



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

February 12, 2015

ROSE CREEK RANCH LLC
7595 E MCDONALD DR STE 130
SCOTTSDALE AZ 85250

RE: Change of Ownership for Water Right Nos. – See Attached List

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,

Trish Fawcett
Technical Records Specialist

Enclosure(s)

Cc: First American Title Co. (#530095RU)

- Easements, claims of easement or encumbrances which are not shown by the public records.
- Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title including discrepancies, conflicts in boundary lines, shortage in area, or any other facts that would be disclosed by an accurate and complete land survey of the land, and that are not shown in the public records.
- (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the public records.
- Any liens, or rights to a lien, for services, labor or material theretofore or hereafter furnished, imposed by law and not shown by the public records.
- Rights-of-way for ditches, tunnels and telephone and transmission lines constructed by authority of the United States, as granted to the United States under provisions of Section 58-604, Idaho Code.
- Easement for ingress and egress over a strip of land 12 feet in width adjacent and on the West side of Rose Creek in Section 20, Township 12 South, Range 25 East granted to B. F. Mahoney and Galia Mahoney, recorded August 30, 1961, as Instrument No. 3257.
- Easement granted to Raft River Rural Electric Cooperative, Inc., a Cooperative corporation, recorded March 31, 1989, as Instrument No. 201077. (Covers the SE¼ of Section 8, Township 12 South, Range 25 East.)
- Agreement for Electrical Service and Easement upon the terms, conditions and provisions contained therein, between Raft River Rural Electric Cooperative, Inc., an Idaho rural electric Cooperative of Malta and David Bell, recorded May 19, 2005, as Instrument No. 302229. (Covers the SW¼SW¼SE¼ of Section 8, Township 12 South, Range 25 East.)
- Agreement for Electrical Service and Easement upon the terms, conditions and provisions contained therein, between Raft River Rural Electric Cooperative, Inc., an Idaho rural electric Cooperative of Malta and David Bell, recorded April 17, 2006, as Instrument No. 307985. (Covers the SW1/4SW¼SE¼ of Section 8, Township 12 South, Range 25 East.)
- Taxes and assessments for the current year and thereafter.

RECEIVED

FEB 05 2015

Form 42-248/42-1409(6) Rev. 08/14

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCESDEPT OF WATER RESOURCES
SOUTHERN 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?
See Attached	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: Black Jack Ranch Inc
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Rose Creek Ranch LLC
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or ☐ and/or
- 7595 E. McDonald Dr., Suite 130 Scottsdale AZ 85250
Mailing address City State ZIP
602-524-1805 mike@americorig.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: 1/30/2015
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):
 ☐ \$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: Michael Muma manager 1-30-15
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 DM Date 2.5.2015 Receipt No. 5034538 Receipt Amt. \$475-
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

IN FILE # 45-236

Basin	Sequence	Suffix	Process	Priority	Date	Diversion Rate	Source List	Water Use List	Current Owner
45	236		Water Right	4/12/1892		2.100	BROAD HOLLOW CREEK	IRRIGATION	BLACK JACK RANCH INC
45	240		Water Right	4/12/1892		4.460	ROSE CREEK	IRRIGATION	BLACK JACK RANCH INC
45	246	B	Water Right	4/12/1892		2.400	HOWELL CREEK	IRRIGATION	BLACK JACK RANCH INC
45	259		Water Right	3/1/1875		0.600	ROSE CREEK	IRRIGATION, STOCKWATER	BLACK JACK RANCH INC
45	285	A	Water Right	4/1/1878		0.150	HOWELL CREEK	IRRIGATION, STOCKWATER	BLACK JACK RANCH INC
45	287		Water Right	6/5/1875		1.400	ROSE CREEK	IRRIGATION, STOCKWATER	BLACK JACK RANCH INC
45	290		Water Right	5/31/1881		0.530	HOWELL CREEK	IRRIGATION, STOCKWATER	BLACK JACK RANCH INC
45	291		Water Right	5/1/1884		0.500	HOWELL CREEK	IRRIGATION, STOCKWATER	BLACK JACK RANCH INC
45	518		Water Right	4/1/1876		1.900	ROSE CREEK	IRRIGATION, STOCKWATER	BLACK JACK RANCH INC
45	519		Water Right	4/1/1875		0.040	SPRINGS	IRRIGATION, STOCKWATER	BLACK JACK RANCH INC
45	528		Water Right	3/1/1875		0.600	ROSE CREEK	IRRIGATION, STOCKWATER	BLACK JACK RANCH INC
45	706		Water Right	4/15/1883		2.400	BROAD HOLLOW CREEK	IRRIGATION, STOCKWATER	BLACK JACK RANCH INC
45	707		Water Right	4/15/1916		4.000	BROAD HOLLOW CREEK	IRRIGATION	BLACK JACK RANCH INC
45	2049		Water Right	11/13/1908		0.020	DOMINION MINE SPRING	STOCKWATER	BLACK JACK RANCH INC
45	10513		Water Right	4/1/1900		0.050	SPRINGS	STOCKWATER	BLACK JACK RANCH INC
45	10514		Water Right	4/1/1958		0.040	GROUND WATER	DOMESTIC	BLACK JACK RANCH INC
45	13769		Water Right	4/1/1874		0.020	ROSE CREEK	STOCKWATER	BLACK JACK RANCH INC
45	13784		Water Right	4/1/1878		0.100	HOWELL CREEK	STOCKWATER	BLACK JACK RANCH INC
45	13790		Water Right	4/1/1875		0.100	SPRING	STOCKWATER	BLACK JACK RANCH INC
45	7687		Water Application	2/13/1991		1.000	GROUND WATER	IRRIGATION	BLACK JACK RANCH INC

