

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

Notice of Change in Water Right Ownership

RECEIVED

JUL 16 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?
71-34B	Yes ☐	Yes ☐		Yes ☐	Yes ☐
71-7030	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Loudon Roberts Stanford, et al
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Sawtooth Valley Vista, LLC, Douglas L Obletz, Manager
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or ☐ and/or
- 1140 SW 11th Avenue Suite 500 Portland OR 97205
Mailing address City State ZIP
- 503-242-0084 doug@sojpdex.com
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: June 1, 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):
 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: [Signature] Manager July 10, 2015
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 [Signature] Date 7/16/15 Receipt No. WD43307 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 _____ Approved by _____ Processed by _____ Date SUPPORT DATA

71-34B

**A RECORD OF SURVEY SHOWING
TRACT 1771 AT SHAW MESA
LOCATED WITHIN A PORTION OF SECTION 9, T.8N., R.14E., B.M., CUSTER COUNTY, IDAHO
MAY 2015
GRAPHIC SCALE**



- LEGEND**
- SUBJECT BOUNDARY
 - ADJOINERS LOT LINES
 - EXISTING FENCELINE
 - MEASURED DIMENSIONS
 - RECORD DIMENSIONS
 - ⊕ FOUND BRASS CAP
 - FOUND 3/8" REBAR — NO CAP
 - FOUND 1/2" REBAR — NO CAP
 - SET 5/8" REBAR — PLS7048

- NOTES**
- 1) Basis of Bearings is Idaho State Plane Coordinate System, NAD83(1992), at Grid, Central Zone, in US Survey Feet. Combined Project Scale Factor is 0.9996583. Ground Distances will be slightly longer.
 - 2) Documents used or considered for this Survey include: Records of Survey Inst. Nos. 200363 & 250023, Deed, Inst. No. 158281, Scenic Easement Inst. No. 172145-B, A Driveway Easement for Access along Shaw Mesa Road is attached to Deeds.
 - 3) Most Fences are very near the Property Lines except the Westerly Fence that appears to be set back for Utility Lines.

**WHITE CLOUD RANCH, LLC
TRACT 1509
ROS 250023**

**OSBORNE
TRACT 1785**

**TRACT 1771
±435,665 SQ. FT.
±10.00 ACRES**

**HUGHES
TRACTS 05-21, 06-56**

**HUGHES
TRACT 11-25**

**SNRA
ROS 200363**

LEGAL DESCRIPTION

TRACT 1771
A Tract of Land lying within the NE 1/4 of Section 9, Township 8 North, Range 14 East, Boise Meridian, Custer County, Idaho; being more particularly Described as Follows:

Commencing at a Brass Cap marking the NE Corner of said Section 9, from which point the 1/4 Corner Common to said Section 9 and Section 10 lies S 0°30'57" W, 2841.05 feet distant, Proceed S 0°30'57" W, 399.15 feet to a 5/8" Rebar with No Cap, Which Point is the TRUE POINT OF BEGINNING;

Thence Continuing S 0°30'57" W, 619.90 feet along the Line between said Sections 9 and 10 to a Point Witnessed by a 5/8" Rebar that Lies East, 0.81 feet;

Thence N 89°32'38" W, 585.30 feet along the Line between said Tract 1771 and Tracts 11-25, 05-21 & 06-56 to a 5/8" Rebar by PLS 7048;

Thence N 0°33'50" E, 823.93 feet along the Line between said Tract 1771 and Tract 1785 to a 1/2" Rebar with No Cap;

Thence S 80°22'36" E, 248.33 feet along the Line between said Tract 1771 and Tract 1509 to a 5/8" Rebar with No Cap;

Thence S 63°45'57" E, 378.92 feet along the Line between said Tract 1771 and said Tract 1509, to the TRUE POINT OF BEGINNING, containing 435,665 sq. ft. (10.00 acres), More or Less.

CERTIFICATE OF SURVEYOR

I hereby certify that I am a Registered Land Surveyor in the State of Idaho, that this map conforms to Idaho State Code relating to Plats and Surveys, the Corner Perpetuation and Filing Act, and that this map is a True and Accurate Representation of a Survey done by me.



COUNTY RECORDER'S CERTIFICATE

State of Idaho } ss
County of Custer }

This is to certify that the foregoing Plat was filed in the Office of the Recorder of Custer County, Idaho, at the Time, Date, and Instrument Number shown below.

250364
County Clerk, Rec. of
Custer County, Idaho
Witnessed by David H. Baker
David H. Baker, Clerk
County of Custer, Idaho

David H. Baker / *David H. Baker*
Ex-Officio Recorder / Deputy

ROS TRACT 1771 AT SHAW MESA
S9, T8N, R14E, CUSTER COUNTY, IDAHO
ALPINE ENTERPRISES INC.

