

RECEIVED

FEB 10 2016

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

Notice of Change in Water Right Ownership

WATER RESOURCES
WESTERN REGION

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?
2-7172-K	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: Christy Zito and Gordon John Zito
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): W Home LLC ✓
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or ☐ and/or
- 17220 S. Cloverdale Road Kuna ID 83634
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: 02-08-2016
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: Bryce W. Anderson managing manager 2-7-16
Signature of new owner/claimant Title, if applicable Date

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

For IDWR Office Use Only:

Received by [initials] Date 2/10/16 Receipt No. W043882 Receipt Amt. \$25.00
 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 [initials] Approved by [initials] Processed by [initials] Date [initials]

Not
Processed
4/7/16
[initials]

WARRANTY DEED

16012

For Value Received,

CHRISTY ZITO, A SINGLE WOMAN

the Grantor does hereby grant, bargain, sell, convey and warrant unto

TITLEONE EXCHANGE COMPANY

the Grantee whose current address is:
1101 W River St., Suite 201, Boise, ID 83702

the following described real property in Elmore County, State of Idaho more particularly described as follows, to-wit:

See Exhibit "A" attached hereto and made a part hereof.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, his heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that he is the owner in fee simple of said premises; that said premises are free from all encumbrances, EXCEPT those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee(s); and subject to reservations, restrictions, dedications, easements, rights of way and agreements, (if any) of record, and general taxes and assessments, (including irrigation and utility assessments, if any) for the current year, which are not yet due and payable, and that he will warrant and defend the same from all lawful claims whatsoever, except those of record.

Date: February 4, 2016

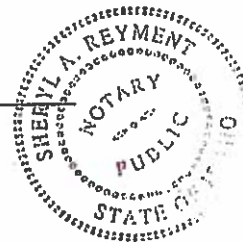
Christy Zito
Christy Zito

State of Idaho
County of Elmore

On this 4th day of February, 2016, before me, the undersigned, a Notary Public, in and for said State, personally appeared CHRISTY ZITO, known to me, and/or identified to me on the basis of satisfactory evidence, to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same.

WITNESS MY HAND AND OFFICIAL SEAL

Sheryl A. Reymert
Notary Public
Residing at: Mountain Home
Commission Expires: 1-6-18



*to be transferred
to W Home LLC
upon completion
to 1031 improvements*

EXHIBIT "A"

A parcel of land in Lot 1, Block 33 and a portion of a certain un-named vacated road in the Fruitland Subdivision, Section 2, Township Six South, Range Eight East, Boise Meridian, Elmore County, Idaho and being more specifically described as follows:

Commencing at the East Quarter Corner of Section Two, Township Six South, Range Eight East, Boise Meridian, a distance of 25.00 feet on a bearing of South 89°59'06" West; thence

A distance of 30.00 feet on a bearing of South 0°05'45" East; thence

A distance of 1010.40 feet on a bearing of South 89°59'06" West to the REAL POINT OF BEGINNING:

Thence from this REAL POINT OF BEGINNING and continuing a distance of 246.42 feet on a bearing of South 89°59'06" West;

Thence a distance of 578.98 feet on a bearing of South 0°06'07" East;

Thence a distance of 184.98 feet on a bearing of North 79°51'24" East;

Thence a distance of 65.02 feet on a bearing of North 81°11'24" East;

Thence a distance of 536.51 feet on a bearing of North 0°06'07" West to the REAL POINT OF BEGINNING.

TOGETHER WITH WATER RIGHT NO. 2-7172-K

QUITCLAIM DEED

00-000

FOR VALUE RECEIVED

Gordon John Zito former spouse of Christy Zito, a divorced man

HEREINAFTER "GRANTOR" DOES RELEASE AND FOREVER QUITCLAIM UNTO
Christy Zito, a divorced woman

WHOSE ADDRESS IS: 2188 S. Riverview Rd Hammett, ID 83627

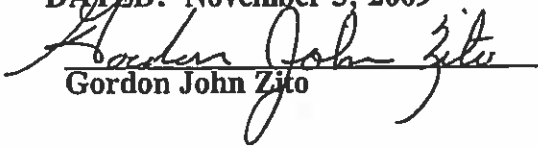
HEREINAFTER "GRANTEE," AND TO HIS HEIRS AND ASSIGNS, ALL RIGHT, TITLE AND INTEREST
GRANTOR HAS OR MAY HEREAFTER ACQUIRE THE FOLLOWING DESCRIBED REAL PROPERTY:

(See Attached)

Instrument # 410866
Elmore County, Idaho
11:13am Nov. 10, 2009
For: CHRISTY ZITO
No. of Pages: 2 Fee: \$6.00
MARSA PLUMMER, Recorder
Deputy: DLE

TO HAVE AND TO HOLD, ALL AND SINGULAR THE SAID PREMISES, TOGETHER WITH THEIR
APPURTENANCES, UNTO GRANTEE, AND TO HIS HEIRS AND ASSIGNS FOREVER.