#530095RU

ELECTRONICALLY RECORDED
DO NOT REMOVE THE COUNTY
STAMPED FIRST PAGE AS IT IS
NOW INCORPORATED AS PART
OF THE ORIGINAL DOCUMENT

CASSIA COUNTY
RECORDED FOR:
FIRST AMERICAN TITLE - BURLEY
03:50:20 PM 01-30-2015
2015-000422
NO. PAGES: 5 FEE: \$22.00
JOSEPH W. LARSEN
COUNTY CLERK
DEPUTY: TAP
Electronically Recorded by Simplifile

WARRANTY DEED

FOR VALUE RECEIVED, Blackjack Ranch, Inc., an Idaho corporation, the Grantor, does hereby grant, bargain, sell and convey unto Rose Creek Ranch LLC, an Idaho limited liability company, whose address is 7595 E. McDonald Drive, Suite 130, Scottsdale, Arizona 85250, the Grantee, the following described premises, located in the County of Cassia, State of Idaho, to-wit:

TOWNSHIP 11 SOUTH, RANGE 25 EAST OF THE BOISE
MERIDIAN, CASSIA COUNTY, IDAHO

SECTION 20: NE $\frac{1}{4}$; N $\frac{1}{2}$ NW $\frac{1}{4}$; E $\frac{1}{2}$ SE $\frac{1}{4}$

TOWNSHIP 12 SOUTH, RANGE 25 EAST OF THE BOISE
MERIDIAN, CASSIA COUNTY, IDAHO

SECTION 8: SE $\frac{1}{4}$

SECTION 9: SW $\frac{1}{4}$

SECTION 10: SE $\frac{1}{4}$ NE $\frac{1}{4}$; NE $\frac{1}{4}$ SE $\frac{1}{4}$; S $\frac{1}{2}$ SE $\frac{1}{4}$

SECTION 17: NW $\frac{1}{4}$ NE $\frac{1}{4}$; S $\frac{1}{2}$ NE $\frac{1}{4}$; NW $\frac{1}{4}$ NW $\frac{1}{4}$; S $\frac{1}{2}$ NW $\frac{1}{4}$; S $\frac{1}{2}$

SECTION 20: N $\frac{1}{2}$ NW $\frac{1}{4}$; E $\frac{1}{2}$ NE $\frac{1}{4}$

All appurtenant water rights including but not limited to those listed on Exhibit "A".

SUBJECT TO:

- 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.

#536095RU

RECORDED ELECTRONICALLY	
ID 2015-000422	County Cassia
Date 1/30/15	Time 3:50
simplifile www.simplifile.com 800.460.5657	

WARRANTY DEED

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SUBJECT TO:

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TO HAVE AND TO HOLD the premises, with their appurtenances, unto the Grantee, its successors and assigns forever.

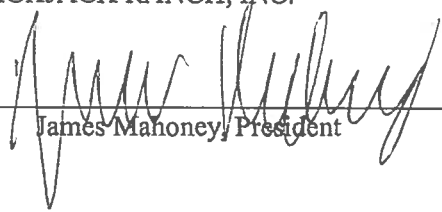
Grantor does hereby covenant to and with the Grantee that it is the owner in fee simple of the above-described premises; that the premises are free from all encumbrances except taxes for the current year; and that it will warrant and defend the same from all lawful claims whatsoever.

DATED: January 29, 2015.

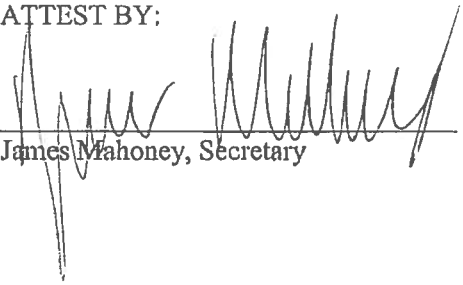
GRANTOR

BLACKJACK RANCH, INC.

By


James Mahoney, President

ATTEST BY:


James Mahoney, Secretary

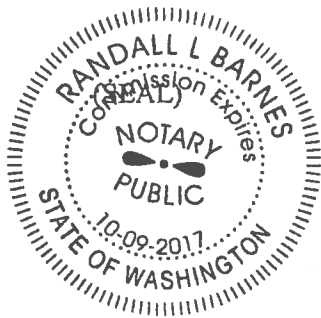
STATE OF WASHINGTON)

: ss.

County of Franklin)

On this 19 day of January, 2015, before me the undersigned, a notary public in and for said State, personally appeared James Mahoney, known or identified to me to be the President and Secretary, of Blackjack Ranch, Inc., an Idaho corporation, and the person whose name is subscribed to the within and foregoing instrument and acknowledged to me that he executed the same on behalf of the Corporation.

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



A handwritten signature in black ink, appearing to read "Randall L. Barnes", written over a horizontal line.

Notary Public in and for said State

Residing at or employed in Franklin Co, Pasco.

My Commission Expires: 10 / 9 / 17

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45	7687		Water Application		2/13/1991		1.000	GROUND WATER	IRRIGATION		BLACK JACK RANCH INC

EXHIBIT A
to Warranty Deed
Rose Creek Ranch – Blackjack Ranch

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