RECORDING REQUESTED BY
First American Title Company

AND WHEN RECORDED MAIL TO:
First American Title Company
120 Second Ave. North/PO Box 7999
Ketchum, ID 83340

Instrument # 250376
CHALLIS, CUSTER, IDAHO
06-01-2015 12:30:06 No. of Pages: 8
Recorded for: FIRST AMERICAN TITLE - KETCHUM
Lura H. Baker Fee: \$31.00
Ex-Officio Recorder Deputy: CAC

Space Above This Line for Recorder's Use Only

WARRANTY DEED

File No.: 528197K (rm) 5

Date: May 28, 2015

For Value Received, Eric Lyle Stanford, a married man as his sole and separate property and Alan Ernest Stanford, a married man as his sole and separate property and Loudon Roberts Stanford, a married man as his sole and separate property and Janice Lee Stanford Burch, a married woman as her sole and separate property, hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto Sawtooth Valley Vista, LLC, an Oregon limited liability company, hereinafter called the Grantee, whose current address is 1140 SW 11th Ave., Suite 500, Portland, OR 97205, the following described premises, situated in Custer County, Idaho, to-wit:

See Attached Legal Description

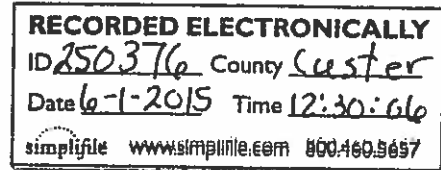
SUBJECT TO all easements, applicable building and zoning ordinances and use regulations of record and provisions in deed to United States of America, recorded September 24, 1984, as instrument No. 172145-B and 2014/15 taxes.

Also SUBJECT TO the ditch located on the property described herein and any rights for maintenance relative to its users.

TO HAVE AND TO HOLD the said premises, with its appurtenances, unto the 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.

RECORDING REQUESTED BY
First American Title Company

AND WHEN RECORDED MAIL TO:
First American Title Company
120 Second Ave. North/PO Box 7999
Ketchum, ID 83340



Space Above This Line for Recorder's Use Only

WARRANTY DEED

File No.: 528197K (rm) 5

Date: May 28, 2015

For Value Received, Eric Lyle Stanford, a married man as his sole and separate property and Alan Ernest Stanford, a married man as his sole and separate property and Loudon Roberts Stanford, a married man as his sole and separate property and Janice Lee Stanford Burch, a married woman as her sole and separate property, hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto **Sawtooth Valley Vista, LLC, an Oregon limited liability company**, hereinafter called the Grantee, whose current address is **1140 SW 11th Ave., Suite 500, Portland, OR 97205**, the following described premises, situated in **Custer County, Idaho**, to-wit:

See Attached Legal Description

SUBJECT TO all easements, applicable building and zoning ordinances and use regulations of record and provisions in deed to United States of America, recorded September 24, 1984, as instrument No. 172145-B and 2014/15 taxes.

Also SUBJECT TO the ditch located on the property described herein and any rights for maintenance relative to its users.

TO HAVE AND TO HOLD the said premises, with its appurtenances, unto the 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.

Eric Lyle Stanford

Eric Lyle Stanford

Alan Ernest Stanford

Alan Ernest Stanford

Loudon Roberts Stanford

Janice Lee Stanford Burch

STATE OF North Carolina)
COUNTY OF Wake)
SS.

On this 29th day of May, 2015, before me, a Notary Public in and for said State, personally appeared **Eric Lyle Stanford**, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same.



Christie D Hoyle Christie D Hoyle
Notary Public for the State
of North Carolina
Residing at: Wake County
My Commission Expires:
June 27, 2018

STATE OF _____)
COUNTY OF _____)
SS.

On this _____ day of May, 2015, before me, a Notary Public in and for said State, personally appeared **Alan Ernest Stanford**, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same.

Notary Public for the State of _____
Residing at: _____
My Commission Expires: _____

Samuel Roberts Atwater

Janice Lee Stanford Burch

Notary Public for the State of _____
Residing at: _____
My Commission Expires: _____

Loudon Roberts Stanford

Alan Ernest Stanford

Janice Lee Stanford Burch

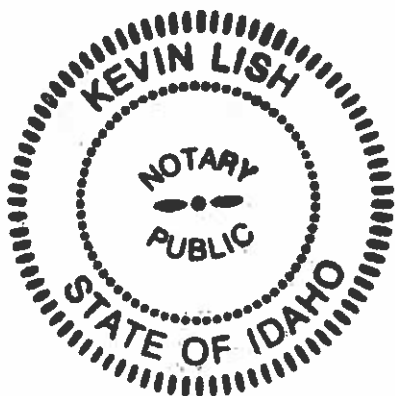
STATE OF _____)
SS.
COUNTY OF _____)

On this day of May, 2015, before me, a Notary Public in and for said State, personally appeared **Eric Lyle Stanford**, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same.

Notary Public for the State
of _____
Residing at: _____
My Commission Expires:

STATE OF Idaho)
) SS.
COUNTY OF Ada)

On this 29th day of May, 2015, before me, a Notary Public in and for said State, personally appeared **Alan Ernest Stanford**, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same.



