

RECEIVED

JAN 06 2015

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCESWATER RESOURCES
WESTERN REGION

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?
LIC 67-14671	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: Rita Balderson

Name of current water right holder/claimant

3. New Owner(s)/Claimant(s): Quasneamah Hot Springs L.L.C.

New owner(s) as listed on the conveyance document

Name connector ☐ and ☐ or ☐ and/or2891 Fruitvale - Glendale Rd.

City

ID

State

83612-6009

ZIP

Mailing address

(661) 331-2892

Telephone

wyworry4@gmail.com

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: [Signature]

Signature of new owner/claimant

Title, if applicable ManagerDate 1/2/15

Signature: _____

Signature of new owner/claimant

Title, if applicable

Date

For IDWR Office Use Only:

Received by [Signature]Date 1/6/15Receipt No. W042720Receipt Amt. \$25⁰⁰Active 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 XApproved by [Signature]Processed by [Signature]Date 5/21/15

WARRANTY DEED

For Value Received, STARKEY HOT SPRINGS, LLC, an Idaho limited liability company, nka QUASNEMAH HOT SPRINGS, LLC, an Idaho limited liability company

the grantor, does hereby grant, bargain, sell and convey unto QUASNEMAH HOT SPRINGS, LLC, an Idaho limited liability company

the grantee, whose current address is 22456 Wyworry Lane, Tehachapi, CA 93561

the following described premises, in Adams County, Idaho, to-wit:

RECEIVED

MAY 04 2015

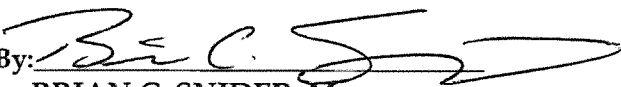
WATER RESOURCES
WESTERN REGION

SEE ATTACHED EXHIBIT 'A' MADE A PART HEREOF

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 they are the owners in fee simple of said premises; that they are free from all encumbrances excepting for all easements of record, rights of way, matters visible, and all matters of record and title and that they will warrant and defend the same from all lawful claims whatsoever.

Date: January 2, 2015

STARKEY HOT SPRINGS, LLC, an Idaho limited liability company,
nka QUASNEMAH HOT SPRINGS, LLC, an Idaho limited liability company

By: 
BRIAN C. SNIDER, Manager

Instrument # 127848

COUNCIL, ADAMS, IDAHO

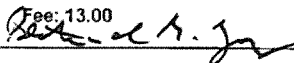
2-17-2015 04:07:24 PM No. of Pages: 2

Recorded for : TIMBERLINE TITLE & ESCROW

SHERRY WARD

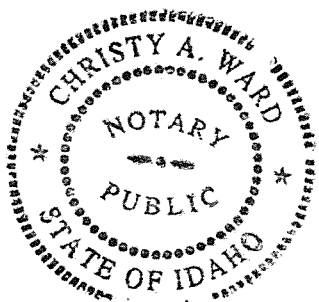
Ex-Officio Recorder Deputy

Index to: DEED

Fee: 13.00


STATE OF Idaho)
COUNTY OF Adams) : ss

On this 2 day of January, in the year of 2015, before me, a Notary Public in and for said State, personally appeared BRIAN C. SNIDER known or identified to me to be the Manager of STARKEY HOT SPRINGS, LLC, an Idaho limited liability company, nka QUASNEMAH HOT SPRINGS, LLC, an Idaho limited liability company, who executed the within and foregoing instrument on behalf of said LLC, and acknowledged to me said LLC executed the same.



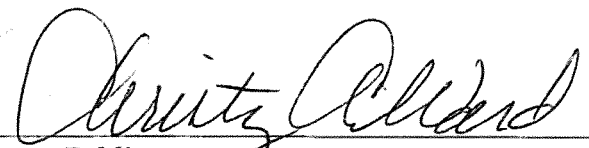

Notary Public
Residing at: Indian Valley, Idaho
Commission expires: 9-17-16

EXHIBIT 'A'

Township 17 North, Range 2 West, Boise Meridian, Adams County, Idaho
All that part of the SW1/4SW1/4 of Section 4 and the SE1/4SE1/4 of
Section 5, lying and situated East of the following described line:
Commencing at the Section corner common to Sections 4, 5, 8 and 9,
T17NR2WBM, Thence N 89° 50' 52" E., 277.74 feet to the TRUE POINT OF
BEGINNING;

