

RECEIVED

DEC 08 2014

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

Notice of Change in Water Right Ownership

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?
77-4178	Yes ☐	Yes ☐	77-10130	Yes ☐	Yes ☐
77-10126	Yes ☐	Yes ☐		Yes ☐	Yes ☐
77-10127	Yes ☐	Yes ☐		Yes ☐	Yes ☐
77-10128	Yes ☐	Yes ☐		Yes ☐	Yes ☐
77-10129	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Gerald and/or Evelyn Williams
 Name of current water right holder/claimant

3. New Owner(s)/Claimant(s): James Hagedorn
 New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or ☐ and/or

<u>3085 SE St.Lucie Blvd.</u>	<u>Stuart</u>	<u>FL</u>	<u>34997</u>
Mailing address	City	State	ZIP
<u>937-644-7001</u>	<u>jimhagedorn@scotts.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: 10 November 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.

8.	Signature: 	_____ 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 JS Date 11-20-14 Receipt No. W042652 Receipt Amt. 150
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 JS Approved by RS Processed by CS Date 12/30/14

RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:

May, Browning & May
PO Box 1846
Twin Falls, ID 83303-1846

(Space Above For Recorder's Use)

WARRANTY DEED

For the consideration of TEN DOLLARS AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, DALE A. WILLIAMS, a married man as his sole and separate property and DENNIS C. WILLIAMS, a married man as his sole and separate property ("Grantor"), conveys, grants and warrants to JAMES HAGEDORN, a married man as his sole separate property, whose address is 3085 SE St. Lucie Blvd, Stuart, Florida 34997 and his successors and assigns forever, the following described premises located in the County of Lemhi, State of Idaho, to-wit:

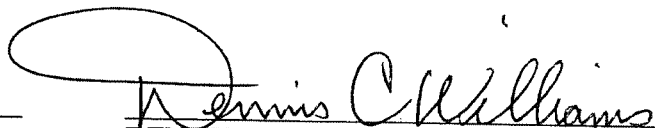
See attached **Exhibit "A"**

This conveyance includes all water rights and any and all estate, right, title, interest, appurtenances, tenements, hereditaments, reversions, remainders, easements, rents, issues, profits, rights-of-way and water rights in anywise appertaining to the property herein described as well in law as in equity.

The Grantors covenant to the Grantee that Grantors are the owners in fee simple of said premises; that the premises are free from all encumbrances, excepting those set forth at **Exhibit "B"**, and that Grantors will warrant and defend the same from all lawful claims.

DATED this 5th day of November, 2014.


DALE A. WILLIAMS

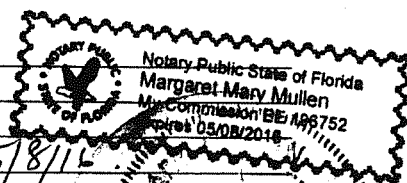

DENNIS C. WILLIAMS

STATE OF Florida)
) ss.
County of Orange)

On this 5th day of November, 2014, before me Margaret Mullen,
a Notary Public, personally appeared DALE A. WILLIAMS, known or identified to me (or
proved to me on the oath of Dale Williams), to be the person whose name
is subscribed to the within instrument, and acknowledged to me that he executed the same.

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 _____
Residing at _____
My Commission Expires 5/8/16



STATE OF Florida)
) ss.
County of Orange)

On this 5th day of November, 2014, before me Margaret Mullen,
a Notary Public, personally appeared DENNIS C. WILLIAMS, known or identified to me (or
proved to me on the oath of Dennis Williams), to be the person whose name
is subscribed to the within instrument, and acknowledged to me that he executed the same.

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 _____
Residing at _____
My Commission Expires 5/8/16

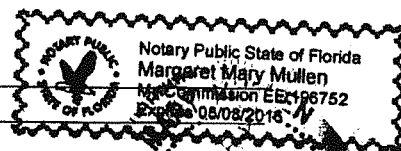


EXHIBIT A

[Castle Creek Ranch]

A PARCEL OF LAND LOCATED IN H.E.S. NO. 325, SECTION 11, T. 17 N. R. 17 E., UNSURVEYED, B.M., LEMHI COUNTY, IDAHO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE BRASS CAP CORNER NO. 1 OF SAID H.E.S. NO. 325 AND BEING THE REAL POINT OF BEGINNING,