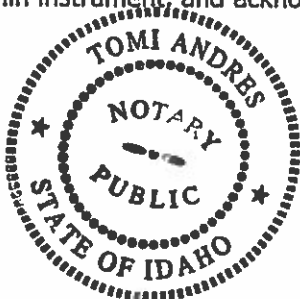
Notary Public for the State of Idaho
Residing at: Baise, ID
My Commission Expires: January 26, 2018

STATE OF Idaho)

SS.

COUNTY OF Latah)

On this 29th day of May, 2015, before me, a Notary Public in and for said State, personally appeared **Loudon Roberts Stanford**, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same.



Tomi Andres

Notary Public for the State of Idaho

Residing at: Pocatello

My Commission Expires: 8-14-18

STATE OF _____)

SS.

COUNTY OF _____)

On this _____ day of May, 2015, before me, a Notary Public in and for said State, personally appeared **Janice Lee Stanford Burch**, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same.

Notary Public for the State of _____

Residing at: _____

My Commission Expires: _____

STATE OF _____)
SS.
COUNTY OF _____)

On this _____ day of May, 2015, before me, a Notary Public in and for said State, personally appeared **Loudon Roberts Stanford**, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same.

Notary Public for the State of _____
Residing at: _____
My Commission Expires: _____

STATE OF Idaho)
SS.
COUNTY OF Ada)

On this 29th day of May, 2015, before me, a Notary Public in and for said State, personally appeared **Janice Lee Stanford Burch**, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same.



Kevin Lish
Notary Public for the State of Idaho
Residing at: Burke, ID
My Commission Expires: January 26, 2018

PARCEL 1:

A fraction of the Northeast Quarter Northeast Quarter (NE $\frac{1}{4}$ NE $\frac{1}{4}$) of Section Nine (9), Township Eight (8) North, Range Fourteen (14) East of the Boise Meridian, more particularly described as follows, to-wit:

Commencing at the Northeasterly corner of said Section 9, run thence South 0°02' East along the Easterly boundary of Section 9 a distance of 399.5 feet to the point of beginning, and the Northeasterly corner of the tract of land herein described; continuing thence South 0°02' East along the Easterly boundary of Section 9 a distance of 620.5 feet; thence West 585.3 feet; thence North 824.74 feet to a point on the Southerly boundary of the Brady Tract; thence South 80°50' East 246.95 feet; thence South 64°15' East 378.9 feet to the point of beginning.

Now Known As

A tract of land lying within the NE $\frac{1}{4}$ of Section 9, Township 8 North, Range 14 East, Boise Meridian, Custer County, Idaho; being more particularly described as follows:

Commencing at a Brass Cap marking the NE Corner of said Section 9, from which point the $\frac{1}{4}$ Corner Common to said Section 9 and Section 10 lies S 0°30'57" W, 2,641.05 feet distance, proceed S 0°30'57" W, 399.15 feet to a 5/8" Rebar with No Cap, which Point is the TRUE POINT OF BEGINNING.

Thence Continuing S 0°30'57" W, 619.90 feet along the Line between said Section 9 and 10 to a Point Witnessed by a 5/8" Rebar that Lies East, 0.81 feet;

Thence N 89°32'38" W, 585.30 feet along the Line between said Tract 1771 and Tracts 11-25, 05-21 & 06-56 to a 5/8" Rebar by PLS 7048;

Thence N 0°33'50" E, 823.93 feet along the Line between said Tract 1771 and Tract 1785 to a $\frac{1}{2}$ " Rebar with No Cap;

Thence S 80°22'36" E, 246.33 feet along the Line between said Tract 1771 and Tract 1509 to a 5/8" Rebar with No Cap;

Thence S 63°45'57" E, 378.92 feet along the Line between said Tract 1771 and said tract 1509, to the TRUE POINT OF BEGINNING.

PARCEL 2:

Also, together with a perpetual easement of ingress and egress for the benefit of said real property, along that certain existing roadway from U.S. Highway 93 to and continuing along the White Cloud Subdivision access road right-of-way to a point therein 16 feet South of the Northwest corner of Lot 29 of said White Cloud Subdivision, thence continuing along a strip of land 16 feet in depth off the North boundary of said Lot 29 of said White Cloud Subdivision; all according to the Official Plat of the White Cloud Subdivision now on record in the Office of the County Recorder of Custer County, Idaho; and the remainder of said access easement being described as commencing at the Northeasterly corner of said Section 9, run thence South 0°02' East along the Easterly boundary of Section 9, a distance of 1036.0 feet to the point of beginning of that part of the access easement herein described; thence West 585.3 feet; thence North 88°59' West 196.59 feet; thence North 9°19" West 16.21 feet; thence North 52°39'10" West 101.73 feet; thence North 65°39'30" East 18.17 feet; thence South 52°39'10" East 114.86 feet; thence South 88°59' East 178.14 feet; thence East 585.3 feet; thence South 0°02' East along the easterly boundary of Section 9, a distance of 16 feet, more or less, to the point of Beginning.

Together with IDWR Water Right Numbers 71-00034B and 71-07030



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

July 22, 2015

SAWTOOTH VALLEY VISTA LLC
1140 SW 11TH AVE STE 500
PORTLAND OR 97205

RE: Change of Ownership for Water Right Nos. 71-34B and 71-7030

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)