

RECEIVED

JAN 25 2016

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

Notice of Change in Water Right Ownership

DEPT OF WATER RESOURCES
SOUTHERN 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?
71-7016	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: The Hosac Company, LLC
Name of current water right holder/claimant

3. New Owner(s)/Claimant(s): Wood River Land Trust
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or ☐ and/or

119 E. Bullion St. Hailey ID 83333
Mailing address City State ZIP
(208)-788-3947 kyork@woodriverlandtrust.org
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: 2/6/2015

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] EXECUTIVE DIR 1/22/16
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 DM Date 2-1-2016 Receipt No. 5035239 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 _____ Date _____

RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:

Wood River Land Trust
119 E. Bullion St.
Hailey, ID 83333
(208)-788-3947

224579 TD

Space above line reserved for Recorder's use only.

WARRANTY DEED

For value received, the receipt of which is hereby acknowledged, Valley Creek L.L.C., an Idaho limited liability company ("Seller"), conveys, grants and warrants to Wood River Land Trust Company, a nonprofit corporation organized and duly existing under Idaho law ("Buyer"), whose address is 119 E. Bullion Street, Hailey, Idaho 83333, the following described real property:

Parcel 1: Lot 15B, Sawtooth Terra Tracts, Custer County, Idaho, as shown by the Official Plat thereof, filed June 25, 1972, as Instrument No. 133588 and as shown on the Lot Line Shift Plat filed February 15, 2002, as Instrument No. 224409, all records of Custer County, Idaho.

Parcel 2: Lots 1A, 2A, 3A, 4A, 5A, 6A, 7A, 8A, 9A, 10A, 11A, 12A, 13A, 14A, 15A, 16A, 17A, 18A, 19A, 20A, 21A, 22A, 23A, 24A, 25A, and 26A, Valley Creek Tracts, Custer County, Idaho, as shown by the Official Plat thereof, filed October 10, 1972, as Instrument No. 134492 and shown on the Lot Line Shift Plat filed February 15, 2002, as Instrument No. 224410, all records of Custer County, Idaho.

Parcel 3: Together with a perpetual easement to be used in common with Grantors located in Section 4, Township 10 North, Range 13 East, Boise Meridian, said Custer County, Idaho, 60 feet in total width, being 30 feet on each side of a center line described as commencing at the Southeast corner of said Section 4, thence North 84°16'57" West 1,891.56 feet more or less to a point on the North right of way line of Idaho State Highway No. 21 and the real point of beginning; thence North 8°57'10" East 57.03 feet more or less; thence along a curve to the left that has a central angle of 47°08'20" a radius of 190.99 feet and a length of 157.25 to a point; thence North 56°05'30" East 162.89 feet to a point on the Northerly bank of Valley Creek.

TOGETHER WITH all the improvements, privileges and appurtenances thereunto belonging.

SUBJECT TO taxes and assessments for the year 2015 and all subsequent years, and those encumbrances listed on Exhibit A attached hereto and incorporated herein by reference.

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 Seller covenants to the Buyer that Seller is the owner in fee simple of said premises; that the premises are free from all encumbrances, excepting those as may be herein set forth, and excepting those of record, and that Seller will warrant and defend the same from all lawful claims.

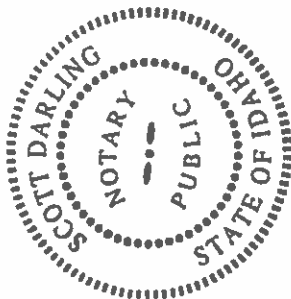
IN WITNESS WHEREOF, the Seller has executed this instrument on this 3rd day of February, 2014. 2015

VALLEY CREEK, L.L.C.

James E. Hosac
By: James E. Hosac
Its: Authorized Member

STATE OF IDAHO)
County of Ada) ss.

On this 3rd day of February, 2015, before me, a notary public in and for the State of Idaho, personally appeared James E. Hosac, known or identified to me to be the Authorized Member of Valley Creek, L.L.C., the limited liability company that executed the instrument or the person who executed the instrument on behalf of said limited liability company, and acknowledged to me that such limited liability company executed the same.