THENCE N. $41^{\circ}28'32''$ E 1748.39 FEET TO THE BRASS CAP CORNER NO. 2 OF SAID H.E.S. NO. 325;

THENCE N $68^{\circ}46'39''$ E. 748.20 FEET TO A REBAR WITH CAP ON LINE BETWEEN CORNER NO. 2 AND CORNER NO. 3;

THENCE S $55^{\circ}50'00''$ E. 1600.23 FEET TO A REBAR WITH CAP ON LINE BETWEEN CORNER NO. 4 AND CORNER NO. 5;

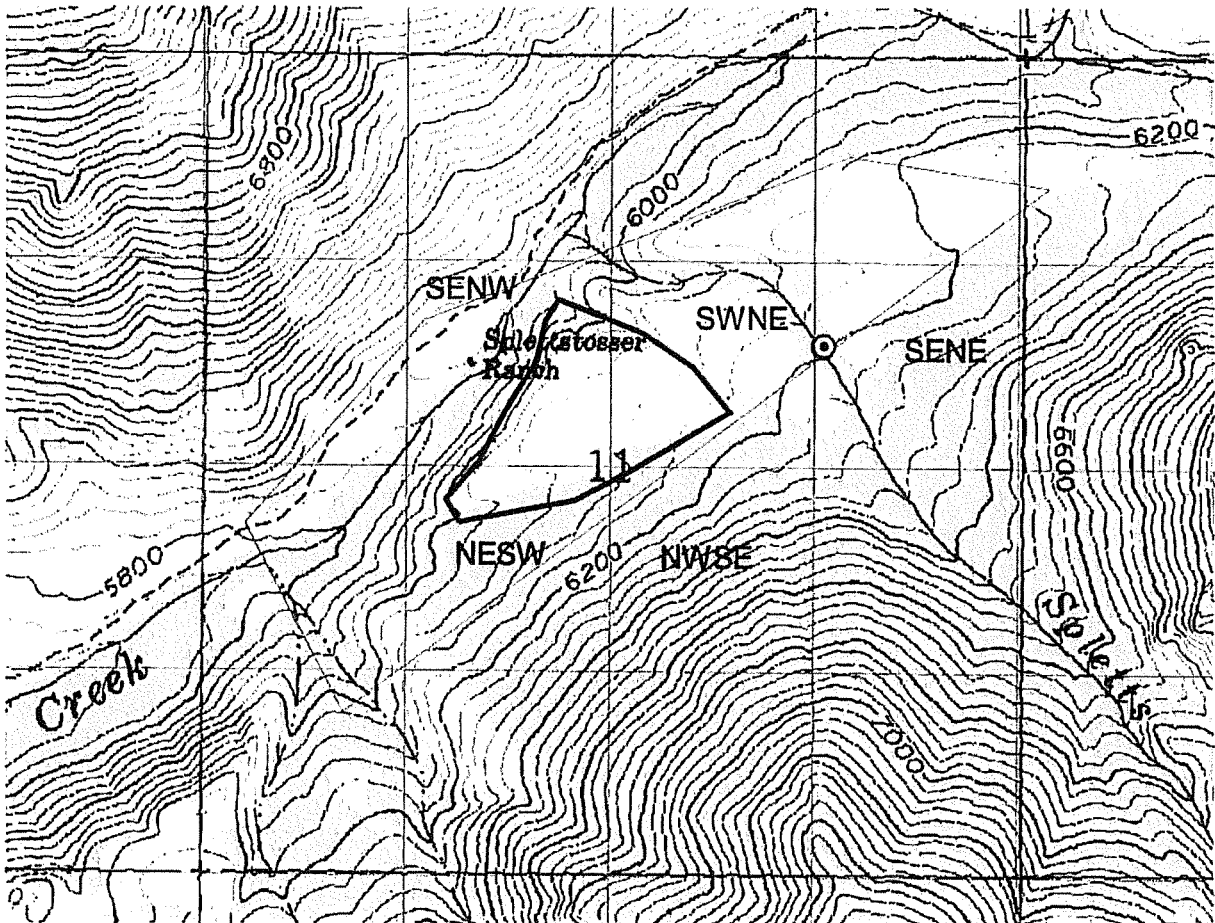
THENCE S $53^{\circ}21'00''$ W. 3166.46 FEET ALONG THE LINE BETWEEN CORNER NO. 4 AND CORNER NO. 5 TO THE BRASS CAP CORNER NO. 5;

THENCE N $27^{\circ}52'40''$ W. 1366.63 FEET TO CORNER NO. 1 AND THE REAL POINT OF BEGINNING, SAID PARCEL CONTAINS 99.142 ACRES.

