

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

Notice of Change in Water Right Ownership

RECEIVED
MAR 09 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?
69-4009	Yes ☐	Yes ☐		Yes ☐	Yes ☐
69-4010	Yes ☐	Yes ☐		Yes ☐	Yes ☐
69-10008	Yes ☐	Yes ☐		Yes ☐	Yes ☐
69-10009	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Alice V. Stanley
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Adams Bear Creek Ranch, LLC
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or ☐ and/or
- | | | | |
|---------------------------------------|---------------------------|-----------|--------------|
| <u>1095 Calf Pen Road</u> | <u>Council</u> | <u>ID</u> | <u>83612</u> |
| Mailing address | City | State | ZIP |
| <u>208-344-8535 (c/o Adam Little)</u> | <u>alittle@eberle.com</u> | | |
| 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: November 18, 2014
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.

IN FILE 69-4009

8. Signature: [Signature] Attorney for New Owner 3/6/15
Signature of new owner/claimant Title, if applicable Date

Signature: _____ Title, if applicable Date
Signature of new owner/claimant

For IDWR Office Use Only:

Received by J. Strange Date 3-9-2015 Receipt No. C100036 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 [Signature] Date 4-16-15

RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:

Eberle, Berlin, Kading, Turnbow & McKlveen, Chtd.
c/o William J. McKlveen
PO. Box 1368
Boise, ID 83617
wmcklveen@eberle.com

Instrument # 127492
COUNCIL, ADAMS, IDAHO
11-18-2014 09:36:32 AM No. of Pages: 5
Recorded for : AMERITITLE
SHERRY WARD
Ex-Officio Recorder Deputy *Sherry Ward* Fee: 22.00
Index to: DEED

21473AM

(Space Above For Recorder's Use)

GRANT DEED

For good and valuable consideration, the receipt of which is hereby acknowledged, Alice V. Stanley Family Trust under Trust Agreement dated November 5, 2002, an Idaho trust ("Grantor"), conveys, grants, bargains, and sells to Adams Bear Creek Ranch, LLC, an Idaho limited liability company, ("Grantee"), whose address is 1095 Calf Pen Road, Council, Idaho 83612 and its successors and assigns forever, the following described real property in Adams County, Idaho:

See Exhibit A attached hereto and incorporated herein.

SUBJECT TO taxes and assessments for the year 2014 and all subsequent years.

This conveyance shall include any and all estate, right, title, interest, appurtenances, tenements, hereditaments, reversions, remainders, easements, rents, issues, profits, rights-of-way, mineral rights, water rights, and shares in a canal or ditch company in anywise appertaining to the property herein described.

The Grantor covenants to the Grantee that that prior to the execution of the Grant Deed, Grantor has not conveyed this real property to any other person, and at the time of execution, the real property is free from encumbrances done, made, or suffered by the Grantor.

IN WITNESS WHEREOF, the Grantor has executed this instrument on this 12th day of November, 2014.

GRANTOR: Alice V. Stanley Family Trust
under Trust Agreement dated November 5, 2002

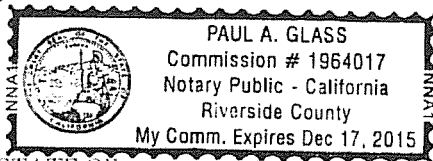
By: L. A. Stanley Co-trustee
Lisa A. Stanley, Its: Co-Trustee

By: _____
Edmund A. Stanley III, Its: Co-Trustee

STATE OF CALIFORNIA
County of RIVERSIDE) ss.

On this 12 day of NOV, 2014, before me, the undersigned a Notary Public in and for said State, personally appeared Lisa A. Stanley, known or identified to me to be the person whose name is subscribed to the within instrument as trustee of Alice V. Stanley Family Trust under Trust Agreement dated November 5, 2002, an Idaho trust, and acknowledged to me that she executed the same as trustee of such trust.

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



STATE OF _____)
County of _____) ss.

Paul A. Glass
NOTARY PUBLIC FOR CALIFORNIA
My Commission Expires DEC 17, 2015

On this _____ day of _____, 2014, before me, the undersigned a Notary Public in and for said State, personally appeared Edmund A. Stanley, III, known or identified to me to be the person whose name is subscribed to the within instrument as trustee of Alice V. Stanley Family Trust under Trust Agreement dated November 5, 2002, an Idaho trust, and acknowledged to me that he executed the same as trustee of such trust.

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

NOTARY PUBLIC FOR _____
My Commission Expires _____

IN WITNESS WHEREOF, the Grantor has executed this instrument on this 10TH day of NOVEMBER, 2014.

