

RECEIVED

APR 06 2016

DEPARTMENT OF
WATER RESOURCES

Form 42-248/42-1409(6) Rev. 1/15

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?
WR 69-4012	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: Darrell L. Brown and Manila A. Brown
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Adams Bear Creek Ranch, LLC
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or ☐ and/or
- 1095 Calf Pen Road Council ID 83612
Mailing address City State ZIP
(210)375-5743 katie@hixonranch.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: January 8, 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):
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] George C. "Tim" Hixon, Member 3/30/16
Signature of new owner/claimant Title, if applicable Date

Signature: _____ Title, if applicable Date

For IDWR Office Use Only:

Received by [Signature] Date 4/6/16 Receipt No. C101805 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 _____ Processed by [Signature] Date 5-3-16

**RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:**

Eberle, Berlin, Kading, Turnbow & McKlveen, Chld.
c/o William J. McKlveen
PO. Box 1368
Boise, ID 83617
wmcklveen@eberle.com

Instrument # 129077

COUNCIL, ADAMS, IDAHO

1-8-2016 10:15:52 AM No. of Pages: 3

Recorded for : AMERITITLE

SHERRY WARD

Ex-Officio Recorder Deputy

Index to: DEED

Fee: 16.00

Sherry Ward

80248AM

(Space Above For Recorder's Use)

WARRANTY DEED

For good and valuable consideration, the receipt of which is hereby acknowledged, Darrell Lee Brown and Manila Ann Brown, husband and wife ("Grantor"), conveys, bargains, and sells to Adams Bear Creek Ranch, LLC, an Idaho limited liability company, ("Grantee"), whose address is 1095 Calf Pen Road, Council, Idaho 83612 and its successors and assigns forever, the following described real property in Adams County, Idaho:

See *Exhibit A* attached hereto and incorporated herein.

This conveyance shall include any and all estate, right, title, interest, appurtenances, tenements, hereditaments, reversions, remainders, easements, rents, issues, profits, rights-of-way, mineral rights, water rights, and shares in a canal or ditch company in anywise appertaining to the property herein described.

The Grantor covenants to the Grantee that Grantor is the owner in fee simple of said property; that the property is free from all encumbrances, 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.

IN WITNESS WHEREOF, the Grantor has executed this instrument effective the 8th day of January, 2016.

Darrell Lee Brown

Manila Ann Brown

Darrell L Brown

Manila A Brown

STATE OF IDAHO)
) ss.
County of Adams)

On this 5th day of January, 2016, before me, the undersigned a Notary Public in and for said State, personally appeared **Darrell Lee Brown**, known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he 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.

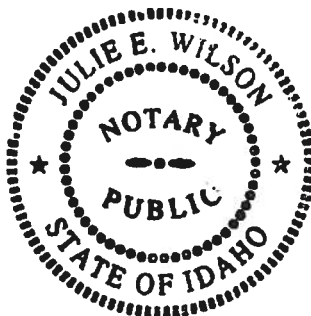


Julie E. Wilson
NOTARY PUBLIC FOR IDAHO
My Commission Expires 5/21/16

STATE OF IDAHO)
) ss.
County of Adams)

On this 5th day of January, 2016, before me, the undersigned a Notary Public in and for said State, personally appeared **Manila Ann Brown**, known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he 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.



Julie E. Wilson
NOTARY PUBLIC FOR IDAHO
My Commission Expires 5/21/16

EXHIBIT "A"

