

RECEIVED

DEC 23 2014

DEPARTMENT OF
WATER RESOURCESSTATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

Notice of Change in Water Right Ownership

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?
65-3406 ✓	Yes ☐	Yes ☐	65-3409 ✓	Yes ☐	Yes ☐
65-13905 ✓	Yes ☐	Yes ☐	65-11411 ✓	Yes ☐	Yes ☐
65-13978 ✓	Yes ☐	Yes ☐	65-3407 ✓	Yes ☐	Yes ☐
65-13903 ✓	Yes ☐	Yes ☐	65-1979 ✓	Yes ☐	Yes ☐
65-13986 ✓	Yes ☐	Yes ☐	65-3408 ✓	Yes ☐	Yes ☐

2. Previous Owner's Name: Carol Lynn MacGregor and Joseph Schwarz 65-11280 ✓
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Raspberry Ranch LLC
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or ☐ and/or
- 1112 W Main #604 Boise ID 83702
Mailing address City State ZIP
(208) 386-9494 cmacgregorpd@gmail.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: 11/13/20114
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: Raspberry Ranch, LLC by [Signature], mgr 12-23-14
Signature of new owner/claimant Title, if applicable Date
Signature: [Signature] or Joseph Schwarz 12/18/14
Signature of new owner/claimant Title, if applicable Date

For IDWR Office Use Only:

Received by dg Date 12/23/14 Receipt No. C099748 Receipt Amt. 275⁰⁰
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 3-2-15

Recording Requested By And
When Recorded Mail To:

Instrument # 388457

VALLEY COUNTY, CASCADE, IDAHO

11-13-2014 02:38:10 No. of Pages: 6

Recorded for : AHRENS DEANGELI LAW GROUP LLP

DOUGLAS A. MILLER

Ex-Officio Recorder Deputy

Index to: DEEDS



Darin DeAngeli, PC
Ahrens DeAngeli Law Group LLP
P.O. Box 9500
Boise, Idaho 83707-9500

Grant Deed

Carol Lynn MacGregor, as her sole and separate property, Grantor, for good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant, bargain and convey to Raspberry Ranches, LLC, an Idaho limited liability company, whose current address is 60 Raspberry Lane, Cascade, Idaho 83611, Grantee, the following described real property located in Valley County, Idaho, more particularly described as follows, to wit:

Township 13 North, Range 3 E.B.M., Valley County, Idaho

Section 11: SW1/4SE1/4; SE1/4SW1/4, and a portion of the SW1/4SW1/4 described as follows: Beginning at the Southwest corner of said Section 11, thence N. 0°55'04" E. along the West line of said Section 11, a distance of 666.91 feet;

thence N. 89°51'41" E. a distance of 432.00 feet;

thence N. 0°55'04" E. a distance of 186.00 feet;

thence N. 89°51'41" E. a distance of 159.78 feet to a point in the center of a roadway which is 20 feet wide being 10 feet on each side of the following described roadway centerline:

thence N. 76°09'16" E. a distance of 115.93 feet to a point of curvature;

thence along a curve to the left which has a central angle of 59°12'35", a radius of 75.0 feet, a tangent distance of 42.61 feet, and a long chord of 74.10 feet to a point of tangency;

thence N. 16°56'41" E. a distance of 35.73 feet to a point of curvature

thence along a curve to the left which has a central angle of 37°06'00", a radius of 100 feet, a tangent distance of 33.56 feet and a long chord of 64.73 feet to a point of tangency;

thence N. 20°09'19" W. a distance of 128.99 feet to a point of curvature;

thence along a curve to the right which has a central angle of 23°54'20", a radius of 140.0 feet, a tangent distance of 29.64 feet, and a long chord of 57.99 feet to a point of tangency;

thence N. 3°45'01" E. a distance of 124.90 feet to a point on the North line of said SW1/4SW1/4, the end of the common roadway in said SW1/4SW1/4;

thence N. 89°59'26" E. along the North line of said SW1/4SW1/4 a distance of 603.61 feet to the Northeast corner of said SW1/4SW1/4;

thence S. 0°41'02" W. along the East line of said SW1/4SW1/4 a distance of 1330.95 feet to the Southeast corner of said SW1/4SW1/4;

thence S. 89°51'41" W. along the South line of said SW1/4SW1/4 a distance of 1323.59 feet to the point of beginning.

EXCEPT: That portion conveyed to United States of America for road, by Deed recorded September 11, 1948, Book 26 of Deeds, Page 445, Instrument No. 39137.