Thence N 22° 08' 29" W., 92.78 feet to a point;
Thence N 29° 30' 24" W., 106.41 feet to a point;
Thence N 30° 14' 23" E., 56.80 feet to a point;
Thence N 20° 18' 22" W., 110.41 feet to a point;
Thence N 25° 05' 07" W., 170.69 feet to a point;
Thence N 18° 34' 18" W., 94.88 feet to a point;
Thence N 20° 57' 14" W., 96.91 feet to a point;
Thence N 25° 11' 12" W., 89.78 feet to a point;
Thence N 28° 51' 17" W., 217.70 feet to a point;
Thence N 11° 40' 52" W., 34.45 feet to a point;
Thence N 03° 13' 58" W., 334.89 feet to a point on the North line of
said SE1/4SE1/4 of Section 5, T17NR2WBM, and the point of ending of
said described line.

EXCEPTING THEREFROM a parcel of land more particularly described as
follows:

Commencing at the Northeast corner of the SW1/4SW1/4 of Section 4,
T17NR2WBM, Adams County, Idaho;
Thence running West on the North line of said SW1/4SW1/4 a distance of
235 feet, more or less, to a point on the Easterly bank of a natural
slough;
Thence Southeasterly along the bank of said slough, 550 feet, more or
less, to the East line of said SW1/4SW1/4;
Thence North along said East line, 525 feet, more or less, to the
POINT OF BEGINNING.

Township 17 North, Range 2 West, Boise Meridian, Adams County, Idaho
Section 9: All that part of the NW1/4NW1/4 lying East of the County
road known as Upper Dale Road, as now established.

And also a parcel of land within the SW1/4NW1/4 of Section 9,
T17NR2WBM, Adams County, Idaho, more particularly described as
follows:

Commencing at the Northeast corner of said SW1/4NW1/4;
Thence West, along the North line of said SW1/4NW1/4, a distance of
440 feet, more or less to a point on the East line of the County road
known as Upper Dale Road, as now established;
Thence Southeasterly, along said Easterly line, 440 feet, more or
less, to a point;
Thence Northeasterly, along an existing fence line, 500 feet, more or
less to the POINT OF BEGINNING.

SUBJECT TO the right-of-way of the County Road known as Upper Dale
Road

QUIT CLAIM DEED

EVELYN CAROL SNIDER, Grantor, does hereby deed her interest to QUASNEMAH HOT SPRINGS L.L.C, Grantee, with its head office and principle place of business located at 2891 Fruitvale Glendale Road, Fruitvale, Idaho 83612-6009, the following described premises, to-wit:

See Exhibit "A"

Together with all water, water rights and appurtenances to the property.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantees, their heirs and assigns forever.

3rd IN WITNESS WHEREOF, the said Grantor has hereunto set her hand and seal on this day of ~~September~~, 2013.
October

Evelyn Carol Snider
EVELYN CAROL SNIDER

Instrument # 126177

COUNCIL, ADAMS, IDAHO

12-13-2013 03:28:08 No. of Pages: 3

Recorded for : WALKER LAW OFFICE

SHERRY WARD

Fee: 16.00

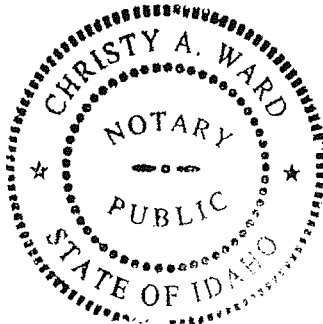
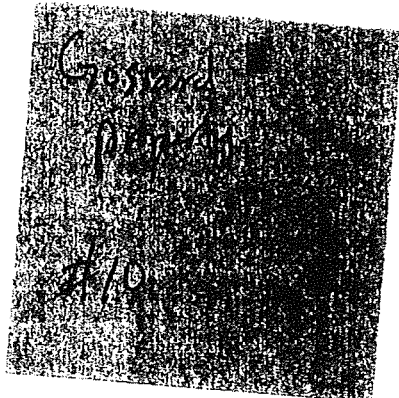
Ex-Officio Recorder Deputy

Index to: DEED

STATE OF Idaho)
COUNTY OF Adams) : SS

On the 3rd day of October, 2013, before me, the undersigned, a Notary Public in and for said State personally appeared EVELYN CAROL SNIDER, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal on the day and year first above written.



