

DE ✓

RECEIVED
MAY 09 2016
WATER RESOURCES
WESTERN REGION

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?
FD 3-205245	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: Frederick Starnes and Jodi Starnes
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Wells Family Trust
New owner(s) as listed on the conveyance document
- Mailing address: PO Box 688 City: Weiser State: ID ZIP: 83672
208-371-5219 Email: Weg058452@gmail.com
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] Title, if applicable: _____ Date: 5/9/2016
 Signature of new owner/claimant

Signature: _____ Title, if applicable: _____ Date: _____
 Signature of new owner/claimant

For IDWR Office Use Only:

Received by: [Signature] Date: 5/9/16 Receipt No. W044164 Receipt Amt. \$25⁰⁰
 Active in the Water Supply Bank? Yes ☐ No ☒ If yes, forward to the State Office for processing
 Name on W-9: [Signature] Approved by: [Signature] Processed by: [Signature] W-9 received? Yes ☐ No ☒
 Date: 5/17/16

ELECTRONICALLY RECORDED - DO NOT
REMOVE THE COUNTY STAMPED FIRST
PAGE AS IT IS NOW INCORPORATED AS
PART OF THE ORIGINAL DOCUMENT.

Instrument # 229386
STATE OF IDAHO, COUNTY OF WASHINGTON
2015-10-08 04:41:03 PM No. of Pages: 3
Recorded for: ALLIANCE TITLE - BOISE PRODUCT
BETTY J. THOMAS Fee: \$16.00
Ex-Officio Recorder Deputy DWarren
Index To: DEED
Electronically Recorded by Simplifile

3

WARRANTY DEED

SIGNED IN COUNTER PART

Alliance Title & Escrow Corp. Order No.:288282

FOR VALUE RECEIVED

Fredrick John Starnes aka Frederick John Starnes an unmarried man and Jodi
Kleanor Starnes an unmarried woman

the grantor(s), do(es) hereby grant, bargain, sell and convey unto

Wells Family Trust

whose current address is

P.O. Box 95331
Las Vegas, NV 89193

the grantee(s), the following described premises, in Washington County, Idaho, TO WIT:

See attached exhibit "A"

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said
Grantee, heirs and assigns forever. And the said Grantor does hereby covenant to and with the
said Grantee(s), that (s)he is/are the owner(s) in fee simple of said premises; that they are free
from all encumbrances Except: Current Year Taxes, conditions, covenants, restrictions,
reservations, easements, rights and rights of way, apparent or of record.

And that (s)he will warrant and defend the same from all lawful claims whatsoever.

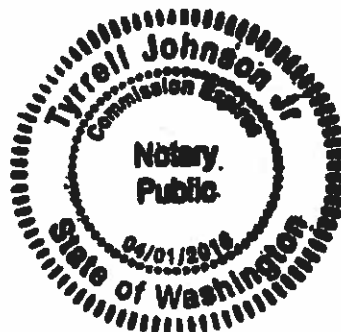
Dated: October 8, 2015

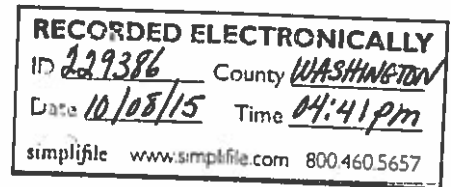
X
Fredrick John Starnes
X
Jodi Kleanor Starnes

State of WA) ss
County of SPokane

On this 8th day of October, 2015, before me, the undersigned, a Notary Public in and for said state, personally
appeared Jodi E. Starnes, 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 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.

Tyrell Johnson Jr.
the undersigned
Notary Public for the State of WA
Residing at: 401 W 2nd Ave, Spokane, WA 99201
Commission Expires 04-01-2016





WARRANTY DEED

SIGNED IN COUNTER PART

Alliance Title & Escrow Corp. Order No.:288282

FOR VALUE RECEIVED

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Wells Family Trust

whose current address is

P.O. Box 95331
Las Vegas, NV 89193

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See attached exhibit "A"

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee(s), that (s)he is/are the owner(s) in fee simple of said premises; that they are free from all encumbrances Except: Current Year Taxes, conditions, covenants, restrictions, reservations, easements, rights and rights of way, apparent or of record.

And that (s)he will warrant and defend the same from all lawful claims whatsoever.