GRANTOR: Alice V. Stanley Family Trust
under Trust Agreement dated November 5, 2002

By: _____
Lisa A. Stanley, Its: Co-Trustee

By: Edmund A. Stanley III
Edmund A. Stanley III, Its: Co-Trustee

STATE OF _____)
) ss.
County of _____)

On this _____ day of _____, 2014, before me, the undersigned a Notary Public in and for said State, personally appeared Lisa A. Stanley, known or identified to me to be the person whose name is subscribed to the within instrument as trustee of Alice V. Stanley Family Trust under Trust Agreement dated November 5, 2002, an Idaho trust, and acknowledged to me that she executed the same as trustee of such trust.

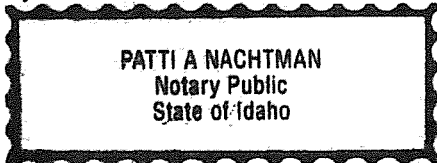
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

NOTARY PUBLIC FOR _____
My Commission Expires _____

STATE OF Idaho)
) ss.
County of Blaine)

On this 10TH day of Nov., 2014, before me, the undersigned a Notary Public in and for said State, personally appeared Edmund A. Stanley, III, known or identified to me to be the person whose name is subscribed to the within instrument as trustee of Alice V. Stanley Family Trust under Trust Agreement dated November 5, 2002, an Idaho trust, and acknowledged to me that he executed the same as trustee of such trust.

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



Patti A. Nachtman
NOTARY PUBLIC FOR Idaho
My Commission Expires 3/16/2016

EXHIBIT A

IN ADAMS COUNTY, IDAHO:

Parcel 1

Township 19 North, Range 3 West, Boise Meridian, Adams County, Idaho

Section 2: Lots 3 and 4 and a portion of Lot 2 as referenced in an Agreement recorded as Instrument, No. 54022, more particularly described as follows: Commencing at corner common to Lots 2 and 3 (or North 1/4 corner) of Section 2, T19NR3WBM;

Thence, first course: North 89°56'40" East along the unfenced true East-West line of Lot 2, a distance of 600 feet, more or less, to a point where said East-West line intersects the existing barbed wire fence;

Thence second course: Southwesterly on and along the existing barbed wire fence upon calculated course of South 22° West 440 feet to a point

Thence third course: South 89°56'40" West on and along the existing barbed wire fence 450 feet, but either more or less to the true survey line on the West side of Lot 2;

Thence fourth course: North 00°11'50" West on and along the unfenced West line of said Lot 2 a distance of 400 feet to the REAL POINT OF BEGINNING at the North 1/4 corner of said Section 2.

ALSO TOGETHER WITH a portion of the S1/2NW1/4 of Section 2, T19NR3WBM, Adams County, Idaho referenced in the agreement recorded as Instr. No. 54022 more particularly described as follows:

Commencing at the Southeast corner of the NE1/4NW1/4 (the same point as Southeast corner of Lot 3) of Section 2, T19NR3WBM, designated by a brass cap set in concrete monument of 6" diameter, 18" high and set 10" to 12" in ground;

Thence course 1: Southwesterly on and along the existing barbed wire fence on a calculated course of South 80° West 1890 feet, more or less, to a point;

Thence course 2: Northwesterly on and along the existing barbed wire fence on a calculated course of North 60° West 430 feet, more or less, to a point;

Thence, course 3: on a curve to the right on and along the existing barbed wire fence to a point on the Easterly side of Council to Bear County Road right-of-way opposite the center of a cattle guard now installed in said road;

Thence, course 4: on and along the Easterly side of the right-of-way of said Council-Bear County Road 50 feet, more or less, to the South line of Lot 4 (NW1/4NW1/4) of said Section 2;

Thence, course 5: North 89°55'55" East on and along the unfenced South lines of Lots 4 and 3 of said Section 2, 2240 feet, either more or less, to the REAL POINT OF BEGINNING, at the Southeast corner of said Lot 3.

Parcel 2

Township 20 North, Range 3 West, Boise Meridian, Adams County, Idaho:

Section 35: SE1/4SW1/4 and the SW1/4SE1/4

EXCEPTING THEREFROM the following parcel referenced in said agreement recorded as Instr. No. 54022 more particularly described as follows:

Commencing at the Northeast corner of the SW1/4SE1/4 of Section 35, T20NR3WBM;

Thence first course: South 00°11'50" East on and along the unfenced real survey line of said SW1/4SE1/4, 1320 feet to the Southeast corner of said SW1/4SE1/4;

Thence second course: South 89°56'40" West along the unfenced real survey line of said SW1/4SE1/4 a distance of 700 feet, more or less, to a point where said line intercepts the existing barbed wire boundary fence;

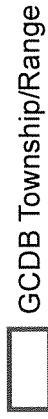
Thence third course: Northeasterly along the line of the existing barbed wire boundary fence on a calculated course of North 21° East 1410 feet to the North line of said SW1/4SE1/4;

Thence fourth course: Easterly on and along said North line a distance of 190 feet , more or less, to the REAL POINT OF BEGINNING at the Northeast corner of said SW1/4SE1/4.