Christy A. Ward
Notary Public for said State
Residing at: Indian Valley
My commission expires: 9-17-16

QUIT CLAIM DEED

EXHIBIT A

PIONEER 1031 COMPANY
QUALIFIED INTERMEDIARY
REPLACEMENT PROPERTY

Township 17 North, Range 2 West, Boise Meridian, Adams County, Idaho
All that part of the SW1/4SW1/4 of Section 4 and the SE1/4SE1/4 of
Section 5, lying and situated East of the following described line:
Commencing at the Section corner common to Sections 4, 5, 8 and 9,
T17NR2WBM, Thence N 89° 50' 52" E., 277.74 feet to the TRUE POINT OF
BEGINNING;

Thence N 22° 08' 29" W., 92.78 feet to a point;
Thence N 29° 30' 24" W., 106.41 feet to a point;
Thence N 30° 14' 23" E., 56.80 feet to a point;
Thence N 20° 18' 22" W., 110.41 feet to a point;
Thence N 25° 05' 07" W., 170.69 feet to a point;
Thence N 18° 34' 18" W., 94.88 feet to a point;
Thence N 20° 57' 14" W., 96.91 feet to a point;
Thence N 25° 11' 12" W., 89.78 feet to a point;
Thence N 28° 51' 17" W., 217.70 feet to a point;
Thence N 11° 40' 52" W., 34.45 feet to a point;
Thence N 03° 13' 58" W., 334.89 feet to a point on the North line of
said SE1/4SE1/4 of Section 5, T17NR2WBM, and the point of ending of
said described line.

EXCEPTING THEREFROM a parcel of land more particularly described as
follows:

Commencing at the Northeast corner of the SW1/4SW1/4 of Section 4,
T17NR2WBM, Adams County, Idaho;
Thence running West on the North line of said SW1/4SW1/4 a distance of
235 feet, more or less, to a point on the Easterly bank of a natural
slough;
Thence Southeasterly along the bank of said slough, 550 feet, more or
less, to the East line of said SW1/4SW1/4;
Thence North along said East line, 525 feet, more or less, to the
POINT OF BEGINNING.

Township 17 North, Range 2 West, Boise Meridian, Adams County, Idaho
Section 9: All that part of the NW1/4NW1/4 lying East of the County
road known as Upper Dale Road, as now established.

And also a parcel of land within the SW1/4NW1/4 of Section 9,
T17NR2WBM, Adams County, Idaho, more particularly described as
follows:

Commencing at the Northeast corner of said SW1/4NW1/4;
Thence West, along the North line of said SW1/4NW1/4, a distance of
440 feet, more or less to a point on the East line of the County road
known as Upper Dale Road, as now established;
Thence Southeasterly, along said Easterly line, 440 feet, more or
less, to a point;
Thence Northeasterly, along an existing fence line, 500 feet, more or
less to the POINT OF BEGINNING.

SUBJECT TO the right-of-way of the County Road known as Upper Dale
Road

Addendum A

Gossard 60 ACRES

Township 17 North, Range 2 West, Boise Meridian, Adams County, Idaho

Section 4: All that part of the SW1/4SW1/4 lying East of the County road known as Upper Dale Road as now established.

EXCEPTING THEREFROM a parcel of land more particularly described as follows:
Commencing at the Northeast corner of the SW1/4SW1/4, Township 17 North, Range 2 West, Boise Meridian, Adams County, Idaho;

Thence running West on the North line of said SW1/4SW1/4 a distance of 235 feet, more or less, to a point on the Easterly bank of a natural slough;

Thence Southeasterly along the bank of said slough, 550 feet, more or less, to the East line of said SW1/4SW1/4;

Thence North along said East line, 525 feet, more or less, to the POINT OF BEGINNING.

Section 5: All that part of the SE1/4SE1/4 lying East of the County road known as Upper Dale Road, as now established.

Section 9: All that part of the NW1/4NW1/4 lying East of the County road known as Upper Dale Road, as now established.