Dated: October 8, 2015

X
Fredrick John Starnes
X Jodi Eleanor Starnes
Jodi Eleanor Starnes
State of WA) ss
County of SPOKANE)

On this 8th day of October, 2015, before me, the undersigned, a Notary Public in and for said state, personally appeared Jodi E. Starnes, 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 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.

Tyrrell Johnson Jr
the undersigned
Notary Public for the State of WA
Residing at: 601 W 2nd Ave, Spokane, WA 99201
Commission Expires: 04-01-2016



WARRANTY DEED

SIGNED IN COUNTER PART

Alliance Title & Escrow Corp. Order No.:288282

FOR VALUE RECEIVED

Fredrick John Starnes aka Frederick John Starnes an unmarried man and Jodi Eleanor Starnes an unmarried woman

the grantor(s), do(es) hereby grant, bargain, sell and convey unto

Wells Family Trust

whose current address is

**P.O. Box 95331
Las Vegas, NV 89193**

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See attached exhibit "A"

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee(s), that (s)he is/are the owner(s) in fee simple of said premises; that they are free from all encumbrances Except: Current Year Taxes, conditions, covenants, restrictions, reservations, easements, rights and rights of way, apparent or of record.

And that (s)he will warrant and defend the same from all lawful claims whatsoever.

Dated: October 8, 2015

X *Fredrick John Starnes*
Fredrick John Starnes

X _____
Jodi Eleanor Starnes

State of Washington) ss
County of Brent)

On this 8 day of October, 2015, before me, the undersigned, a Notary Public in and for said state, personally appeared Fredrick John Starnes, 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 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.

Elizabeth M. Castro
the undersigned
Notary Public for the State of Washington
Residing at: Moss Lake
Commission Expires: Aug 1, 2018

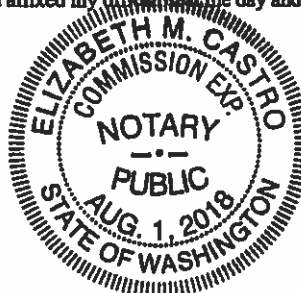


EXHIBIT "A"

A parcel of land situated within Government Lot 2 of Section 35, Township 11 North, Range 6 West, Boise Meridian, Washington County, Idaho, more particularly described as follows:

Beginning at the northeast corner of Government Lot 2 of Section 35, T.11 N., R. 6 W., B.M.;

Thence N 89°45'47" W-707.11 feet (formerly West 707.11 feet) along the north line of said Government Lot 2 to the TRUE POINT OF BEGINNING, which point is N 1°43'20" E - 21.52 feet from an iron pin (Reference: Book 80 of Deeds, page 8, Washington County, Idaho);

Thence N 89°45'47" W - 368.89 feet (formerly 369 feet, more or less) along the north line of said Government Lot 2, to a point which bears S 89°45'47" E - 209.00 feet along

the north line of said Government Lot 2 from the northwest corner of said Government Lot 2;

Thence S 0°13'31" W, parallel to the west line of said Government Lot 2, a distance of 716.69 feet;

Thence N 63°26'32" E (formerly N 64°12' E) - 382.81 feet;

Thence N 86°30'04" E (formerly N 57°12' E) - 15.82 feet;

Thence N 1°43'20" E - 535.51 feet (formerly North - 545 feet, more or less) to the TRUE POINT OF BEGINNING.

EXHIBIT "A"

FILE NO.: 100-95-4913

A parcel of land situated within Government Lot 2 of Section 35, Township 11 North, Range 6 West, Boise Meridian, more particularly described as follows:

Beginning at the northeast corner of Government Lot 2 of Section 35, T. 11 N., R. 6 W., B.M.;

Thence N 89°45'47" W - 707.11 feet (formerly west - 742 feet) along the north line of said Government Lot 2 to the TRUE POINT OF BEGINNING, which point is N 1°43'20" E - 21.52 feet from an iron pin (Reference: Book 80 of Deeds, page 8, Washington County, Idaho);

Thence N 89°45'47" W - 368.89 feet (formerly 369 feet, more or less) along the north line of said Government Lot 2, to a point which bears S 89°45'47" E - 209.00 feet along the north line of said Government Lot 2 from the northwest corner of said Government Lot 2;

