

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

Notice of Change in Water Right Ownership

RECEIVED

SEP 04 2015

DEPARTMENT OF
WATER RESOURCES

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?
2-2245A	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: A. Clay Atkins
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Gingerich Brothers Farms
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or ☐ and/or
- 47589 State Hwy 78 Mountain Home ID 83647
Mailing address City State ZIP
- (208) 845-2868 _____
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: 1984
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: Verlin Gingerich Verlin Gingerich, Partner 4-30-15
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 J. Strange Date 9-4-15 Receipt No. C100967 Receipt Amt. \$100.00
 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 _____ Approved by _____ Processed by gnh Date 9-15-15

Water Right Number: 2-2245A
Diversion Rate: 4.273 cfs
Date: 3/18/2015

Date: 3/18/2015

[illegible]

Water Right Number:

2-2245A

Diversion Rate:

4.273 cfs

Date:

3/18/2015

Split Tree:

Atkins

(223.0 ac & 4.09 cfs)

Gingerich

(10.0 ac & 0.18 cfs)

2-2245A

(233.0 ac & 4.27 cfs)

Summary:

[illegible]

BRETT ENDICOTT

2014

OWYHEE COUNTY ASSESSOR
PO BOX 128
MURPHY ID 83650

ASSESSMENT NOTICE

THIS IS NOT A BILL.
DO NOT PAY.

PARCEL DESCRIPTION:
N2N2 OF LOT 2, LOTS 3&4, S2NW,
N2SW 2 3 6S 5E

For any questions, please notify
the Assessor's office immediately.
Assessor's telephone#: (208) 495-2817

PARCEL ADDRESS:
31087 C TINDALL RD

GINGERICH BROTHERS FARMING
47589 STATE HWY 78
MOUNTAIN HOME ID 83647

Appeals of your property value must
be filed in writing on a form provided
by the County, by:
JUNE 23, 2014

Tax Code Area: 40-0000

Parcel Number: RP06S05E032400 A

ASSESSED VALUE OF YOUR PROPERTY

CATEGORY AND DESCRIPTION	LOTS/ACRES	LAST YEAR'S VALUE	CURRENT YEAR'S VALUE
1 IRRGTD AG	163.000 AC	30,481	32,111
5 DRY GRAZING	85.000 AC	1,020	1,020
10 RURAL HOMESITE	1.000 AC	11,004	11,004
31 RURAL RES BLDG		38,070	34,520
32 RURAL IMP ON AG		22,480	22,480
SUBTOTAL:	249.000	103,055	101,135
LESS HOMEOWNERS EXEMPTION:			
NET TAXABLE PROPERTY VALUE:		103,055	101,135

TAXING DISTRICT INFORMATION

TAXING DISTRICTS	PHONE NUMBER	DATE OF PUBLIC BUDGET HEARING
STATE		Not Required
COUNTY	495-2421	08/25/2014
SCHOOL 365	834-2253	06/12/2014
SCHOOL 365 BOND	834-2253	06/12/2014
COUNTY RD	495-2421	08/25/2014
BRUNEAU CEM	845-2670	07/12/2014
BRUNEAU FIRE	845-2931	08/26/2014
BR/VALLEY LIB	845-2282	08/28/2014

THIS IS NOT A BILL. DO NOT PAY.



SAFECO

I. D. No. 202-OP N^o 600641

POLICY OF TITLE INSURANCE

ISSUED FROM THE OFFICE OF

OWYHEE COUNTY TITLE COMPANY

Highway 78 - P. O. Box 8

Murphy, Idaho 83650

Policy issuing Agent for

**SAFECO TITLE INSURANCE COMPANY
OF IDAHO**

SUBJECT TO THE EXCLUSIONS FROM COVERAGE, THE EXCEPTIONS CONTAINED IN SCHEDULE B AND THE PROVISIONS OF THE CONDITIONS AND STIPULATIONS HEREOF, SAFECO TITLE INSURANCE COMPANY OF IDAHO, an Idaho corporation, herein called the Company, insures, as of Date of Policy shown in Schedule A, against loss or damage, not exceeding the amount of insurance stated in Schedule A, and costs, attorneys' fees and expenses which the Company may become obligated to pay hereunder, sustained or incurred by the insured by reason of:

1. Title to the estate or interest described in Schedule A being vested otherwise than as stated therein;
2. Any defect in or lien or encumbrance on such title;
3. Lack of a right of access to and from the land; or
4. Unmarketability of such title;

and in addition, if a mortgage is referred to in Schedule A as the insured mortgage, by reason of:

5. The invalidity or unenforceability of the lien of the insured mortgage upon said estate or interest except to the extent that such invalidity or unenforceability, or claim thereof, arises out of the transaction evidenced by the insured mortgage and is based upon
 - a. usury, or
 - b. any consumer credit protection or truth in lending law;
6. The priority of any lien or encumbrance over the lien of the insured mortgage;
7. Any statutory lien for labor or material which now has gained or hereafter may gain priority over the lien of the insured mortgage, except any such lien arising from an improvement on the land contracted for and commenced subsequent to Date of Policy not financed in whole or in part by proceeds of the indebtedness secured by the insured mortgage which at Date of Policy the insured has advanced or is obligated to advance;
8. Any assessments for street improvements under construction or completed at Date of Policy which now have gained or hereafter may gain priority over the insured mortgage; or
9. The invalidity or unenforceability of any assignment, shown in Schedule A, of the insured mortgage or the failure of said assignment to vest title to the insured mortgage in the named insured assignee free and clear of all liens.

In Witness Whereof, SAFECO Title Insurance Company of Idaho has caused its corporate name and seal to be hereunto affixed by its duly authorized officers as of Date of Policy shown in Schedule A.


Secretary
OWYHEE COUNTY TITLE COMPANY
By 
Manager




President

An Authorized Signature

A. AGENT I.D. NO.:	202	F. SAFECO CONTROL NO. OP	-600641
B.		G. SIMUL. WITH NO.:	
C. PREVIOUS LIAB.:	\$	H. PRIOR CONTROL NO.:	
D.			
E. PRICING CODE:	1010	REMARKS:	
SPEC. DR/CR	\$		\$
CODE		CODE	
		CODE	

THIS INFORMATION IS NOT A PART OF THE POLICY

Agent Order/ File No. 5068

Premium: [REDACTED]

Amount of Insurance: \$ [REDACTED]

Date of Policy: November 14, 1984
5:00 P.M.

1. Name of Insured:

GINGERICH BROTHERS, a partnership

2. The estate or interest in the land described herein and which is covered by this policy is

Fee Simple

3. The estate or interest referred to herein is at Date of Policy vested in:

GINGERICH BROTHERS, a partnership

4. The land referred to in this policy is described as follows:

IN TOWNSHIP 6 SOUTH, RANGE 5 EAST, B.M., OWYHEE COUNTY, IDAHO
Section 3: Lots 3 and 4, N $\frac{1}{2}$ SW $\frac{1}{4}$, S $\frac{1}{2}$ NW $\frac{1}{4}$, N $\frac{1}{2}$ N $\frac{1}{2}$ NW $\frac{1}{4}$ E $\frac{1}{4}$ (Lot 2)
Section 4: Lots 1 and 2, SE $\frac{1}{4}$ NE $\frac{1}{4}$

IN TOWNSHIP 5 SOUTH, RANGE 5 EAST, B.M., OWYHEE COUNTY, IDAHO
Section 34: SW $\frac{1}{4}$

SCHEDULE B - PART A

(Standard Exceptions)

This policy does not insure against loss or damage by reason of the following:

- A. Taxes or special assessments which are not shown as existing liens by the public records; taxes not yet payable.
- B. Any facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.
- C. Easements, claims of easements or encumbrances which are not shown by the public records.
- D. Discrepancies, conflicts in boundary lines, shortage in area, encroachments or any other facts which a correct survey would disclose, and which are not shown by the public records.
- E. Unpatented minings claims; reservations or exceptions in patents or in acts authorizing the issuance thereof; water rights, claims, or title to water.
- F. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.

SCHEDULE B - PART B

(Special Exceptions)

1. Joint Tenancy in Common Agreement affecting common irrigation system serving said premises and other lands, as recorded by Agreement dated March 29, 1978 and recorded May 18, 1983, as Instrument No. 176987, Owyhee County records.

2. A Mortgage to secure payment of a note for \$ [REDACTED], and any other amounts as therein provided,
Recorded: January 3, 1984, as Instrument No. 179403,
Owyhee County Records.
Dated: December 30, 1983
Mortgagor: Russell D. Hunemiller and Karen E. Hunemiller,
husband and wife
Mortgagee: Jack B. Witherspoon and Beulah Witherspoon,
husband and wife
WHICH mortgage covers a portion of these premises and other lands.

3. A Mortgage to secure payment of a note for \$ [REDACTED], and any other amounts as therein provided,
Recorded: November 15, 1982, as Instrument No. 174948,
Owyhee County Records.
Date: November 15, 1982
Mortgagor: Russell D. Hunemiller and Karen E. Hunemiller,
husband and wife
Mortgagee: United States of America, acting through
the Farmers Home Administration
WHICH mortgage covers a portion of these premises and other lands.

