

RECEIVED

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

MAY 06 2016

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Department of Water Resources
Eastern Region

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.

Water Right/Claim No.	Split?	Water Right/Claim No.	Split?	Water Right/Claim No.	Split?
74-966	Yes ☐	74-2227	Yes ☐		Yes ☐
74-967	Yes ☐	74-2283	Yes ☐		Yes ☐
74-1779	Yes ☐	74-7300	Yes ☐		Yes ☐
74-1830	Yes ☐	74-10070	Yes ☐		Yes ☐
74-2182	Yes ☐		Yes ☐		Yes ☐

2. Previous Owner's Name: Bar 20 Ranch & Bar 20 Ranch General Partnership (74-7300)
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Bar 20 Ranch, LLC, a Nevada Limited Liability Company
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or ☐ and/or
- 1560 Foothills Village Dr Henderson NV 89012
Mailing address City State ZIP
- 702 896-4465 spiro@abs.nv.com
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: 3-28-16
6. If the water right described herein has been rented from the Water Supply Bank, rental proceeds will be disbursed in the following manner regardless of any arrangements between the buyer(s) and seller(s) to the contrary:
- Rental payments will go to the lessor(s) of record at the beginning of the rental season.
 - If a change in ownership is processed by the Department during a rental season, rental payment will be made to the person or entity who is the lessor of record at the beginning of that rental season.
 - New lessor(s) of record will receive payment after the following rental season.
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.

SUPPORT DATA

IN FILE #

74-966

8. Signature: [Signature] Member 3/29/16
Signature of new owner/claimant Title, if applicable Date
- Signature: [Signature] Member 3/29/16
Signature of new owner/claimant Title, if applicable Date

For IDWR Office Use Only:

Received by [Signature]Date 5/2/2016Receipt No. E042063Receipt Amt. \$285.-

Approved by _____

Processed by [Signature]Date 5-16-16

RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:

Kenneth C. Jones, Esq.
Higgs Fletcher & Mack LLP
401 West A Street, Suite 2600
San Diego, California 92128

(Space Above For Recorder's Use)

SPECIAL WARRANTY DEED

For the consideration of ten dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, DAREL HOLLENBECK, a single man ("Grantor"), conveys and specially warrants to BAR 20 RANCH LLC, a Nevada limited liability company ("Grantee"), whose address is 126 Cassia Way, Suite 100, Henderson, Nevada 89014, Attn: Spiro Daskalos, and its successors and assigns forever the following described real property:

See Exhibit "A" attached hereto and incorporated herein by reference.

SUBJECT TO taxes and assessments for the year 2016 and all subsequent years, together with 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, including without limitation, those certain title exceptions set forth on Exhibit "B" attached hereto and incorporated herein by reference.

TOGETHER WITH all water rights and other entitlements to receive water for beneficial use on the described real property, including without limitation, all rights represented by any contract decree, license, permit, permit application, claim or storage entitlement, water shares and canal shares, and those water rights identified in the records of the Idaho Department of Water Resources for beneficial use on the described real property, and all ditches, ditch rights, easements and rights-of-way associated with the delivery of such water rights; including without limitation: Idaho Department of Water Resources, Water Right Decree Nos. 74-2182, 74-1779, 74-2227, 74-2283, 74-1830, 74-966, 74-7300, 74-967, and 74-10070.

TOGETHER WITH all appurtenant BLM, State of Idaho and US Forest Service grazing rights, preferences, leases and permits.

TOGETHER WITH all pumps, pivots and other irrigation equipment owned by Grantor and used or located on the Property.

This conveyance shall include any and all estate, right, title, interest, appurtenances, tenements, hereditaments, reversions, remainders, easements, rents, issues, profits, rights-of-way and water rights in anywise appertaining to the property herein described as well in law as in equity.

The Grantor covenants to the Grantee that Grantor is the owner in fee simple of said premises; that the premises are free from encumbrances created or suffered by the Grantor, excepting those as may be herein set forth, and excepting those of record, and that Grantor will warrant and defend the same from all lawful claims of or through Grantor, but none other.

IN WITNESS WHEREOF, the Grantor has executed this instrument on this 10 day of March, 2016.

Grantor:

Darel Hollenbeck
Darel Hollenbeck

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Diego

On March 10, 2016, before me, Christine D. Stansall a notary public, personally appeared Darel Hollenbeck who proved to me on the basis of satisfactory evidence 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 in his/~~her/their~~ authorized capacity~~(ies)~~, and that by his/~~her/their~~ signature~~(s)~~ on the instrument the person~~(s)~~, or the entity upon behalf of which the person~~(s)~~ acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Christine D. Stansall

(Seal)



EXHIBIT "A"

Description of Real Property

All that certain real property located in the County of Lemhi, State of Idaho, more particularly described as follows:

The E1/2 of the NW1/4,
the S1/2 of the NE1/4,
the E1/2 of the SE1/4
All in Section 19, Township 18 North, Range 24 East, of the Boise
Meridian.