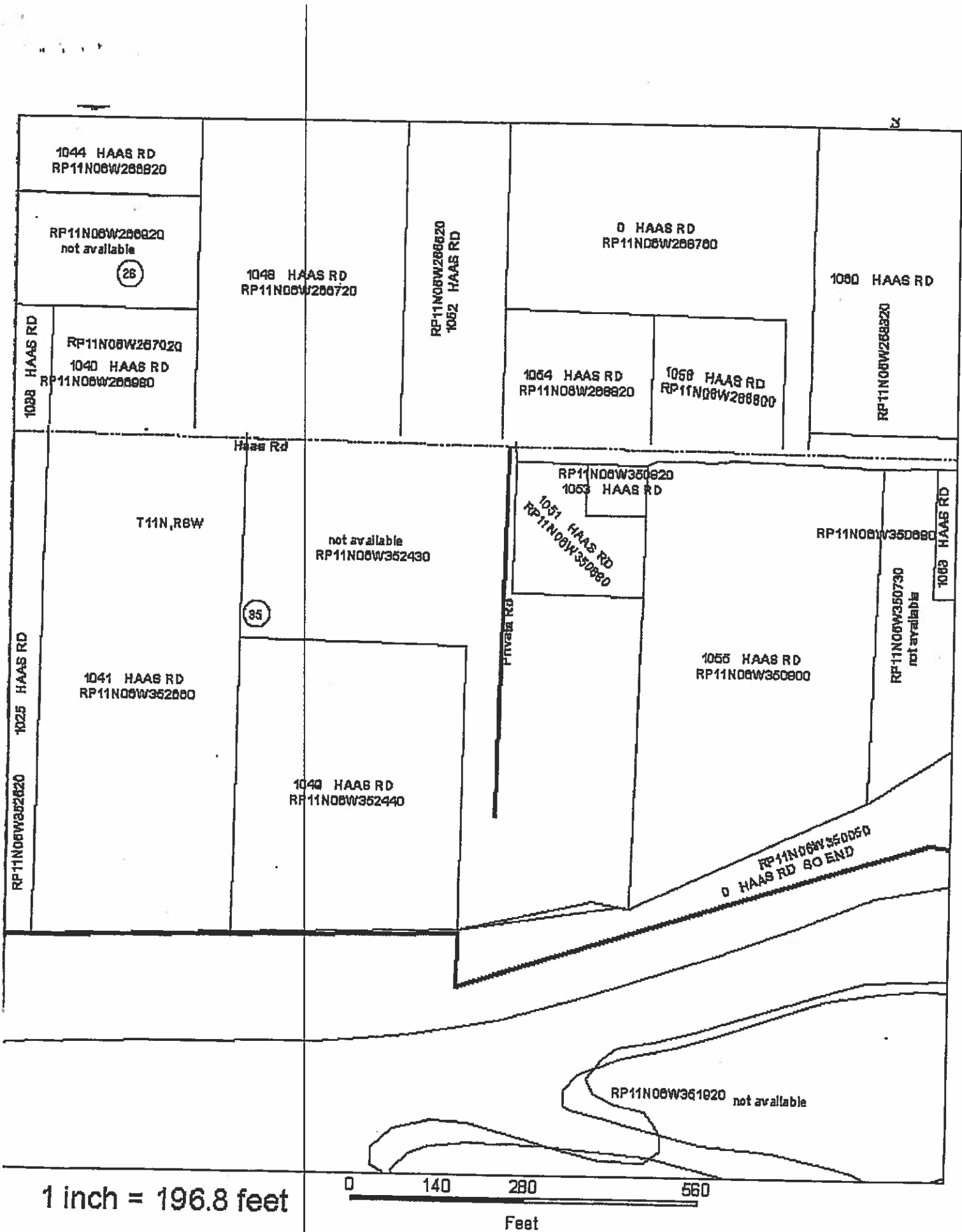
Thence S 0°13'31" W, parallel to the west line of said Government Lot 2, a distance of 716.69 feet;

Thence N 63°26'32" E (formerly N 64°12' E) - 382.81 feet;

Thence N 56°30'04" E (formerly N 57°12' E) - 15.82 feet;

Thence N 1°43'20" E - 535.51 (formerly North - 545 feet, more or less) to the TRUE POINT OF BEGINNING.

EXCEPTING the right-of-way of an existing County Road known as Haas Road, as now established along the north line of the above described parcel of land.



1 inch = 196.8 feet





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

May 17, 2016

WELLS FAMILY TRUST
PO BOX 688
WEISER ID 83672

RE: Notice of Ownership Change in Water Right No. 3-2052E

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 dark ink, appearing to read 'Chad Jones', is written over a horizontal line.

Chad Jones
Office Specialist II
Western Regional Office

Enclosures