[Signature]
Notary Public for Idaho
Commission Expires: RESIDING: BOISE, ID
Residing: COMMISSION EXPIRES: 11-28-19

SUBJECT TO taxes and assessments for the year 2015 and all subsequent years, and those encumbrances listed on Exhibit A attached hereto and incorporated herein by reference.

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.

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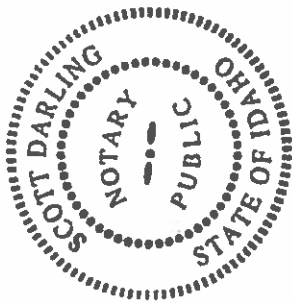
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STATE OF IDAHO)
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[Signature]
Notary Public for Idaho
Commission Expires: _____
Residing: _____
RESIDING: BOISE, ID
COMMISSION EXPIRES: 11-28-19

Exhibit A to Warranty Deed

10. Easements, reservations, notes and/or dedications as shown on the official plat of Sawtooth Terra Tracts.

11. Easements, reservations, notes and/or dedications as shown on the official plat of Valley Creek Tracts.

12. An easement for the purpose shown below and rights incidental thereto as set forth in a document:

Granted To: State of Idaho

Purpose: self-cleaning fish screen

Recorded: June 23, 1961

Instrument No.: 115439

13. Right of the State of Idaho to negative easement in deed to the State of Idaho recorded: April 5, 1967

Instrument No.: 122425

As follows:

"Grantors agree that no building or structures except irrigation or drainage structures will be permitted to be constructed within 20 feet of the real property above described."

"Grantors convey unto the State the right to prohibit junkyards and outdoor advertising signs, displays and devices (in conformity with Public Law 89-285 and state and federal regulations pertaining thereto) on any of Grantor's remaining land within 660 feet of the right of way or said project; except that advertising, relating to business conducted on any of the Grantor's remaining land may be utilized exclusively for said business."

14. Covenants, conditions and restrictions, but omitting any covenant or restriction based on race, color, religion, sex, sexual orientation, disability, handicap, familial status, marital status, ancestry, national origin or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.

Recorded: January 26, 1972

Instrument No.: 133589

16. The provisions contained in Sanitary Regulations and Recommendations,

Recorded: February 15, 2002,

Instrument No.: 224408.

17. Agreement and the terms and conditions contained therein

Between: Salmon River Electric Cooperative, Inc.

And: The Hosac Company, Inc.

Recorded: March 15, 2006

Instrument No.: 233584

State of Idaho
Department of Water Resources

Water Right
71-7016

HEATING

The map depicts the place of use for the water use listed above and point(s) of diversion of this right as currently derived from interpretations of the paper records and is used solely for illustrative purposes. Discrepancies between the computer representation and the permanent document file will be resolved in favor of the actual water right documents in the water right file.

13E



0 0.015 0.03 0.06 Miles

-  Point of Diversion
-  Place Of Use Boundary
-  Townships
-  PLS Sections



State of Idaho
Department of Water Resources

Water Right
71-7016

RECREATION

The map depicts the place of use for the water use listed above and point(s) of diversion of this right as currently derived from interpretations of the paper records and is used solely for illustrative purposes. Discrepancies between the computer representation and the permanent document file will be resolved in favor of the actual water right documents in the water right file.

13E



0 0.015 0.03 0.06 Miles

-  Point of Diversion
-  Place Of Use Boundary
-  Townships
-  PLS Sections





State of Idaho

DEPARTMENT OF WATER RESOURCES

Southern Region • 650 Addison Ave W, Suite 500 • Twin Falls, Idaho 83301-5858

Phone: (208) 736-3033 • Fax: (208) 736-3037 • Website: www.idwr.idaho.gov

C.L. "BUTCH" OTTER
Governor

GARY SPACKMAN
Director

February 2, 2016

WOOD RIVER LAND TRUST
119 E BULLION ST
HAILEY ID 83333

RE: Change of Ownership for Water Right Nos. 71-7016

Dear Water Right Holder(s):

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

A handwritten signature in cursive script, appearing to read 'Trish Fawcett'.

Trish Fawcett
Technical Records Specialist

Enclosure(s)