Section 13: S1/2NE1/4 lying South of the county road; S1/2, EXCEPT that portion of the SE1/4SE1/4 lying East of the county road.

Section 14: NW1/4NE1/4; NW1/4; S1/2

Township 13 North, Range 4 E.B.M., Valley County, Idaho

Section 18: Government lots 2 and 3; SE1/4NW1/4; NE1/4SW1/4, EXCEPT that portion conveyed to Oregon Short line Railroad Company.

EXCEPTING therefrom a 6.93 acre parcel of land subject to the easement for operation and maintenance of a geothermal waterline (see Geothermal Waterline Easement attached hereto as Exhibit "A") located in the S1/2 of the NW1/4 of Section 18, T. 13 N., R. 4 E., B.M. and the S1/2 of the NE1/4 of Section 13, T. 13

N., R. 3 E., B.M., Valley County, Idaho being more particularly described as follows:

Commencing at the east 1/4 corner of said Section 13, CPF Inst. 211111, corner records of said Valley County; Thence a bearing of N 0°11'32" E, a distance of 1315.90 feet on the east boundary of said Section 13 to a 5/8 inch rebar marking the north 1/16 corner on the east boundary of said Section 13; Thence a bearing of N 00°11'32" E a distance of 49.89 feet on the west boundary of said S1/2 of the NW1/4 of Section 18 to a 5/8 inch rebar marking north 1/16 corner on said west boundary of Section 18 being the TRUE POINT OF BEGINNING.

Thence a bearing of S 89°38'45" E, a distance of 30.00 feet on the north boundary of said S1/2 of the NW1/4 of Section 18 to a 5/8 inch rebar; Thence a bearing of S 18°02'18" W a distance of 52.21 feet to a 5/8 inch rebar; Thence a bearing of S 26°28'50" W, a distance of 31.61 feet to a point on the section line common to said Section 13 and Section 18; Thence a bearing of S 26°28'50" W, a distance of 629.89 feet to a 5/8 inch rebar; Thence a bearing of S 4°12'47" E, a distance of 416.45 feet to a 5/8 inch rebar; Thence a bearing of S 20°14'03" W, a distance of 51.87 feet to a 5/8 inch rebar; Thence on a curve to the right, which curve has a length of 104.95 feet, a radius of 86.62 feet, and a chord which bears S 54°56'39" W, a distance of 98.65 feet to a 5/8 rebar; Thence a bearing of S 89°39'15" W, a distance of 185.50 feet to a 5/8 inch rebar; Thence a bearing of N 2°00'15" W a distance of 722.04 feet adjacent to Cabarton Road to a 5/8 inch rebar; Thence a bearing of N 89°45'20" E, a distance of 235.00 feet to a 5/8 inch rebar; Thence a bearing of N 2°00'15" W, a distance of 185.38 feet to a 5/8 inch rebar; Thence a bearing of N 87°59'46" E, a distance of 212.97 feet to a 5/8 inch rebar; Thence a bearing of N 2°00'15" W, a distance of 24.02 feet to a 5/8 inch rebar; Thence a bearing of S 87°59'46" W, a distance of 212.97 feet to a 5/8 inch rebar; Thence a bearing of N 2°00'15" W, a distance of 180.60 feet to a 5/8 inch rebar; Thence a bearing of N 89°45'20" E, a distance of 338.45 feet on the north boundary of said S1/2 of the NE1/4 of Section 13 to a 5/8 inch rebar marking said N1/16 corner of Section 13; Thence a bearing of N 00°11'32" E a distance of 49.89 feet on the west boundary of said S1/2 of the NW1/4 of Section 18 to the POINT OF BEGINNING.

Said described parcel of land contains 6.93 acres, more-or-less together with and subject to rights-of-way and easements of record and/ or use.

FURTHER EXCEPTING therefrom a 2.22 acre parcel of land including an easement for geothermal waterline (see Geothermal Waterline Easement attached hereto as Exhibit "A") located in the S1/2 of the NE1/4 of Section 13, T. 13 N., R. 3 E., B.M., Valley County, Idaho being more particularly described as follows:

Commencing at the east 1/4 corner of said Section 13, CPF Inst. 211111, corner records of said Valley County; Thence a bearing of N 0°11'32" E, a distance of 1315.90 feet on the east boundary of said Section 13 to a 5/8 inch rebar marking the N1/16 corner on the east boundary of said Section 13; Thence a bearing of S 89°45'20" W on the north boundary of said S1/2 of the NE1/4 of Section 13 to a 5/8 inch rebar marking the TRUE POINT OF BEGINNING.