And also a parcel of land within the SW1/4NW1/4 of Section 9, Township 17 North, Range 2 West, Boise Meridian, Adams County, Idaho, more particularly described as follows:

Commencing at the Northeast corner of said SW1/4NW1/4;

Thence West, along the North line of said SW1/4NW1/4, a distance of 440 feet, more or less to a point on the East line of the County road known as Upper Dale Road, as now established;

Thence Southeasterly, along said Easterly line, 440 feet, more or less, to a point;

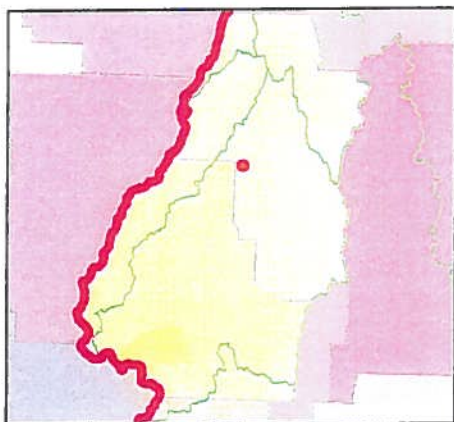
Thence Northeasterly, along an existing fence line, 500 feet, more or less to the POINT OF BEGINNING.



Idaho Department of Water Resources

Water Right
67-14671
(STOCKWATER)

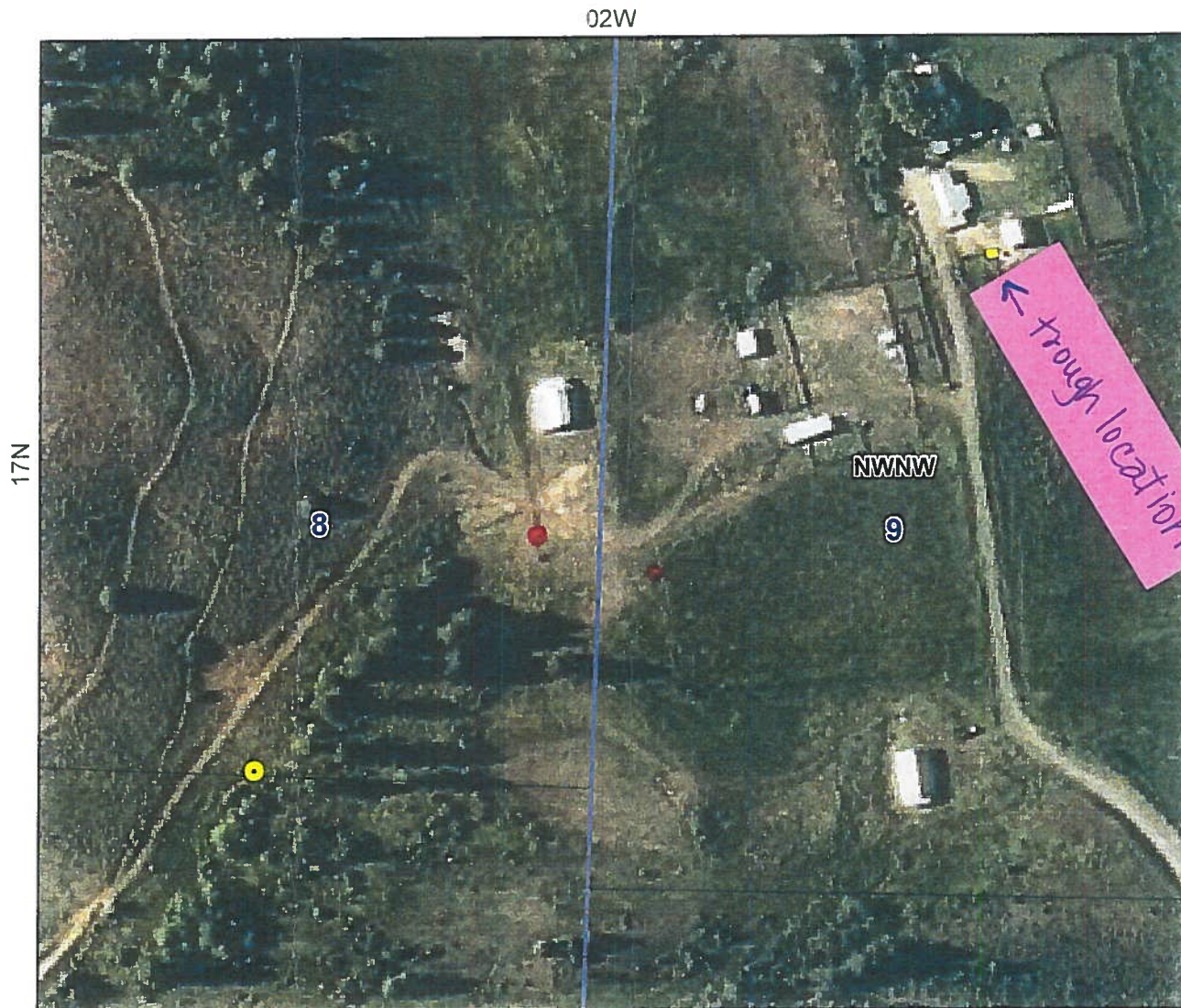
- Point of Diversion
- Place of Use
- State Outline
- Townships
- PLS Sections
- Quarter Quarters



