

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

Notice of Change in Water Right Ownership

RECEIVED

DEC 18 2015

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?
D 3-2042A	Yes ☐	Yes ☐		Yes ☐	Yes ☐
WC 67-14495	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Lazy River Mobile Retreat, LLC

Name of current water right holder/claimant

3. New Owner(s)/Claimant(s): Private Nation Properties, LLC

New owner(s) as listed on the conveyance document

Name connector

☐ and ☐ or ☐ and/or

313 Judah Street #4

Roseville

CA

95678

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: _____

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: Michelle E. Hugg

Signature of new owner/claimant

Manager Member

Title, if applicable

12/3/15

Date

- Signature: [Signature]

Signature of new owner/claimant

Manager Member

Title, if applicable

12/3/15

Date

For IDWR Office Use Only:

Received by -BS- Date 12/14/15

Receipt No. W043746

Receipt Amt. \$50⁰⁰

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 [Signature]

Approved by [Signature]

Processed by [Signature]

Date 1/12/16

DE ✓

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Water Right/Claim No.	Split?	Leased to Water Supply Bank?	Water Right/Claim No.	Split?	Leased to Water Supply Bank?
D 3-2042A	Yes ☐	Yes ☐		Yes ☐	Yes ☐
UL 67-14495	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Lazy River Mobile Retreat, LLC
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Private Nation Properties, LLC
New owner(s) as listed on the conveyance document
- 313 Judah Street #4 Roseville CA 95678
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: _____
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).

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- ☐ 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: Michelle E. Pugh Manager Member 12/3/15
Signature of new owner/claimant Title, if applicable Date
- Signature: [Signature] Manager Member 12/3/15
Signature of new owner/claimant Title, if applicable Date

For IDWR Office Use Only:

Received by [Signature] Date 12/14/15 Receipt No. WOU3746 Receipt Amt. 50.-

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 X Approved by [Signature] Processed by [Signature] Date 1/2/16

Needs original signatures

Instrument # 399923

PAYETTE COUNTY

2016-12-04 01:01:01 PM No. of Pages: 4

Recorded for: FIRST AMERICAN TITLE AND ESCRO

BETTY J DRESSEN Fee: \$19.00

Ex-Officio Recorder Deputy Christine Poe

Index To: WARRANTY DEED

Electronically Recorded by Simplifile

AFTER RECORDING MAIL TO:

Private Nation Properties LLC
313 Judah Street Suite 4
Roseville, CA 95678

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

WARRANTY DEED

File No.: 4102-2553021 (PC)

Date: December 02, 2015

For Value Received, **Lazy River Mobile Retreat, LLC, an Idaho limited liability company**, hereinafter referred to as Grantor, does hereby grant, bargain, sell and convey unto **Private Nation Properties LLC, an Idaho limited liability company**, hereinafter referred to as Grantee, whose current address is **313 Judah Street Suite 4, Roseville, CA 95678**, the following described premises, situated in **Payette County, Idaho**, to wit:

LEGAL DESCRIPTION: Real property in the County of Payette, State of Idaho, described as follows:

See legal description attached hereto and made a part hereof.

TO HAVE AND TO HOLD the said premises, with their appurtenances, unto said Grantee, and to the Grantee's heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that the Grantor is the owner in fee simple of said premises; that said premises are free from all encumbrances except current years taxes, levies, and assessments, and except U.S. Patent reservations, restrictions, easements of record and easements visible upon the premises, and that Grantor will warrant and defend the same from all claims whatsoever.

APN:

Warranty Deed
- continued

File No.: 4102-2553021 (PC)

Date: 12/02/2015

Lazy River Mobile Retreat, LLC

By: William Middleton

Name: William Middleton

Title: member

By: Roger T. Turcotte Sr.

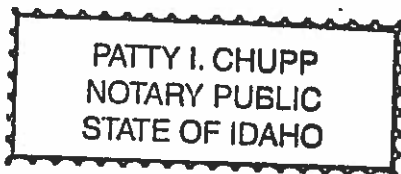
Name: Roger T. Turcotte Sr.