Thence a bearing of S 2°00'15" E, a distance of 180.60 feet to a set 5/8 inch rebar; Thence a bearing of N 87°59'46" E a distance of 212.97 feet to a 5/8 inch rebar; Thence a bearing of S 2°00'15" E, a distance of 24.02 feet to a 5/8 inch rebar; Thence a bearing of S 87°59'46" W, a distance of 212.97 feet to a 5/8 inch rebar; Thence a bearing of S 2°00'15" E, a distance of 185.38 feet to a 5/8 inch rebar; Thence a bearing of S 89°45'20" W, a distance of 235.00 feet to a 5/8 inch rebar; Thence a bearing of N 2°00'15" W, a distance of 390.00 feet adjacent to Cabarton Road to a 5/8 inch rebar; Thence a bearing of N 89°45'20" E a distance of 235.00 feet on said north boundary of the S1/2 of the NE1/4 of Section 13 to the POINT OF BEGINNING.

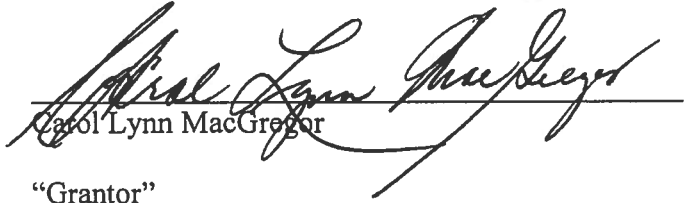
Said described parcel of land contains 2.22 acres, more-or-less together with and subject to rights-of-way and easements of record and/ or use.

Together with all improvements, easements, hereditaments and appurtenances thereto, and subject to such rights, easements, covenants, restrictions and zoning regulations as appear of record or based upon the premises.

SUBJECT TO taxes and assessments for the year 2014 and all subsequent years, and to such rights, easements, liens, encumbrances, covenants, rights-of-way, reservations, restrictions, and zoning regulations as appear of record or based upon the premises, and to any state of facts an accurate survey or inspection of the premises would show.

The property described in this conveyance shall be the separate property of the Grantee, and in accordance with the provisions of Idaho Code § 32-906(1), all income, rents, issues, profits, gains and appreciation of said property shall be the separate property of the Grantee.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 10th day of November, 2014.


Carol Lynn MacGregor
"Grantor"

STATE OF IDAHO)
 : ss.
COUNTY OF ADA)

On this 10th day of November, 2014, before me, the undersigned, a Notary Public in and for said State, personally appeared Carol Lynn MacGregor, known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that she executed the same.

(SEAL)



Victoria Fuhrman
Notary Public for Idaho
Commission expires: 12.6.17

Exhibit "A"



Fodrea Land Group

Surveyors. Engineers. Planners.

P.O. Box 188, 105 N. Main, Cascade, Idaho 83611 Phone (208) 382-4902 Fax (208) 382-3410

www.fodrealandgroup.com

Geothermal Waterline Easement

A 20 foot wide easement for the operation and maintenance of a geothermal waterline located in the S1/2 of the NW1/4 of Section 18, T. 13 N., R. 4 E., B.M., and the S1/2 of the NE1/4 of Section 13, T. 13 N., R. 3 E., B.M., Valley County, Idaho being more particularly described as follows:

Commencing at the west 1/4 corner of said Section 18, CPF Inst. 211113, corner records of said Valley County; Thence a bearing of N 0°11'32" E, a distance of 1323.44 feet on the west boundary of said Section 18 to a 5/8 inch rebar marking the N1/16 corner on the west boundary of said Section 18; Thence a bearing of S 89°38'45" E on the north boundary of said S1/2 of the NW1/4 of Section 18 to the TRUE POINT OF BEGINNING of said easement

Thence the following bearings and distances on the centerline of said 20 foot wide easement:

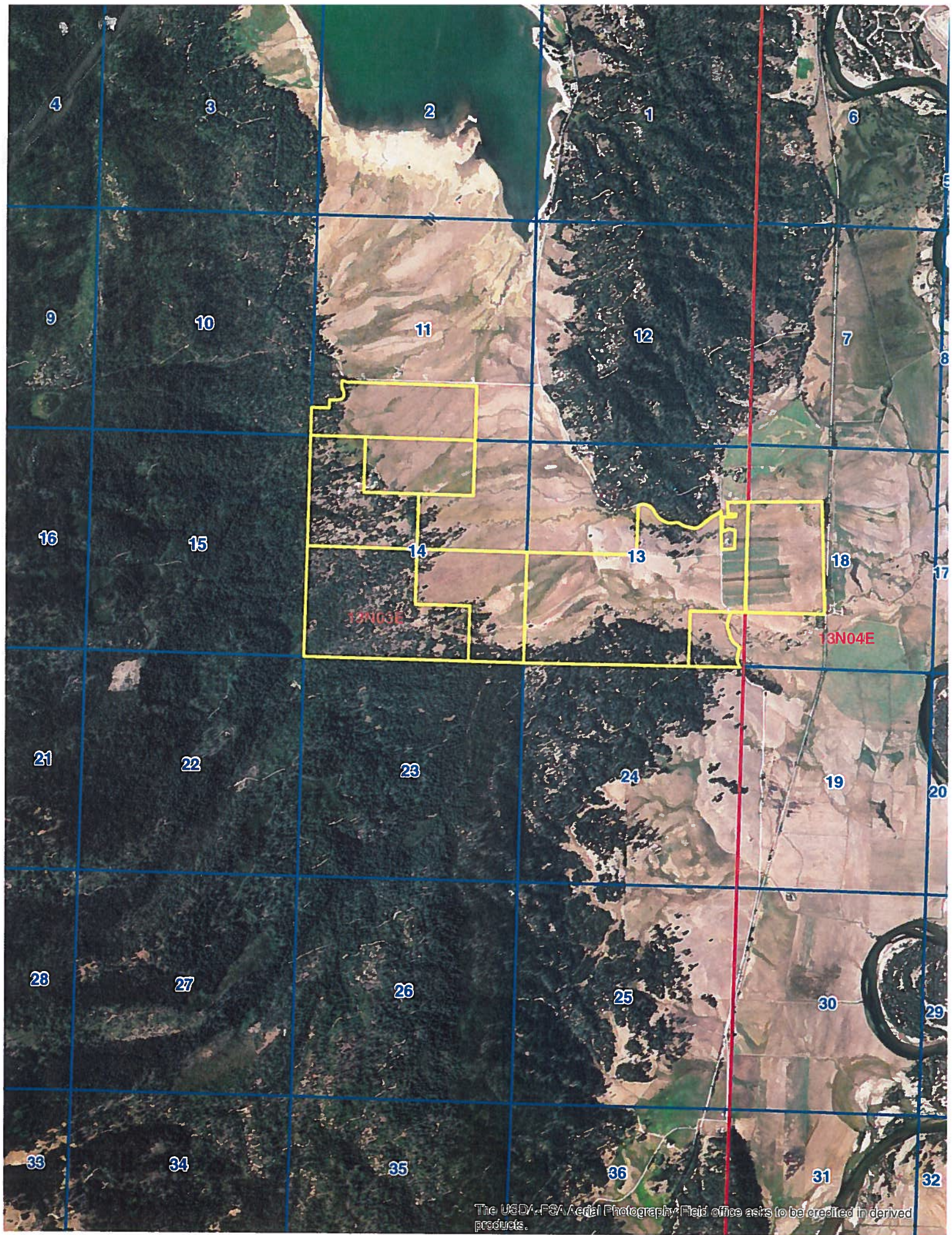
A bearing of S 19°00'57" W, a distance of 85.69 feet;

A bearing of S 46°29'11" W, a distance of 72.18 feet;

A bearing of S 63°50'26" W, a distance of 39.42 feet;

A bearing of S 18°56'37" W, a distance of 95.00 feet to the POINT OF ENDING of said easement.







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

March 2, 2015

RASPBERRY RANCHES LLC
1112 W MAIN # 604
BOISE ID 83702

Re: Change of Ownership for Water Right/Permit No(s): 65-3406, 65-3407, 65-3408, 65-3409, 65-1979, 65-11411, 65-11280, 65-13249, 65-13903, 65-13905, 65-13968, 65-13978, 65-22707, 65-23115, 65-23568(permit) and 65-23602

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.

Water Right 65-2460 was split by an ownership change in January, 2014. The portion of this water right appurtenant to the land Raspberry Ranches, LLC owns, is numbered 65-23602. The ownership of this water right has been updated.

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: Water District No. 65- Ron Shurtleff, Watermaster