Adams County
IDWR Basin 67

Prepared by Walker, Kay

2009 Aerial Photography



0 0.05 0.1 0.2 Miles



State of Idaho

DEPARTMENT OF WATER RESOURCES

Western Region, 2735 Airport Way • Boise, Idaho 83705-5082

Phone: (208) 334-2190 • Fax: (208) 334-2348 • Web Site: www.idwr.idaho.gov

C. L. "BUTCH" OTTER
Governor

GARY SPACKMAN
Director

December 11, 2013

RITA BALDERSON
2605 UPPER DALE
COUNCIL ID 83612

RE: License No. 67-14671

Issuance of License

Dear Water Right Holder:

The Department of Water Resources has issued the enclosed Water Right License confirming that a water right has been established in accordance with your permit. Please be sure to thoroughly review the conditions of approval and remarks listed on your license.

The license is a PRELIMINARY ORDER issued by the Department pursuant to section 67-5243, Idaho Code. It can and will become a final order without further action by the Department unless a party petitions for reconsideration or files an exception and/or brief within fourteen (14) days of the service date as described in the enclosed information sheet.

Please note that water right owners are required to report any change of water right ownership and/or mailing address to the Department within 120 days of the change. Failure to report these changes could result in a \$100 late filing fee. Contact any office of the Department or visit the Department's homepage on the Internet to obtain the proper forms and instructions.

If you have any questions, please contact me at (208)334-2190.

Sincerely,



for:

John Westra
Western Regional Manager

Enclosures

CERTIFICATE OF SERVICE

I hereby certify that on December 11, 2013 I mailed a true and correct copy, postage prepaid, of the foregoing PRELIMINARY ORDER(Approved License) to the persons listed below:

RE: WATER RIGHT NO.

67-14671

**RITA BALDERSON
2605 UPPER DALE
COUNCIL ID 83612**

**BRANDI S HORTON
WATER MASTER
2297 SNAPP LN
MIDVALE ID 83645**

A handwritten signature in cursive script, reading "Rachel Sommer", is written over a horizontal line.

**Rachel Sommer
Administrative Assistant I**

State of Idaho
Department of Water Resources
Water Right License

WATER RIGHT NO. 67-14671

Priority: September 15, 2005

Maximum Diversion Rate: 0.03 CFS
Maximum Diversion Volume: 1.3 AF

It is hereby certified that RITA BALDERSON
2605 UPPER DALE
COUNCIL ID 83612 has complied with the terms and conditions of the
permit, issued pursuant to Application for Permit dated September 15, 2005; and has submitted Proof of
Beneficial Use on January 31, 2007. An examination confirms water is diverted from:

SOURCE SPRING **Tributary:** HORNET CREEK

and a water right has been established as follows:

<u>BENEFICIAL USE</u>	<u>PERIOD OF USE</u>	<u>DIVERSION RATE</u>	<u>ANNUAL DIVERSION VOLUME</u>
STOCKWATER	01/01 to 12/31	0.03 CFS	1.3 AF

LOCATION OF POINT OF DIVERSION:

SPRING L1 (SE1/4NE1/4NE1/4) Sec. 8, Twp 17N, Rge 02W, B.M., ADAMS County

PLACE OF USE: STOCKWATER

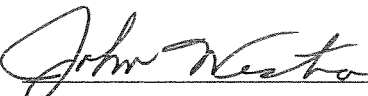
Twp Rge Sec	NE				NW				SW				SE				
	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	Totals
17N 02W 9						X											

CONDITIONS OF APPROVAL

1. Use of water under this right will be regulated by a watermaster with responsibility for the distribution of water among appropriators within a water district. At the time of this approval, this water right is within State Water District No. 67.
2. Upon specific notification by the Department, the right holder shall install a lockable device of a type acceptable to the Department in a manner that will provide the watermaster suitable control of the diversion.