WARRANTY DEED
EXHIBIT B

7. General taxes and assessments for the year 2013 are paid. General taxes and assessments for the year 2014 are an accruing lien.
8. All matters, covenants, conditions, restrictions, easements and any rights, interests or claims which may exist by reason thereof, disclosed by the recorded survey, corrections and amendments of said survey shown on Record of Survey recorded Dec. 19, 1994, as Instrument No. 224923, Book 7, Page 98, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
9. Agriculture Irrigation and Livestock Watering System Easement granted by U.S.D.A. Forest Service recorded August 27, 1996, as Instrument No. 230975.
10. Right of way for ingress and egress by vehicular traffic over the existing roadway upon the terms, covenants & conditions contained therein as evidenced in a Warranty Deed recorded January 13, 1987 under Instrument No. 184422.
11. Any adverse claim based upon the assertion that some portion of said land is un-surveyed lands of the United States.
12. Any matters arising from questions of gaps or overlaps between the legal description of the herein described real property and those of surrounding parcels.
13. Access is by way of United States Forest Service road #204, off United States Forest Service Road road #258 and is subject to the terms and conditions of said road.
14. The right, title and interest of the public in and to those portions of the above described premises falling within the bounds of roads, and highways, dedicated and or otherwise used by the public, and subject to all easements and restrictions attendant and pertinent to said highways.
15. Restrictions and reservations contained in the United States patent to said land. Subject to any vested and accrued water rights for mining, agriculturally, manufacturing or other purposes and right to ditches and reservoirs used in connection with such water rights as may be recognized by the local customs, laws and decisions of courts, and also subject to the right of the proprietor of a vein or lode, to extract and remove his ore there from should the same be found to penetrate or intersect the premise hereby granted, as provided by law. And there is reserved from the lands hereby granted right of way thereon for ditches and canals constructed by the authority of the United States.