Title: member

STATE OF Idaho)
SS.
COUNTY OF Ada)

On this 4th day of December, 2015, before me, a Notary Public in and for said State, personally appeared **William Middleton and Roger T. Turcotte Sr.**, known or identified to me to be the person whose name is subscribed to the within instrument as **members of the Lazy River Mobile Retreat, LLC**, limited liability company, and acknowledged to me that such limited company 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.



Patty I. Chupp
Notary Public for the State of Idaho
Residing at: Boise, ID
My Commission Expires: 5/8/16

EXHIBIT A

A portion of Block 7 of Assessor's WOODSPUR TRACT, as per Plat in Book 1, Page 44, Plat Records, Payette County, Idaho, said tract of land being situate within the NW1/4 of Section 11, Township 9 North, Range 5 West, Boise Meridian, and described as follows:

Beginning at the Southeast corner of the NW1/4 of Section 11, T.9N.,R 5W.,B.M.;
thence N 89°46'51" W, 1719.49 feet along the South line of said NW1/4 to the True Point of Beginning;
thence N 61°54'41" W, 259.36 feet;
thence S 22°41'53" W, 49.35 feet;
thence N 69°49'54" W, 319.03 feet to a point on the Easterly bank of the Snake River;
thence S 6°14'50" W, 185.51 feet along the Easterly bank of the Snake River to a point on the South line of said NW1/4 (South line of said Block 7);
thence S 89°46'51" E, 567.51 feet along the South line of said NW1/4 to the True Point of Beginning.

AND

A portion of Block 8 of Assessor's WOODSPUR TRACT, as per Plat in Book 1, Page 44, Plat Records, Payette County, Idaho, said tract of land being situate within the SW1/4 of Section 11, Township 9 North, Range 5 West, Boise Meridian, and described as follows:

Beginning at the point of intersection of the North side line of Government Lot 3 of said Sec. 11 with the East bank of the Snake River, said point being 2287 feet West of the center of said Sec. 11;
thence East 731 feet to the center of the road;
thence along the center of said road, S 30° W, 695 feet;
thence S 53° W, 424 feet to the East bank of the Snake River;
thence meandering along the East bank of the Snake River, N 2°45' E, 400 feet;
thence N 8°5' W 462 feet to the Place of Beginning.

AND

A portion of Blocks 7 and 8 of Assessor's Plat of WOODSPUR TRACT, as per Plat in Book 1, Page 44, Plat Records, Payette County, Idaho, said tract of land being situate within the NW1/4 and SW1/4 of Section 11, Township 9 North, Range 5 West, Boise Meridian, and being described as follows:

Commencing at the Southeast corner of said Block 7;
thence N 88°58'10" W (record North 89°46'51" West as shown on the Record of Survey, Instrument No. 241580, Payette County Records), 899.45 feet, along the Southerly boundary of said Block 7, also being the Southerly boundary of said NW1/4, the Point of Beginning;
thence S 44°16'00" W 79.26 feet;
thence N 61°06'00" W (record North 61°54'41" West), 352.89 feet;
thence N 23°30'34" E (record North 22°41'53" East), 62.03 feet;
thence S 67°17'49" E, 369.75 feet;
thence S 28°45'14" E, 20.60 feet;
thence S 31°11'05" E, 28.51 feet to the Point of Beginning.

EXCEPTING THEREFROM the following described parcel:

Commencing at the Northeast corner of the said NW1/4;
thence along the Easterly boundary line of the said NW1/4, S 00°36'40" W, 2582.18 feet to the Southeast corner of the NW1/4;
thence along the Southerly boundary line of the said NW1/4, N 88°58'10" W, 1556.00 feet;
thence N 31°11'05" W, 28.52 feet;

thence N 28°45'14" W, 20.60 feet;

thence N 67°17'49" W, 319.75 feet to the Point of Beginning;

thence S 23°30'34" W, 109.87 feet;

thence N 69°01'13" W, 50.05 feet to the Southeast corner of that certain 0.995 acre parcel shown on Record of Survey, Inst. No. 241580, records of Payette County, Idaho;

thence along the Easterly boundary of said parcel, N 23°30'34" E, 111.38 feet to the Northeast corner of the said parcel;

thence S 67°17'49" E, 50.00 feet to the Point of Beginning.