This license is issued pursuant to the provisions of Section 42-219, Idaho Code. The water right confirmed by this license is subject to all prior water rights and shall be used in accordance with Idaho law and applicable rules of the Department of Water Resources.

Signed this 5th day of December, 2013.


JOHN WESTRA
Western Regional Manager



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 27, 2015

QUASNEMAH HOT SPRINGS LLC
2891 FRUITVALE-GLENDALE RD
FRUITVALE ID 83612

RECEIVED

MAY 04 2015

WATER RESOURCES
WESTERN REGION

RE: Ownership Change for Water Right No. 67-14671

Dear Applicants,

The Department of Water Resources acknowledges receipt of your request for an ownership change on the water right mentioned above. However, after reviewing the request, it was determined the form was not completed and additional documentation is needed to complete this request.

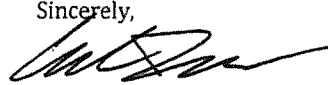
Please complete and submit the requested documentation listed below:

- A conveyance document providing evidence of ownership for the property. The Quitclaim Deed provided was not sufficient for this. Providing a Warranty Deed will demonstrate the chain of events that transferred the property from Rita Balderson to yourselves and verify your current ownership.

Because the Department cannot process this request at this time, we will hold any action on your notice pending receipt of the necessary documentation. If we do not receive the required documentation within 30 days, the notice will be returned and will not be processed.

Thank you for your cooperation. If you have any questions please, contact this office at 208-334-2190.

Sincerely,


Rachel Sommer
Administrative Assistant I
Western Regional Office

Enclosures

*Hello,
I think we finally have
the Deed straightened out.
Please feel free to call or
write if anything else is needed.
I appreciate your patience
Brian Snider
(661) 331-2892 (cell)*



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 27, 2015

QUASNEMAH HOT SPRINGS LLC
2891 FRUITVALE-GLENDALE RD
FRUITVALE ID 83612

RE: Ownership Change for Water Right No. 67-14671

Dear Applicants,

The Department of Water Resources acknowledges receipt of your request for an ownership change on the water right mentioned above. However, after reviewing the request, it was determined the form was not completed and additional documentation is needed to complete this request.

Please complete and submit the requested documentation listed below:

- A conveyance document providing evidence of ownership for the property. The Quitclaim Deed provided was not sufficient for this. Providing a Warranty Deed will demonstrate the chain of events that transferred the property from Rita Balderson to yourselves and verify your current ownership.

Because the Department cannot process this request at this time, we will hold any action on your notice pending receipt of the necessary documentation. If we do not receive the required documentation within 30 days, the notice will be returned and will not be processed.

Thank you for your cooperation. If you have any questions please, contact this office at 208-334-2190.

Sincerely,

Rachel Sommer
Administrative Assistant I
Western Regional Office

Enclosures



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

May 21, 2015

QUASNEMAH HOT SPRINGS LLC
2891 FRUITVALE-GLENDALE RD
FRUITVALE ID 83612

RE: Notice of Ownership Change in Water Right No. 67-14671

Dear Applicants,

The Department acknowledges the receipt of correspondence changing ownership of the above referenced water right to you. The Department has modified its records to reflect the change in ownership and has enclosed a computer-generated report 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.

While researching the application submitted to change water right 67-14671, I found three additional water rights that appear to be located on your property previously held by Starkey Hot Springs LLC. I have included maps and proof reports for each right should you determine you are in possession of them and wish to pursue their change in ownership.

If you have any questions concerning the enclosed information, please feel free to contact this office at 208-334-2190.

Sincerely,

A handwritten signature in black ink, appearing to read 'Chad Jones', is written over a horizontal line.

Chad Jones
Office Specialist II
Western Regional Office

Enclosures