77-4178



0 700 1400 Feet

Section 11
T17N R17E



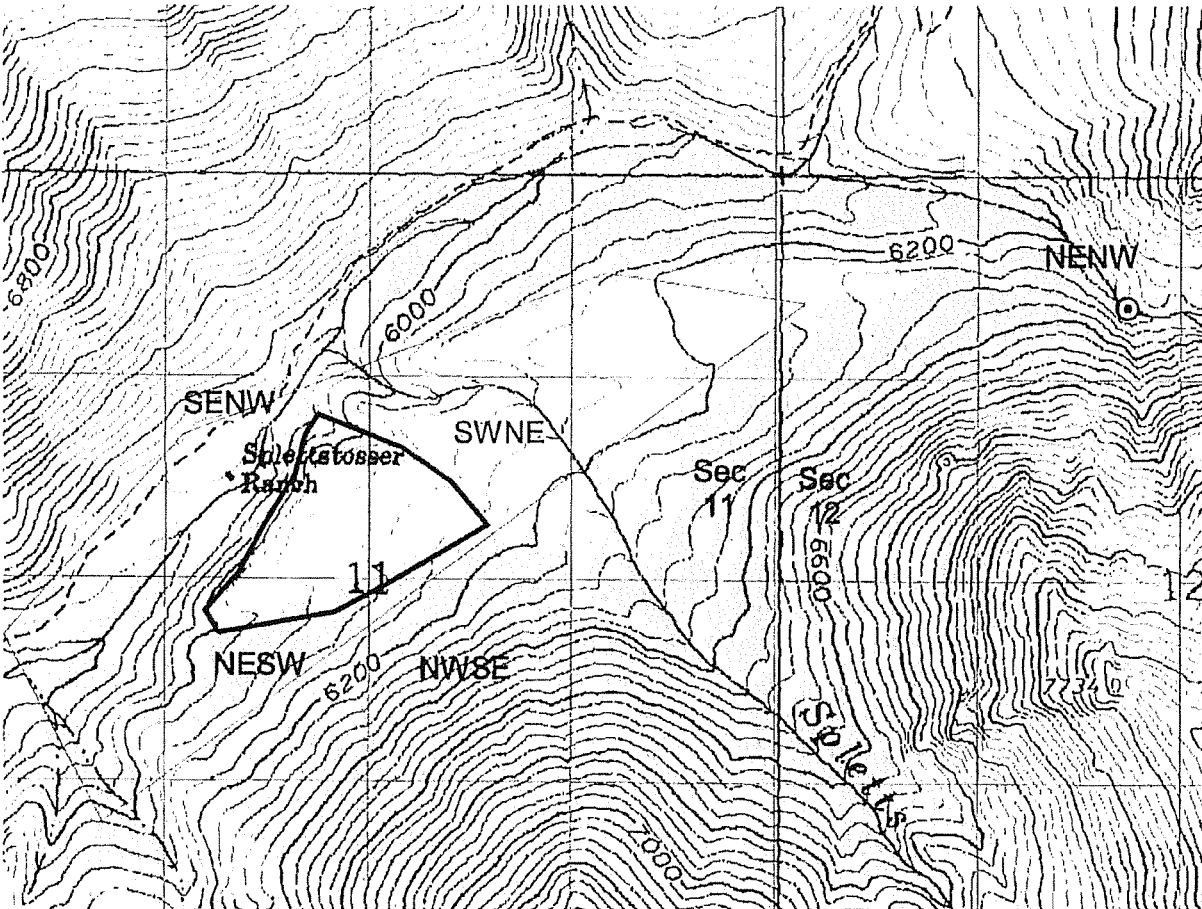
⊙ Point of Diversion

□ Place of Use

Map prepared on November 22, 2005
By Kenneth Knoblock
Idaho Department of Water Resources



