



State of Idaho
DEPARTMENT OF WATER RESOURCES
900 N Skyline Dr., Ste A, Idaho Falls, Idaho 83402-1718
Phone: (208) 525-7161 FAX: (208) 525-7177 www.idwr.idaho.gov

June 20, 2016

C.L. "BUTCH" OTTER
Governor

Grouse Creek Reserve LLC
180 S Lake Ave # 405
Pasedna CA 91101

GARY SPACKMAN
Director

RE: Change of Ownership for Water Right No(s). 22-14205

Dear Water Right Holder(s):

The department acknowledges receipt of correspondence changing ownership of the above referenced water right(s) 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 deliberately abandoned or 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,

Jonie Barg
Technical Records Specialist

Enclosure(s)

cc: Harvey Walker

JUN 03 2016

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCESDepartment of Water Resources
Eastern 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?
22-14205	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:

Gary & Shannon Summers
Name of current water right holder/claimant

3. New Owner(s)/Claimant(s):

Grouse Creek Reserve LLC
New owner(s) as listed on the conveyance document

Name connector ☐ and ☐ or ☐ and/or

180 S Lake Ave #405 Pasadena CA 91101
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: 6-2-2016
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.

8. Signature:

[Signature]
Signature of new owner/claimant

Managing Partner
Title, if applicable

Date

Signature:

[Signature]
Signature of new owner/claimant

Title, if applicable

Date

For IDWR Office Use Only:

Received by JB

Date

6/3/2016

Receipt No.

E042137

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 JB

Processed by JB

Date

6/20/2016

If the WR is an Active Permit, an Assignment of Permit form is used (\$25 fee)

If the WR is in the application stage – an Assignment of Application for permit is used, no fee required.

No fee required on ownership changes received prior to July 1, 2001 or for active adjudication claim.

CHECK LIST FOR OWNERSHIP CHANGES

- _____ Check Information Search in Workflow to make sure **only** "active" on WR side and Basis is Licensed, Decreed, Statutory Claim, etc. **If you see an active transfer, do not process o/c without checking with region. If you see a check mark in the Leased to Water Supply Bank column, send o/c to the State office for processing.**
- _____ Check the SRBA web page to confirm the decree hasn't been rescinded or amended.
If decreed per SRBA SubCase Report but still Active on the adjudication side, compare everything on decree to adjudication recommendation report (proof report on AJ side). Once your comparison is complete, make note of the decree date at the top of the report and give to the person in Regional Office authorized to push it over to the WR side.
- _____ Print Proof Report – compare owner name(s) to the Notice of Change in WR Ownership. You may sometimes find that the o/c process is already complete. **If water right is active in the Water Supply Bank, send to State Office for processing.**
- _____ Check the ownership change tracking system for multiple ownership changes for the same WR
- _____ Review the form for fees paid, signatures, and appropriate documentation (typically some type of deed which gives legal description).
- _____ Compare legal on Deed to proof report
- _____ Check ArcMap – compare to Deed (NOTE: Taxlot shapes are helpful but the shapes or current owner(s) are not always accurate. Shapes can be off quite a bit and owner info out of date.
- _____ Check Deed Plotter (optional)
- _____ Do a POU comparison for other possible WRs – if you find any that match deed, inform new owner in the acknowledgment letter
- _____ If Ownership Change form is complete and sufficient evidence is provided, go to Ownership Change in workflow and replace the previous owner with the current owner. Prior owners are 1st considered "original owners", subsequent ownership changes change prior owner to "previous owner".
- _____ Acknowledgment letter w/proof report to new owner, (cc: representative, attorney or water district if needed)
- _____ Scan and profile
If multiple WRs:
 - _____ Stamp Notice of Change in WR Ownership with Support Data Stamp
 - _____ Write lowest numbered WR on line in stamped area
 - _____ Scan and profile ownership form with documents and all correspondence to the lowest number water right. Copy the ownership change form with documents to each water right.
 - _____ Double check scanning
- _____ Update record in Ownership Change Tracking to completed. Initial and date o/c form completed.
- _____ Send to State Office for filing

DEFICIENCY NOTES: _____

When Recorded Return to:
Rocky Mountain Environmental Associates, Inc.
482 Constitution Way St 303
Idaho Falls, ID 83402

SPECIAL WARRANTY DEED FOR WATER RIGHT

Gary and Shannon Summers, husband and wife, whose address is 1177 E 9th N, Rexburg, ID 83440, ("Grantor"), do hereby grant, bargain, sell, assign, and convey unto the **Grouse Creek Reserve, LLC**, a Limited Liability Company, of 180 S Lake Ave #405, Pasadena, CA, 91101 ("Grantee"), and to Grantee's heirs, successors, and assigns forever, all of Grantor's right, title, and interest in the following described water right (hereinafter the "Water Right"), to-wit:

Idaho Department of Water Resources (IDWR) Water Right
License No. 22-14205.

Source:	Groundwater
Purpose:	Irrigation
Priority:	June 19, 1961
Quantity (Diversion Rate):	0.024 cfs
Quantity (Volume):	6.0 acre-feet
Place of Use (Acreage):	2 acres.

Grantor assigns to Grantee any other interest it may have in the Water Right including any claim, permit, license, or shares of stock evidencing, claiming, or representing such Water Right.

To the extent the Water Right, or any of them, are represented by a permit or other property not conveyable by deed, this deed shall be deemed and shall operate as a bill of sale therefore.

Grantor retains no residual or reversionary interest in any of the Water Right.

Grantor hereby covenants and warrants to Grantee as follows:

- A. That Grantor is the owner in fee simple of the Water Right;
- B. That Grantor has not conveyed any of the Water Right to anyone other than Grantee;

- C. That each of the Water Right is free from all liens, claims, or encumbrances;
- D. That Grantor has the authority to convey the Water Right to Grantee;
- E. The Grantor has disclosed to Grantee in good faith all relevant information known to Grantor bearing on the validity and extent of the Water Right.

Grantor makes no other covenants or warranties as to the Water Right.

IN WITNESS WHEREOF, the undersigned have caused their names to be hereunto subscribed on the date shown by each name.

GRANTOR:

DATE: 5-25-16

Gary Summers
GARY SUMMERS

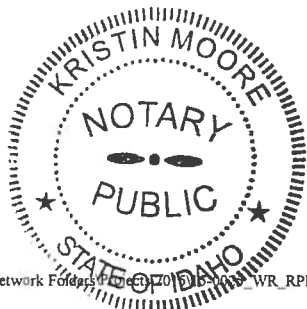
Shannon Summers
SHANNON SUMMERS

STATE OF IDAHO)
)ss.
County of Bonneville)

On this 25 day of May, 2016, before me Kristin Moore, a notary public in and for said State, personally appeared Gary and Shannon Summers known or identified 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 affixed my official seal the day and year in this certificate first above written.

(seal)



Kristin Moore
Notary Public for Idaho
Residing at: Big Sky, ID
My commission expires: June 29, 2016