Also:
the S1/2 of the NW1/4,
the N1/2 of the SW1/4,
the SW1/4 of the SW1/4,
the SW1/4 of the SE1/4,
the SE1/4 of the SW1/4
All in Section 20, Township 18 North, Range 24 East, of the Boise
Meridian

Also:
the NW1/4 of the NW1/4,
the NW1/4 of the NE1/4,
the E1/2 of the NW1/4,
the SW1/4 of the NW1/4,
the NW1/4 of the SW1/4,
Less T-2473:

A parcel of land located in the NW1/4 SW1/4, Section 29, Township 18 North, Range 24 East, Boise Meridian, Lemhi County, Idaho, more particularly described as follows:

Commencing at the Southwest corner of said Section 29, a distance of 1325.24 feet on a bearing of North 0 deg. 01'04" East; thence North 89 deg. 30'29" East, 742.69 feet to a point on an existing fence and being the REAL POINT OF BEGINNING.

Thence North 89 deg. 30'29" East, 578.18 feet;
Thence North 0 deg. 01'13" West, 642.28 feet to a point on an existing fence;
Thence South 42 deg. 16'22" West, 763.80 feet along said fence;
Thence South 38 deg. 00'57" West, 104.17 feet along said fence to the REAL POINT OF
BEGINNING.

All in Section 29, Township 18 North, Range 24 East, of the Boise
Meridian

Also:

A parcel of land located in the NE1/4SW1/4, Section 29 Township 18 North, Range 24 East, Boise Meridian, Lemhi County, Idaho, more particularly described as follows:

Commencing at the Southwest Section Corner of said Section 29, from which the South Quarter Corner of Section 29 bears North 89 deg. 35'15" East a distance of 1325.24 feet on a bearing of North 0 deg. 01'04" East to the Northwest corner of the SW1/4 SW1/4; thence North 89 deg. 30'29" East, 1320.87 feet to Southwest Corner of the NE1/4 SW1/4; thence North 0 deg. 01'13" West, 642.28 feet along the West boundary of the NE ¼ SW ¼ to a point on an existing fence and being the REAL POINT OF BEGINNING. Thence the following courses and distances along said fence:

North 42 deg. 16'22" East, 39.78 feet;

North 0 deg. 20'21" West, 649.93 feet;

North 89 deg. 10'43" East, 1296.92 feet to the Northeast corner of the NE1/4 SW 1/4;

Thence South 89 deg. 25'42" West, 1320.01 feet;

Thence South 0 deg. 01'13" East, 684.78 feet to the REAL POINT OF BEGINNING.

Also:

A parcel of land located in the SW1/4 SW1/4, Section 29, Township 18 North, Range 24 East, Boise Meridian, Lemhi County, Idaho, more particularly described as follows:

Commencing at the Southwest Section Corner of said Section 29, from which the South Quarter corner of Section 29 bears North 89 deg. 35'15" East, a distance of 315.78 feet on a bearing of North 0 deg. 01'04" East along the West boundary of Section 29 to a point on an existing fence and being the REAL POINT OF BEGINNING.

Thence the following courses and distances along said fence:

North 31 deg. 01'26" East, 330.95 feet;

North 38 deg. 00'57" East, 929.41 feet;

Thence South 89 deg. 30'29" West, 742.69 feet to the Northwest corner of the SW1/4 SW 1/4;

Thence South 0 deg. 01'04" West, 1009.46 feet to the REAL POINT OF BEGINNING.

Also:

the E1/2 of the E1/2,

the NW1/4 of the SE1/4,

the SW1/4 of the NE1/4,

the SE1/4 of the NW1/4

All in Section 30, Township 18 North, Range 24 East, of the Boise Meridian

Also:

Lot 3 and Lot 19

In Section 31 Township 18 North, Range 24 East, of the Boise Meridian

EXHIBIT "B"

Title Exceptions

[Attached]

SCHEDULE B - Section 2

Exceptions

Any policy we issue will have the following exceptions unless they are taken care of to our satisfaction.

PART 1:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
2. Any facts, rights, interest, or claims which are not known by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.
3. Easements, claims of easement or encumbrances which are not shown by the public records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title including discrepancies, conflicts in boundary lines, shortage in area, or any other facts that would be disclosed by an accurate and complete land survey of the land, and that are not shown in the public records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patent or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the public records.
6. Any liens, or rights to a lien, for services, labor or material theretofore or hereafter furnished, imposed by law and not shown by the public records.
7. General taxes and assessments for the year 2015 are paid. General taxes and assessments for the year 2016 are an accruing lien.
8. Restrictions and reservations contained in the United States patent(s) to said land.
9. Exceptions and Reservations contained in the United States of America patents:
11-84-0042 recorded Jan. 28, 1991 as Instrument No. 209450
11-84-0044 recorded Jan. 28, 1991 as Instrument No. 209451

A) A right-of-way thereon for ditches and canals constructed by the authority of the United States. Act of Aug.30, 1890, 26 Stat. 391; 43 U.S.C. 945.