77-10126



0 700 1400 Feet

Sections 11 & 12
T17N R17E

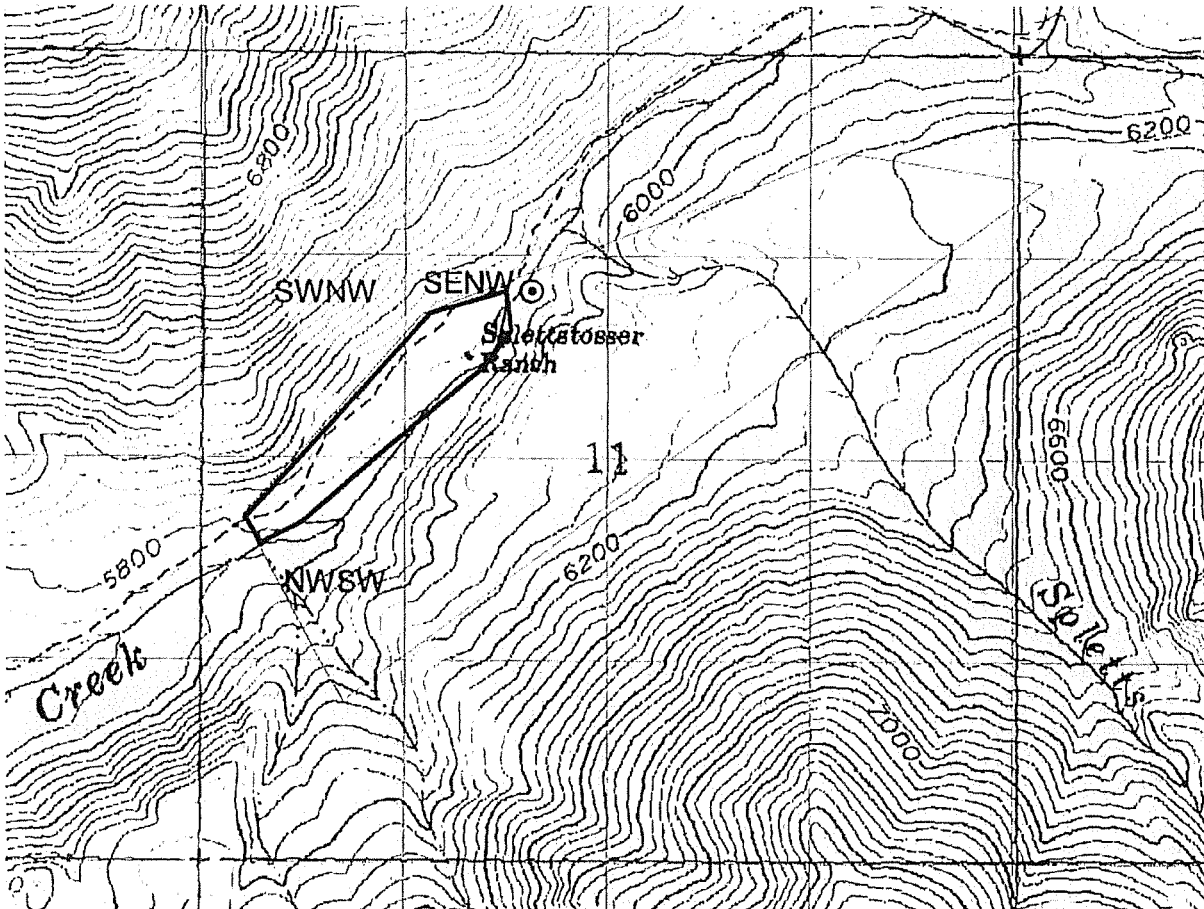


⊙ Point of Diversion

□ Place of Use

Map prepared on November 22, 2005
By Kenneth Knoblock
Idaho Department of Water Resources

77-10127



0 700 1400 Feet

Section 11
T17N R17E



⊙ Point of Diversion

□ Place of Use

Map prepared on November 22, 2005
By Kenneth Knoblock
Idaho Department of Water Resources



EVANS
KEANE LLP
Attorneys at Law

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Suite 100
P.O. Box 959
Boise, Idaho 83701-0959

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Principal Cities Worldwide

Brian L. McMahan, Of Counsel
BMcmahan@evanskeane.com

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NOV 20 2014

WATER RESOURCES
WESTERN REGION

November 19, 2014

IDWR Western Region
2735 Airport Way
Boise, ID 83705-5082

Re: James Hagedorn/Notice of Change in Water Right Ownership

Dear IDWR:

This firm represents Mr. James Hagedorn regarding his newly-purchased property in Lemhi County, commonly known as Castle Creek Ranch. Enclosed please find a Notice of Change in Water Right Ownership regarding Mr. Hagedorn's water rights associated with the Ranch. The required attachments are also enclosed, along with this firm's check in the amount of \$150 to cover the filing fees. An extra copy of the Notice is attached; please stamp it as filed, and then return it to me in the stamped return envelope provided. ✓ 12/30/14 w/ Acknowledgment letter

Should you have any questions regarding this matter, please do not hesitate to contact me.
Thank you.

Sincerely,

EVANS KEANE LLP

Brian L. McMahan

Brian L. McMahan
Of Counsel

BLM/br
Encls.
cc: client
3130-2\corr\IDWR01



**EVANS
KEANE LLP**
Attorneys at Law

1161 W. River Street
Suite 100
P.O. Box 959
Boise, Idaho 83701-0959

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Principal Cities Worldwide

Brian L. McMahan, Of Counsel
BMcmahan@evanskeane.com

December 5, 2014

RECEIVED

DEC 08 2014

WATER RESOURCES
WESTERN REGION

IDWR Western Region
Attn: Rachel Sommer
2735 Airport Way
Boise, ID 83705-5082

Re: James Hagedorn/Notice of Change in Water Right Ownership

Dear Rachel:

Please find enclosed Mr. James Hagedorn's original executed Notice of Change in Water Right Ownership, regarding his newly-purchased property in Lemhi County, commonly known as Castle Creek Ranch. Our firm has previously provided you with the required attachments, copies, and our firm's check in the amount of \$150 to cover the filing fees. Please date stamp a copy of the Notice as received, and then return the same to me in the pre-stamped return envelope provided. ✓*JS*

Should you have any questions regarding this matter, please do not hesitate to contact me.
Thank you.

Sincerely,

EVANS KEANE LLP

Brian L. McMahan

Brian L. McMahan
Of Counsel

BLM/br
Encls.
3130-2\corr\IDWR02



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

December 30, 2014

JAMES HAGEDORN
3085 SE ST LUCIE BLVD
STUART FL 34997

RE: Notice of Ownership Change in Water Right No's:

77-4178, 77-10126, 77-10127, 77-10128, 77-10129 & 77-10130.

Dear Applicant:

The Department acknowledges the receipt of correspondence changing ownership of the above referenced water rights to you. 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.

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.

Thank you for your patience and cooperation. Please call me if you have any questions concerning the enclosed information.

Sincerely,


Rachel Sommer
Administrative Assistant I
Western Regional Office
208-334-2190

Enclosures

cc: BRIAN L MCMAHAN, OF COUNSEL
EVANS KEANE LLP
1161 W RIVER ST STE 100
PO BOX 959
BOISE ID 83701