Legend



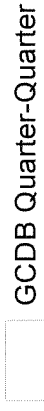
ESPA



GCDB Township/Range



GCDB Section



GCDB Quarter-Quarter

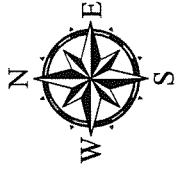


Counties

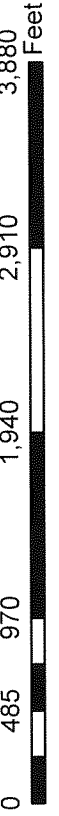
POD + POH for

WR 69-4009

remains WRs are
for domestic & stock water
use



T20N R03W Sec 34 NWNE	T20N R03W Sec 34 NENE	T20N R03W Sec 35 NWNW	T20N R03W Sec 35 NENW	T20N R03W Sec 35 NWNE	T20N R03W Sec 35 NENE
T20N R03W Sec 34 SWNE	T20N R03W Sec 34 SENE	T20N R03W Sec 35 SWNW	T20N R03W Sec 35 SENW	T20N R03W Sec 35 SWNE	T20N R03W Sec 35 SENE
T20N R03W Sec 34 NWSE	T20N R03W Sec 34 NESE	T20N R03W Sec 35 NWSW	T20N R03W Sec 35 NESW	T20N R03W Sec 35 NWSE	T20N R03W Sec 35 NESE
T20N R03W Sec 34 SWSE	T20N R03W Sec 34 SESE	T20N R03W Sec 35 SWSW	T20N R03W Sec 35 SESW	T20N R03W Sec 35 SWSE	T20N R03W Sec 35 SESE
T19N R03W Sec 3 NWNE	T19N R03W Sec 3 NENE	T19N R03W Sec 2 NWNW	T19N R03W Sec 2 NENW	T19N R03W Sec 2 NWNE	T19N R03W Sec 2 NENE
T19N R03W Sec 3 SWNE	T19N R03W Sec 3 SENE	T19N R03W Sec 2 SWNW	T19N R03W Sec 2 SENW	T19N R03W Sec 2 SWNE	T19N R03W Sec 2 SENE
T19N R03W Sec 3 NWSE	T19N R03W Sec 3 NESE	T19N R03W Sec 2 NWSW	T19N R03W Sec 2 NESW	T19N R03W Sec 2 NWSE	T19N R03W Sec 2 NESE





State of Idaho

DEPARTMENT OF WATER RESOURCES

322 East Front Street • P.O. Box 83720 • Boise, Idaho 83720-0098

Phone: (208) 287-4800 • Fax: (208) 287-6700 • Web Site: www.idwr.idaho.gov

GARY SPACKMAN
Director

C.L. "BUTCH" OTTER
Governor

April 16, 2015

ADAMS BEAR CREEK RANCH LLC
1095 CALF PEN RED
COUNCIL ID 83612

Re: Change of Ownership for Water Right/Permit No(s): 69-4009, 69-4010, 69-10008 and 69-10009

Dear Water Right Holder(s):

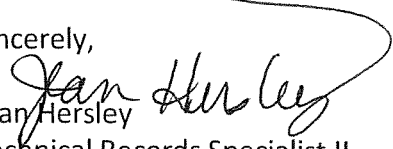
The Department acknowledges the receipt of correspondence changing ownership of the above referenced water right(s) to you. The Department has modified its records to reflect this change in ownership and has enclosed a computer-generated report for your records.

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 § 42-222 and §42-223, Idaho Code.

Also 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. If you have any questions concerning the enclosed information, please feel free to contact me at (208) 287-4942.

Sincerely,


Jean Hersley
Technical Records Specialist II

Enclosure(s)

c: Eberle Berlin

ADAM BOONE LITTLE
alittle@eberle.com

EBERLE BERLIN

ATTORNEYS AND COUNSELORS AT LAW
EST. 1903

PHONE: (208) 344-8535
FACSIMILE: (208) 344-8542

RECEIVED

MAR 09 2015

DEPARTMENT OF
WATER RESOURCES

March 6, 2015

IDWR State Office
322 East Front St., 6th Floor
P.O. Box 83720
Boise, ID 83720-0098

Re: *Adams Bear Creek Ranch, LLC*

Dear Sir/Madam:

We are the attorneys for Adams Bear Creek Ranch, LLC. Enclosed please find an *original* Notice of Change in Water Right Ownership together with:

1. Grant deed;
2. Map identifying the POD and POU for WR69-4009 (the other water rights do not have more than ten irrigated acres); and
3. Our check in the amount of \$100 for the filing fee.

If you have any questions, please contact me.

Best Regards,



Adam Boone Little

ABL/jbf
Enclosures
cc: Client
00524115.000

EBERLE, BERLIN, KADING, TURNBOW & MCKLVEEN, CHTD.