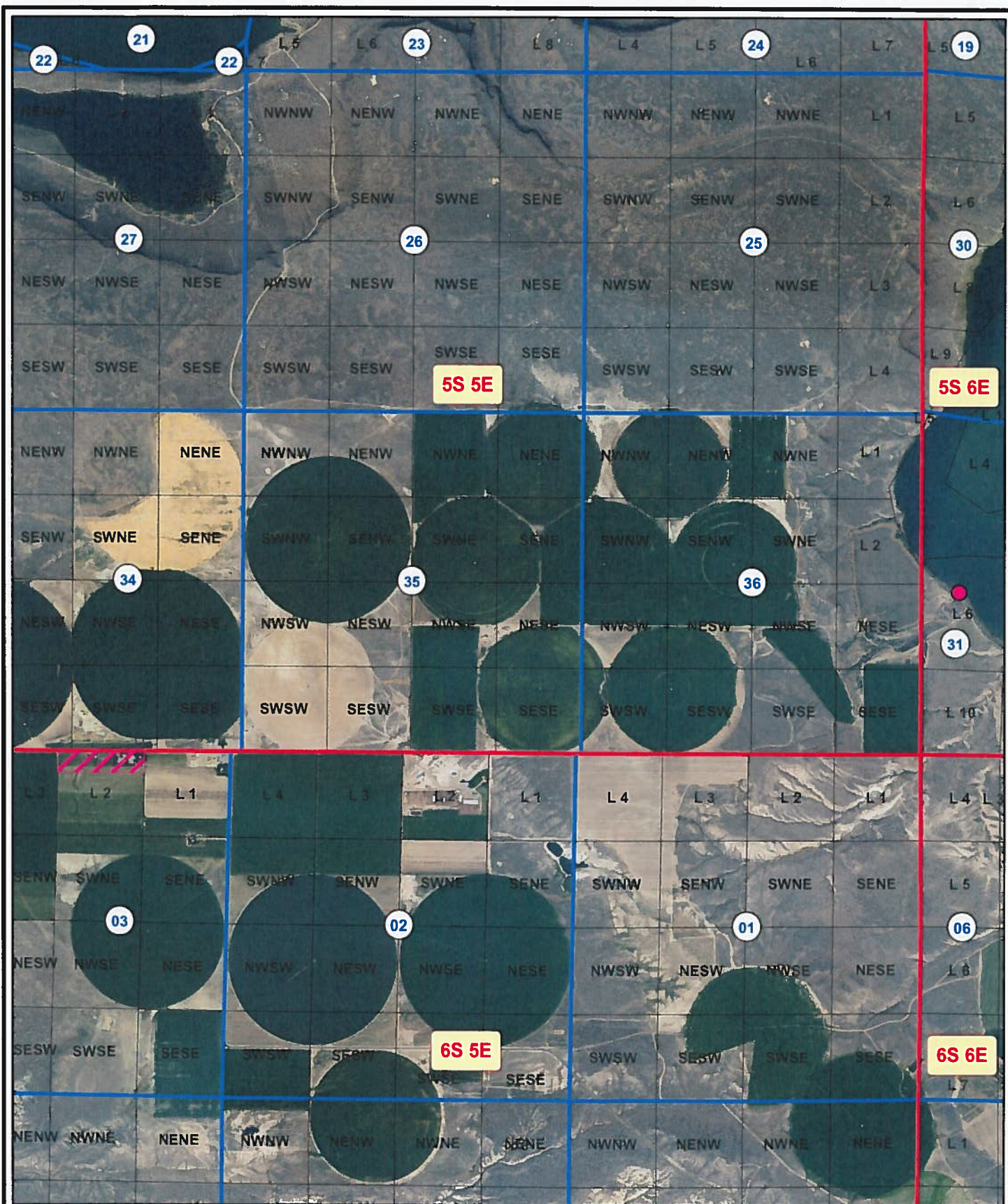
(End Schedule B)

This Policy is not Valid without Schedule B, Part A

SCHEDULE B - PART B, (Special)

ALTA Single Form Policy - 1970 with ALTA Endorsement - Form 1 coverage
SAFECO Stock No. ID-304B (4-83)





● Point of Diversion



Gingerich Brothers Portion of 2-2245A

**Ownership Change - Atkins to
Gingerich Brothers Farms**

27

0.25

Miles