DATED: November 3, 2009

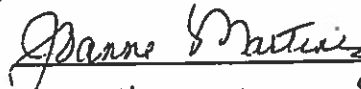

Gordon John Zito

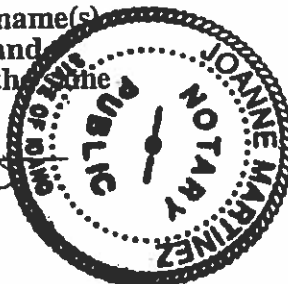
State of Idaho, County of _____

On this 9th day of November 2009,
before me, a notary public in and for said
State personally appeared

Gordon John Zito

known to me to be the person(s) whose name(s)
is subscribed to the within instrument and
acknowledged to me that he executed the same


Residing at Aliens Ferry
Commission Expires 9/28/13



CASE NO.: 00-000

LEGAL DESCRIPTION

A parcel of land in Lot 1, Block 33 and a portion of a certain un-named vacated road in the Fruitland Subdivision, Section 2, Township Six South, Range Eight East, Boise Meridian, Elmore County, Idaho and being more specifically described as follows: Commencing at the East Quarter Corner of Section Two, Township Six South, Range Eight East, Boise Meridian, a distance of 25.00 feet on a bearing of South 89°59'06" West; thence A distance of 30.00 feet on a bearing of South 0°05'45" East; thence A distance of 1010.40 feet on a bearing of South 89°59'06" West to the REAL POINT OF BEGINNING: Thence from this REAL POINT OF BEGINNING and continuing a distance of 246.42 feet on a bearing of South 89°59'06" West; Thence a distance of 578.98 feet on a bearing of South 0°06'07" East; Thence a distance of 184.98 feet on a bearing of North 79°51'24" East; Thence a distance of 65.02 feet on a bearing of North 81°11'24" East; Thence a distance of 536.51 feet on a bearing of North 0°06'07" West to the REAL POINT OF BEGINNING.

Jones, Chad

From: Jones, Chad
Sent: Thursday, April 07, 2016 8:49 AM
To: Carlos, Rhea
Subject: Refund: GUARANTY TITLE CO

TO: Rhea Carlos

FROM: Chad Jones

DATE: April 7, 2016

RE: Refund: Ownership Change 2-7172K

Please refund \$25. W HOME LLC filed an ownership change for 1 water right on 2/10/16. The fee was paid by GUARANTY TITLE CO. The warranty deed is not in the applicant's name and a letter sent on 2/26/16 requesting correct documentation was not answered.

Please issue a refund of \$25.00 to:

GUARANTY TITLE CO
206 S 3RD EAST ST
MOUNTAIN HOME ID 83647

RECEIPT #

W043882



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

April 7, 2016

W HOME LLC
17220 S CLOVERDALE RD
KUNA ID 83634

RE: Ownership Change for Water Right No. 2-7172K

Dear Applicants:

This is a follow up to the letter sent on 02/26/2016 by the Department that did not receive a response. The Department of Water Resources acknowledges receipt of your Notice of Change in Water Right Ownership. However, the application has not been processed due to insufficient documentation.

The following was either not submitted with the notice or needs some clarification:

- 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. The deed submitted with the application is in the name of the title company (TITLEONE EXCHANGE COMPANY) not the applicant.

Because the Department cannot process this request at this time, we are returning the application and all attachments. You may submit this form with the required documentation and fees at any time. A refund had been requested and will be sent to the payer (GUARANTY TITLE CO.) under separate cover.

Thank you for your cooperation, if you have any questions please contact this office at (208)334-2190.

Sincerely,

Chad Jones
Office Specialist II
Western Region Office

Enclosures



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

2/26/2016

W HOME LLC
17220 S CLOVERDALE RD
KUNA ID 83634

RE: Ownership Change for Water Right No. 2-7172K

Dear Applicants,

The Department of Water Resources acknowledges receipt of your request for an ownership change on the water right mentioned above. However, after reviewing the request, it was determined the form was not completed and additional documentation is needed to complete this request.

Please complete and submit the requested documentation listed below:

- 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.

The warranty deed submitted with the application shows the transfer of property to TITLEONE EXCHANGE COMPANY with a note handwritten on the deed stating "to be transferred to W Home LLC upon completion to 1031 improvements." The Department is unable to transfer ownership of water right 2-7172K to W HOME LLC until a warranty deed showing this chain of events is provided. Please forward the warranty deed as soon as it is available in order for the Department to move forward on processing the ownership change.

Because the Department cannot process this request at this time, we will hold any action on your notice pending receipt of the necessary documentation. If we do not receive the required documentation within 30 days, the notice will be returned and will not be processed.

Thank you for your cooperation. If you have any questions please, contact this office at 208-334-2190.

Sincerely,

A handwritten signature in black ink, appearing to read "Chad Jones", is written over a horizontal line.

Chad Jones
Office Specialist II
Western Regional Office

Enclosures