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AUG 03 2015

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STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

AUG 07 2015

Notice of Change in Water Right Ownership

Department of Water Resources
Eastern RegionDEPT OF WATER RESOURCES
EASTERN 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.

Water Right/Claim No.	Split?	Water Right/Claim No.	Split?	Water Right/Claim No.	Split?
43-13264	Yes ☐		Yes ☐		Yes ☐
43-10273	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐

2. Previous Owner's Name: Merlin W. and Yvonne F. Ottley Living Trust dated March 21, 1995
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Lee Bradshaw and Nicole Bradshaw
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or ☐ and/or
- 1916 Fillmore Street Caldwell ID 83605
Mailing address City State ZIP
- 208-440-1575
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: July, 2015
6. If the water right described herein has been rented from the Water Supply Bank, rental proceeds will be disbursed in the following manner regardless of any arrangements between the buyer(s) and seller(s) to the contrary:
- Rental payments will go to the lessor(s) of record at the beginning of the rental season.
 - If a change in ownership is processed by the Department during a rental season, rental payment will be made to the person or entity who is the lessor of record at the beginning of that rental season.
 - New lessor(s) of record will receive payment after the following rental season.
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.

8. Signature: [Signature] Title, if applicable 7-23-15
Signature of new owner/claimant Date

Signature: [Signature] Title, if applicable 7-23-15
Signature of new owner/claimant Date

For IDWR Office Use Only:

Received by [Signature] Date 8-3-2015 Receipt No. E041326 Receipt Amt. 150.00
Approved by [Signature] Processed by _____ Date _____ SUPPORT DATA

IN FILE # 43-10273



ELECTRONICALLY RECORDED
STAMPED FIRST PAGE NOW
INCORPORATED AS PART OF
THE ORIGINAL DOCUMENT.

CASSIA COUNTY
RECORDED FOR:
TITLEONE - TWIN FALLS
03:19:43 PM 07-23-2015
2015-003263
NO. PAGES: 2 FEE: \$13.00
JOSEPH W. LARSEN
COUNTY CLERK
DEPUTY: HYoung
Electronically Recorded by Simplifile

Order Number: 15253484

WARRANTY DEED

For Value Received,

Merlin W. & Yvonne F. Ottley Living Trust, the Grantor, does hereby grant, bargain sell and convey unto, Lee Bradshaw and Nicole Bradshaw, husband and wife, whose current address is 1916 Fillmore Street, Caldwell, ID 83605, the Grantee, the following described premises, in Cassia County, Idaho, To Wit:

PARCEL NO. 1:
TOWNSHIP 14 SOUTH, RANGE 24 EAST OF THE BOISE MERIDIAN,
CASSIA COUNTY, IDAHO

Section 2: Lot 5

PARCEL NO. 2:
TOWNSHIP 14 SOUTH, RANGE 24 EAST OF THE BOISE MERIDIAN,
CASSIA COUNTY, IDAHO

Section 2: Part of Section 2, a portion of Homestead Entry Survey 206, more particularly described as follows:

Beginning at Corner No. 6 of Homestead Entry Survey 206; Thence South 57°13'54" East for a distance 177.21 feet along the south line thereof toward Corner No. 5 to the 5/8 inch rebar at the Southeast corner of that real property conveyed to Raquel L. Hansen by Warranty Deed recorded March 5, 2007 as Instrument No. 314303, Cassia County Records. Thence North 10°54'36" East for a distance of 364.78 feet along the east line of said lands of Hansen to a ½ inch rebar which shall be the Point of Beginning;

Thence North 09°07'23" East for a distance of 555.57 feet;

Thence South 76°17'00" East for a distance of 2941.87 feet to Corner No. 2;

Thence South 41°20'00" East for a distance of 648.78 feet to Corner No. 3;

Thence South 02°53'00" West for a distance of 1362.90 feet to Corner No. 4;

Thence North 76°01'54" West for a distance of 1413.87 feet to Corner No. 5;

Thence North 57°02'00" West for a distance of 2097.13 feet;

Thence North 32°46'06" East for a distance of 187.97 feet;

Thence North 41°29'02" West for a distance of 128.92 feet;

Thence North 34°36'14" West for a distance of 62.38 feet;

Thence North 41°45'07" West for a distance of 85.50 feet;

Thence North 25°17'19" West for a distance of 40.26 feet;

Thence North 30°58'47" West for a distance of 52.77 feet;

Thence North 40°24'40" West for a distance of 83.41 feet to the Point of Beginning.



TitleOne

a title & escrow co.

Order Number: 15253484

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Merlin W. & Yvonne F. Ottley Living Trust , the Grantor, does hereby grant, bargain sell and convey unto, Lee Bradshaw and Nicole Bradshaw, husband and wife, whose current address is 1916 Fillmore Street, Caldwell, ID 83605, the Grantee, the following described premises, in Cassia County, Idaho, To Wit:

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CASSIA COUNTY, IDAHO

Section 2: Lot 5

PARCEL NO. 2:
TOWNSHIP 14 SOUTH, RANGE 24 EAST OF THE BOISE MERIDIAN,
CASSIA COUNTY, IDAHO

Section 2: Part of Section 2, a portion of Homestead Entry Survey 206, more particularly described as follows:

Beginning at Corner No. 6 of Homestead Entry Survey 206; Thence South 57°13'54" East for a distance 177.21 feet along the south line thereof toward Corner No. 5 to the 5/8 inch rebar at the Southeast corner of that real property conveyed to Raquel L. Hansen by Warranty Deed recorded March 5, 2007 as Instrument No. 314303, Cassia County Records. Thence North 10°54'36" East for a distance of 364.78 feet along the east line of said lands of Hansen to a ½ inch rebar which shall be the Point of Beginning;

Thence North 09°07'23" East for a distance of 555.57 feet;
Thence South 76°17'00" East for a distance of 2941.87 feet to Corner No. 2;
Thence South 41°20'00" East for a distance of 648.78 feet to Corner No. 3;
Thence South 02°53'00" West for a distance of 1362.90 feet to Corner No. 4;
Thence North 76°01'54" West for a distance of 1413.87 feet to Corner No. 5;
Thence North 57°02'00" West for a distance of 2097.13 feet;
Thence North 32°46'06" East for a distance of 187.97 feet;
Thence North 41°29'02" West for a distance of 128.92 feet;
Thence North 34°36'14" West for a distance of 62.38 feet;
Thence North 41°45'07" West for a distance of 85.50 feet;
Thence North 25°17'19" West for a distance of 40.26 feet;
Thence North 30°58'47" West for a distance of 52.77 feet;
Thence North 40°24'40" West for a distance of 83.41 feet to the Point of Beginning.

SAVE AND EXCEPT, the following described tract;

Beginning at Corner No. 6 of Homestead entry survey 206; Thence South 57°13'54" East along the south line towards the Corner No. 5 for a distance of 177.21 feet marked by an aluminum cap and 5/8 inch rebar; Thence South 57°13'54" East for a distance of 289.57 feet which shall be the Point of Beginning;

Thence North 32°46'06" East for a distance of 187.97 feet;
Thence South 40°49'46" East for a distance of 40.10 feet;
Thence South 33°26'41" East for a distance of 44.08 feet;
Thence South 24°17'38" East for a distance of 115.36 feet;
Thence South 12°02'21" East for a distance of 56.71 feet;
Thence South 57°37'43" East for a distance of 141.89 feet;
Thence South 50°16'27" East for a distance of 132.33 feet;
Thence South 32°46'06" West for a distance of 40.81 feet;
Thence North 57°13'54" West for a distance of 488.83 feet to the Point of Beginning.

TOGETHER WITH all water and water rights, ditches and ditch rights used there on or appurtenant there to.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, its heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that Grantor is the owner in fee simple of said premises; that they are free from all encumbrances EXCEPT those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee; and subject to all existing patent reservations, easements, right(s) of way, protective covenants, zoning ordinances, and applicable building codes, laws and regulations, general taxes and assessments, including irrigation and utility assessments (if any) for the current year, which are not due and payable, and that Grantor will warrant and defend the same from all lawful claims whatsoever. Whenever the context so requires, the singular number includes the plural.

Dated: 07/16/2015

Merlin W. & Yvonne F. Ottley Living Trust

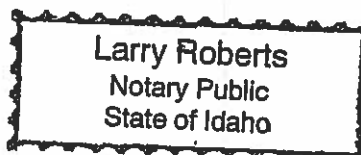
BY: Connie J. Ostler
Connie J. Ostler, Trustee

State of Idaho, County of Twin Falls, ss.

On this 23rd day of July in the year of 2015, before me, the undersigned, a notary public in and for said state personally appeared Connie J. Ostler, known or identified to me to be the person whose name is subscribed to the within instrument, as trustee of the Merlin W. Ottley and Yvonne F. Ottley Living Trust dated March 21, 1995 and acknowledged to me that she executed the same as trustee.

Larry Roberts
Notary Public

My Commission Expires: 6-30-21
(seal)





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

August 11, 2015

LEE BRADSHAW
NICOLE BRADSHAW
1916 FILLMORE ST
CALDWELL ID 83605

RE: Change of Ownership for Water Right Nos. 43-10273 and 43-13264

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, reading 'Trish Fawcett'.

Trish Fawcett
Technical Records Specialist

Enclosure(s)

Cc: TitleOne (File No. 15253494)



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Department of Water Resources
Eastern Region

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DEPT OF WATER RESOURCES
SOUTHERN REGION

July 30, 2015

Idaho Dept. of Water Resources
900 N. Skyline Drive, Ste. A
Idaho Falls, ID 83402

RE: Lee Bradshaw/Merlin W. and Yvonne F. Ottley Living Trust
Dated March 27, 1995
File No. 15253494

Dear Clerk:

Enclosed with this letter please find the following:

1. The original executed Notice of Change in Water Right Ownership from the Merlin W. and Yvonne F. Ottley Living Trust dated March 21, 1995 to Lee Bradshaw and Nicole Bradshaw.
2. A copy of the recorded Warranty Deed.
3. Land Title and Escrow, Inc. dba TitleOne's check no. 3973 payable to the Idaho Department of Water Resources in the amount of \$50.00 for the transfer fee.

Would you please make the necessary changes in the records to indicate the new Owners. Please send a receipted copy to this office for our records to P. O. Box 177, Burley, ID 83318.

Should you have any questions, please do not hesitate to contact this office.

Very truly yours,
LAND TITLE AND ESCROW, INC.
Dba TitleOne

Nancy Garrett
Administrative Assistant

LR/nrg
Enc.