B) All mineral deposits in the lands so patented pursuant to the Act of October 21, 1976 (90 Stat. 2757; 43 U.S.C. 1719) and to it, or persons authorized by it, the right to prospect, mine, and remove such deposits from the same under applicable law and such regulations as the Secretary of the Interior may prescribe.

10. Any right, title or interest in any minerals, mineral rights or related matters, including but not limited to oil, gas, coal and other hydrocarbons, sand, gravel or other common variety materials, whether or not shown by the public records.
11. Power Line Easement granted to Idaho Power Company, recorded March 24, 1947 as Instrument No. 65580.
12. Power Line Easement granted to Idaho Power Company, recorded October 21, 1948 as Instrument No. 69015.
13. Power Line Easement granted to Idaho Power Company, recorded April 27, 1948 as Instrument No. 67709.
14. All matters, covenants, conditions, restrictions, easements and any rights, interests or claims which may exist by reason thereof, disclosed by the recorded survey, corrections and amendments of said survey shown on Record of Survey recorded Jan. 08, 1997, as Instrument No. 232188, Book 10, Page 8, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
15. Unrecorded Cash Farm Lease dated Nov. 01, 2013 between Randy Hollenbeck, Hollenbeck Trust, landlord and Von & Debbie Bean, tenant.
16. The right, title and interest of the public in and to those portions of the above described premises falling within the bounds of roads, and/or highways, dedicated and or otherwise used by the public, and subject to all easements and restrictions attendant and pertinent to said roads and/or highways.

THE BAR 20 RANCH LLC

Business Entity Information

Status:	Active	File Date:	2/10/2016
Type:	Domestic Limited-Liability Company	Entity Number:	E0063732016-4
Qualifying State:	NV	List of Officers Due:	2/28/2017
Managed By:	Managers	Expiration Date:	
NV Business ID:	NV20161083782	Business License Exp:	2/28/2017

Additional Information

Central Index Key:	
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Registered Agent Information

Name:	SHUMWAY VAN LLC	Address 1:	8985 S EASTERN AVE STE 100
Address 2:		City:	LAS VEGAS
State:	NV	Zip Code:	89123
Phone:		Fax:	
Mailing Address 1:		Mailing Address 2:	
Mailing City:		Mailing State:	NV
Mailing Zip Code:			
Agent Type:	Commercial Registered Agent - Corporation		
Jurisdiction:	STATE OF NEVADA	Status:	Active

Financial Information

No Par Share Count:	0	Capital Amount:	\$ 0
No stock records found for this company			



Officers

☐ Include Inactive Officers

Manager - ANNETTE DASKALOS

Address 1:	1560 FOOTHILLS VILLAGE DRIVE	Address 2:	
City:	HENDERSON	State:	NV
Zip Code:	89012	Country:	USA
Status:	Active	Email:	

Manager - SPIRO DASKALOS

Address 1:	1560 FOOTHILLS VILLAGE DRIVE	Address 2:	
City:	HENDERSON	State:	NV
Zip Code:	89012	Country:	USA
Status:	Active	Email:	

- Actions\Amendments			
Action Type:		Articles of Organization	
Document Number:		20160063265-61	# of Pages: 1
File Date:		2/10/2016	Effective Date:
(No notes for this action)			
Action Type:		Initial List	
Document Number:		20160063266-72	# of Pages: 1
File Date:		2/10/2016	Effective Date:
(No notes for this action)			



State of Idaho

DEPARTMENT OF WATER RESOURCES

322 East Front Street • P.O. Box 83720 • Boise, Idaho 83720-0098

Phone: (208) 287-4800 • Fax: (208) 287-6700 • Web Site: www.idwr.idaho.gov

GARY SPACKMAN
Director

C.L. "BUTCH" OTTER
Governor

May 17, 2016

BAR 20 RANCH LLC
1560 FOOTHILLS VILLAGE DR
HENDERSON NV 89012

Re: Change of Ownership for Water Right/Permit No(s): 74-966, 74-967, 74-1779, 74-1830, 74-2182, 74-2227, 74-2283, 74-7300 and 74-10070

Dear Water Right Holder(s):

The Department acknowledges the receipt of correspondence changing ownership of the above referenced water right(s) to you. The Department has modified its records to reflect this 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 § 42-222 and §42-223, Idaho Code.

Filing fees for Changes in Ownership are \$25 per *undivided* water right. The total for your request was \$ 225. A refund of \$60 has been requested and will be sent to Lemhi County and Abstract Co. under separate cover from the Idaho State Controller's Office within 10 days.

Also 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. Water right 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 me at (208) 287-4942.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jean Hersley', written over a horizontal line.

Jean Hersley
Technical Records Specialist II

Enclosure(s)

c: Water District No. 74
Lemhi County & Abstract Co.

MEMORANDUM

TO: Sascha Marston
FROM: Jean Hersley 
DATE: May 16, 2016
RE: Refund: Change of Ownership

Please refund \$60. Overpayment

NAME: LEMHI COUNTY & ABSTRACT CO INC
ADDRESS: 401 MAIN ST STE2
SALMON ID 83467

RECEIPT #: E042063

Thank you.

Jean