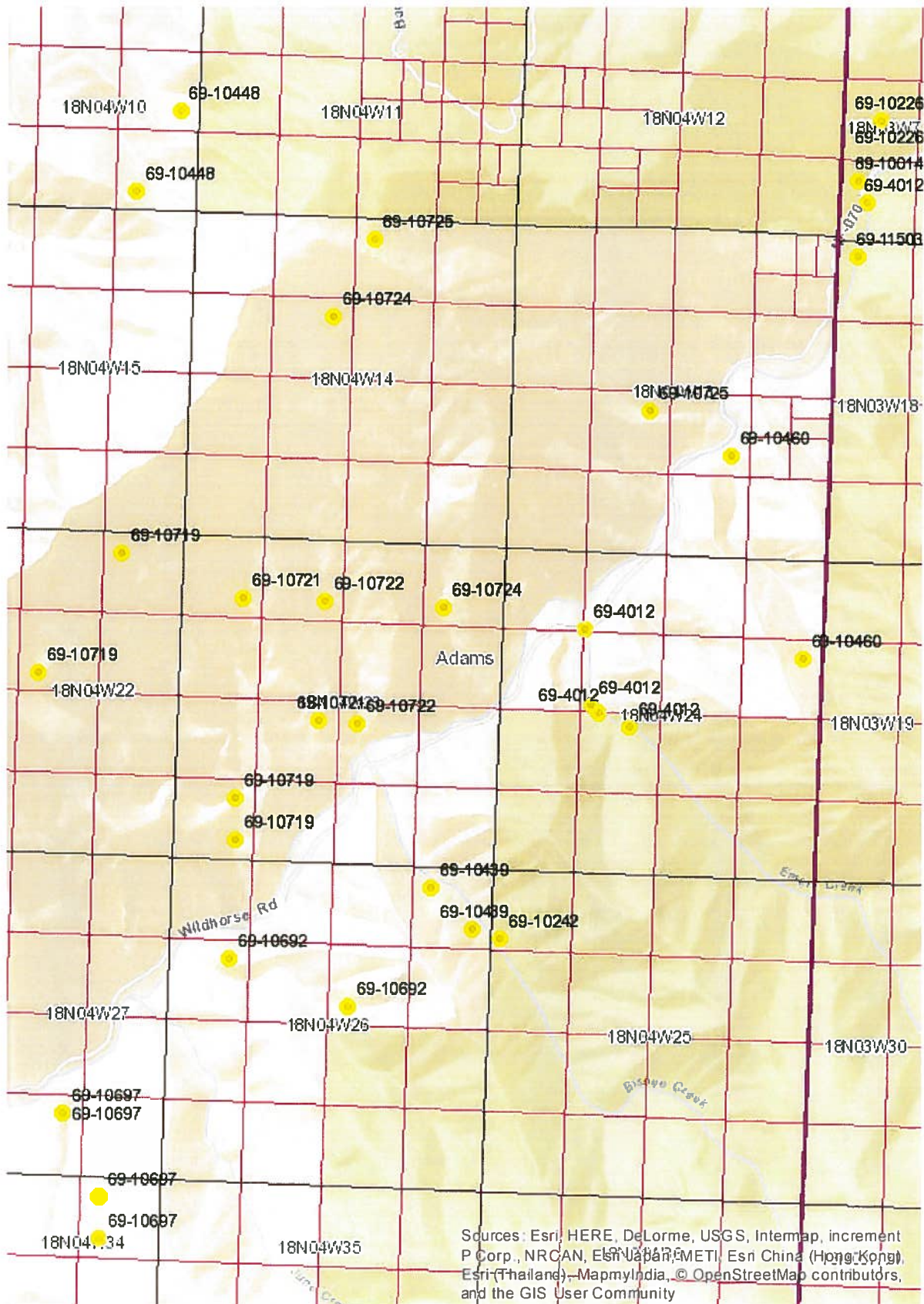
80048AM

Township 18 North, Range 3 West, Boise Meridian, Adams County, Idaho:
Section 18: A strip of land 20 rods wide along the entire West side of Lot 1

Township 18 North, Range 4 West, Boise Meridian, Adams County, Idaho:
Section 13: Lots 2, 5, 6 and 7, SW1/4NE1/4NE1/4NE1/4,
S1/2SW1/4NE1/4NE1/4, NE1/4SE1/4SW1/4NE1/4,
S1/2SE1/4SW1/4NE1/4, N1/2NW1/4NE1/4SE1/4,
SW1/4NW1/4NE1/4SE1/4, N1/2NW1/4SE1/4, SW1/4NW1/4SE1/4,
N1/2SE1/4NW1/4SE1/4, SW1/4SE1/4NW1/4SE1/4,
N1/2NW1/4SW1/4SE1/4, SE1/4NE1/4NE1/4SW1/4, SE1/4NE1/4SW1/4,
N1/2NE1/4SE1/4SW1/4, SW1/4NW1/4SW1/4SE1/4,
W1/2SW1/4SW1/4SE1/4, S1/2N1/2SE1/4SW1/4 AND S1/2SE1/4SW1/4

Section 23: NE1/4SE1/4NE1/4, E1/2NW1/4SE1/4NE1/4,
N1/2SE1/4SE1/4NE1/4 AND NE1/4SW1/4SE1/4NE1/4

Section 24: W1/2NE1/4NE1/4NW1/4, W1/2NE1/4NW1/4,
S1/2NW1/4NW1/4, W1/2SE1/4NW1/4, N1/2SW1/4NW1/4,
N1/2S1/2SW1/4NW1/4 AND SE1/4SE1/4SW1/4NW1/4





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 3, 2016

ADAMS BEAR CREEK RANCH LLC
1095 CALF PEN RD
COUNCIL ID 83612

Re: Change of Ownership for Water Right/Permit No(s): 69-4012

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.

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,

Jean Hersley
Technical Records Specialist II

Enclosure(s)

c: Eberle Berlin

EBERLE BERLIN

ADAM BOONE LITTLE
alittle@eberle.com

ATTORNEYS AND COUNSELORS AT LAW
EST. 1903

PHONE: (208) 344-8535
FACSIMILE: (208) 344-8542

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DEPARTMENT OF
WATER RESOURCES

April 5, 2016

IDWR State Office
322 East Front St., 6th Floor
P.O. Box 83720
Boise, ID 83720-0098

Re: *Adams Bear Creek Ranch, LLC – WR 69-4012*

Dear Sir/Madam:

We are the attorneys for Adams Bear Creek Ranch, LLC. Enclosed please find:

1. Notice of Change in Water Right Ownership in regards to WR 69-4012;
2. Warranty deed;
2. Map identifying the POD and POU for WR 69-4012; and
3. Our check in the amount of \$25.00 for the filing fee.

If you have any questions, please contact me.

Best Regards,

/s/

Adam Boone Little

ABL/jbf
Enclosures
cc: Client
00580547.000.docx

EBERLE, BERLIN, KADING, TURNBOW & MCKLVEEN, CHTD.

BOISE PLAZA • 1111 W. JEFFERSON STREET, SUITE 530 • POST OFFICE BOX 1368 • BOISE, IDAHO 83701

WWW.EBERLEBERLIN.COM