, transfer and convey without warranty unto the Grantee, the following described real property situated in Jerome County, State of Idaho:

The South Half of the Northeast Quarter (S1/2NE1/4) of Section Four (4), Township Nine (9) South, Range Seventeen (17) East, Boise Meridian, Jerome County, Idaho.

This conveyance shall include any and all appurtenances, tenements, hereditaments, reversions, remainders, easements, rights of way and water rights in anywise appertaining to the property herein described.

Commonly known as: 3295 S. 300 E., Jerome, Idaho 83338

SUBJECT TO taxes and assessments for the year 2016 and all subsequent years, and SUBJECT TO any and all existing easements, rights-of-way, reservations, restrictions and encumbrances of record, to any existing tenancies, to all zoning laws and ordinances, and to any state of facts an accurate survey or inspection of the premises would show.

This property is being conveyed "AS IS, WHERE IS with all faults".

This transfer is exempt from the Idaho Property Condition Disclosure Act by virtue of Idaho Code § 55-2505(7).

Together with all appurtenances.

TO HAVE AND TO HOLD all and singular the above-mentioned and described premises, together with appurtenances, unto the Grantee and his heirs, successors and assigns forever.

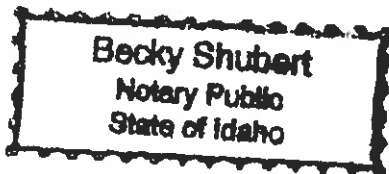
DATED this 23rd day of March, 2016.

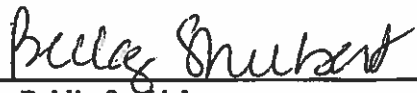
The Scott Gulick and Lucille Gulick Trust

By 
Larry Gulick, Trustee

STATE OF IDAHO)
Jerome : ss.
COUNTY OF ~~TWIN FALLS~~)

On this 23rd day of March, 2016, before me the undersigned, a Notary Public for Idaho, personally appeared LARRY GULICK, known or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument, as trustee of The Scott Gulick and Lucille Gulick Trust, and acknowledged to me that he executed the same as such trustee.




Notary Public for Idaho
My Commission Expires on 02-23-2017
Residing at: Gooding ID

WARRANTY DEED

FOR VALUE RECEIVED,

LARRY SCOTT GULICK, a single man, who acquired title as **LARRY GULICK**, the "Grantor", does hereby grant, bargain, sell and convey unto **J T LAND, LLC**, an Idaho limited liability company, whose address is 368 S. 200 E., Jerome ID 83338, the "Grantee", the following described real property located in Jerome County, Idaho, to wit:

TOWNSHIP 9 SOUTH, RANGE 17 EAST BOISE MERIDIAN, JEROME COUNTY, IDAHO

Section 4: S½NE¼

Together with all water rights appurtenant thereto, including but not limited to, Water Rights Nos. 36-8507, 36-15028, 36-16301 and 36-16303, and seventy-five (75) shares of the capital stock of the North Side Canal Company, Ltd.

TO HAVE AND TO HOLD the real property, with its appurtenances unto the said Grantee, its successors and assigns forever. The Grantor does hereby covenant to and with the Grantee, that he is the owner of the real property; that he will warrant and defend the same from all lawful claims whatsoever, subject to the specific exceptions listed below:

1. Taxes, including any assessments collected therewith, for the year 2016 which are a lien not yet due and payable.
2. Liens, levies and assessment of any and all irrigation districts, including but not limited to the American Falls Reservoir District and the rights, powers, and easements of said district as provided by law.
3. Liens, levies and assessment of any and all irrigation districts, including but not limited to the North Side Canal Company and the rights, powers, and easements of said company as provided by law.
4. Liens, levies and assessment of any and all irrigation districts, including but not limited to the North Snake River Water District and the rights, powers, and easements of said district as provided by law.
5. Right of way for ditches, tunnels, telephone, and distribution lines constructed by authority of the United States, as granted to the United States under the provisions of Section 58-604 Idaho Code.
6. Right-of-way for roads, canals, laterals and waste ditches and the rights of access thereto for maintenance of said ditches, dated August 21, 1987, recorded in Book 15 Page 589, Jerome County records.
7. Order of the Board of Directors of the North Snake Ground Water District
Recorded: July 18, 2002
Instrument No.: 2023779
(Gulick Dairy)

DATED THIS 23rd day of March, 2016.

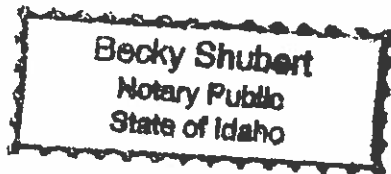
"GRANTOR"


LARRY SCOTT GULICK

STATE OF IDAHO)
 :SS.
County of Jerome)

On this 23rd day of March, 2016, before me, the undersigned, a Notary Public in and for said County and State, personally appeared LARRY SCOTT GULICK, known to me to be the person whose name is subscribed to the within and foregoing instrument, and who acknowledged to me that he executed the same.

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




NOTARY PUBLIC for Idaho
Residing at: Gooding, ID
Commission Expires: 02-23-2017



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

March 29, 2016

J T LAND LLC
368 S 200 E
JEROME ID 83338

RE: Change of Ownership for Water Right Nos. 36-8507, 36-15028, 36-16301 and 36-16303

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 (Escrow 16266368)



706 Main St.
Gooding, ID 83330
Ph. (208)934-8477
Fx. (866)244-0878
www.titleonecorp.com

Date: 03/24/2016

Escrow No. 16266368

IDWR
650 Addison Ave W #500
Twin Falls, ID 83301

RECEIVED

MAR 28 2016

**DEPT OF WATER RESOURCES
SOUTHERN REGION**

Dear Sirs:

Enclosed, please find our check in the amount of \$100.00 for transfer fee, Notice of Change in Water Right Ownership, and Deeds.

Thank you

Debbie Zatica
Escrow Assistant