

RECEIVED
DEC 18 2015
WATER RESOURCES
WESTERN REGION

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?
3-2042A	Yes ☐	Yes ☐		Yes ☐	Yes ☐
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

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

Name of current water right holder/claimant

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

Title, if applicable

Date

- Signature: [Signature]

Signature of new owner/claimant

Title, if applicable

Date

SUPPORT DATA

IN FILE # 3-2042A

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 ✓

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

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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).

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: 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. W00137416 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 [Signature] 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.

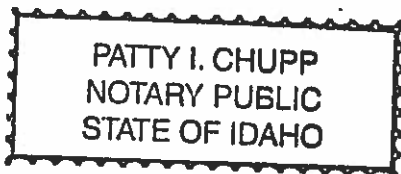
Name: Roger T. Turcotte Sr.

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.



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

January 12, 2016

PRIVATE NATION PROPERTIES LLC
313 JUDAH ST #4
ROSEVILLE CA 95678

RE: Notice of Ownership Change in Water Right No's:

3-2042A & 67-14495

Dear Applicants,

The Department acknowledges the receipt of correspondence changing ownership of the above referenced water rights to you. 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.

Please 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. Change reporting forms are available from any office of the Department, or at www.idwr.idaho.gov.

Thank you for your patience and cooperation. Please call me if you have any questions concerning the enclosed information.

Sincerely,

A handwritten signature in black ink, appearing to read 'Chad Jones'.

Chad Jones
Office Specialist II
Western Regional Office

Enclosures

Jones, Chad

From: Jones, Chad
Sent: Tuesday, December 15, 2015 8:36 AM
To: 'Chupp, Patty'
Subject: Ownership Change / Security Interest

Patty,

I know you are acting as an intermediary in sending the ownership changes and security interest documents to IDWR, but I wanted to bring something to your attention for any future applications you send over to us.

1. The ownership change appears to be a copy, this is fine with the exception of the applicant's signatures. We need original signatures to be included on the document.
2. Since there are 2 water rights included on both applications and it is \$25 per right on each application, the total of the fee required is \$100. Only \$50 was sent to the office. I am applying this to the ownership change and will inform the security interest holder of their need to submit the fee.

You do not need to do anything in regard to this email, I am just informing you so this doesn't delay the processing of any future applications. I am contacting each applicant directly to have them follow up.

Chad Jones
Office Specialist II
Idaho Dept. of Water Resources - Western Region
chad.jones@idwr.idaho.gov
(208)334-2190



First American

First American Title Company
800 W. Main Street, Ste 910

Boise, ID 83702
Phn - (208)501-7664
Fax - (866)503-9123

RECEIVED

DEC 14 2015

**WATER RESOURCES
WESTERN REGION**

December 10, 2015

Idaho Department of Water Resources
2735 Airport Way
Boise, Idaho 83705

RE: 11575 N. River Road, Payette, Idaho

In connection with the above property I am enclosing the following documents for the water rights transfer and security interest:

1. check in the amount of \$50.00.
2. Copy of recorded W/D.
3. Notice in change of water rights ownership.
4. Notice of security interest in a Water rights.

Please let me know if you need further information.

Sincerely,

First American Title and Escrow Company

Patty Chupp
Sr. Escrow Officer

Encl/pic