

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED

Notice of Change in Water Right Ownership JUL 29 2014

Department of Water Resources
Eastern Region

1. List the numbers of all water rights and/or adjudication claim records to be changed. If you only require a portion of the water right or adjudication claim, check "Yes" in the "Split?" column.

Water Right/Claim No.	Split?	Water Right/Claim No.	Split?	Water Right/Claim No.	Split?
22-13860 OK	Yes ☐		Yes ☐		Yes ☐
22-13862 OK	Yes ☐		Yes ☐		Yes ☐
22-11861 OK	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐

2. Previous Owner's Name: Schiss Revocable Trust
Name of current water right holder/claimant

3. New Owner(s)/Claimant(s): Teton Rainbow Ranches Inc.
New owner(s) as listed on the conveyance document

Mailing address: 7215 S. 4500 W. City: Victor State: ID ZIP: 83455
Telephone: 208-604-4661 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: 6-14

6. If the water right described herein has been rented from the Water Supply Bank, rental proceeds will be disbursed in the following manner regardless of any arrangements between the buyer(s) and seller(s) to the contrary:

- Rental payments will go to the lessor(s) of record at the beginning of the rental season.
- If a change in ownership is processed by the Department during a rental season, rental payment will be made to the person or entity who is the lessor of record at the beginning of that rental season.
- New lessor(s) of record will receive payment after the following rental season.

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.

SUPPORT DATA

8. Signature: [Signature] Title, if applicable: President Date: 7-10-14
Signature of new owner/claimant

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

For IDWR Office Use Only:

Received by: [Signature] Date: 7/29/2014 Receipt No.: E040103 Receipt Amt.: \$75 -
Approved by: [Signature] Processed by: [Signature] Date: 8/20/2014

PLEASE RETURN TO:

Robert E. Farnam, Esq.
HOLDEN, KIDWELL, HAHN & CRAPO, P.L.L.C.
P.O. Box 50130
Idaho Falls, Idaho 83405

Instrument # 232776

TETON COUNTY, IDAHO
06-19-2014 09:00:00 No. of Pages: 4
Recorded for: FIRST AMERICAN TITLE - DRIGGS
MARY LOU HANSEN Fee: \$19.00
Ex-Officio Recorder Deputy, Mary Lou Hansen
Index to: DEED, GRANT

This area for Recorder's use only.

First American Title Company

447199-T

GRANT DEED

THIS INDENTURE is made this 18 day of June, 2014, between Jacquelyn Schiess and William J. Schiess, co-trustees of The Schiess Revocable Trust dated July 31, 1994, the "Grantor", and Teton Rainbow Ranches, Inc., of Teton County, Idaho, whose mailing address is 7215 South 4500 West, Victor, Idaho 83455, the "Grantee".

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) lawful money of the United States of America, and other good and valuable consideration, to the Grantor in hand paid by the Grantee, the receipt whereof is hereby acknowledged, has granted, and by these presents does grant and confirm unto the Grantee, and to Grantee's successors and assigns forever, all of the following described property in the County of Teton, State of Idaho, to-wit:

PARCEL I:

BEGINNING AT THE NORTH 1/4 CORNER OF SECTION 12, TOWNSHIP 3 NORTH, RANGE 45 EAST, BOISE MERIDIAN, TETON COUNTY, IDAHO; RUNNING THENCE S 89°10'48"W, ALONG THE SECTION LINE 1320.81 FEET TO THE NORTHWEST CORNER OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 12; THENCE S 00°43'51"E, 2638.63 FEET TO THE SOUTHWEST CORNER OF SAID EAST 1/2 OF THE NORTHWEST 1/4; THENCE N 89°23'33"E, ALONG THE EAST-WEST CENTER SECTION LINE 1151.86 FEET TO THE SOUTHWEST CORNER OF THE EAST 1/2 OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 12; THENCE N 00°38'51"W, 1321.45 FEET TO THE NORTHWEST CORNER OF SAID EAST 1/2 OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4; THENCE N 89°17'10"E, 164.83 FEET TO THE NORTHEAST CORNER OF SAID EAST 1/2 OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4; THENCE N 00°38'08"W, ALONG THE NORTH-SOUTH CENTER LINE OF SAID SECTION 12 A DISTANCE OF 1321.76 FEET TO THE POINT OF BEGINNING.

PARCEL II:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 4, SECTION 31, TOWNSHIP 4 NORTH, RANGE 45 EAST, BOISE MERIDIAN, AND RUNNING THENCE NORTH 80 RODS, THENCE EAST 40 RODS, THENCE SOUTH 80 RODS, THENCE WEST 40 RODS TO PLACE OF BEGINNING.

PARCEL III:

EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (LOT FOUR) OF SECTION 31, TOWNSHIP 4 NORTH, RANGE 45, EAST, BOISE MERIDIAN.

PARCEL IV:

TAX NO 827, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST OF

PLEASE RETURN TO:

Robert E. Farnam, Esq.
HOLDEN, KIDWELL, HAHN & CRAPO, P.L.L.C.
P.O. Box 50130
Idaho Falls, Idaho 83405

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EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (LOT FOUR) OF SECTION 31, TOWNSHIP 4 NORTH, RANGE 45, EAST, BOISE MERIDIAN.

PARCEL IV:

TAX NO 827, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST OF

THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER SECTION 31, TOWNSHIP 4 NORTH, RANGE 45 EAST, BOISE MERIDIAN, RUNNING THENCE NORTH 80 RODS, THENCE EAST 37 RODS, THENCE SOUTH 80 RODS, THENCE WEST 37 RODS, TO PLACE OF BEGINNING.

PARCEL V:

BEGINNING AT A POINT 37 RODS EAST OF THE SW CORNER OF THE SE1/4SW1/4 OF SECTION 31, TOWNSHIP 4 NORTH, RANGE 45 EAST, EAST, BOISE MERIDIAN, THENCE NORTH 80 RODS, THENCE EAST 43 RODS, THENCE SOUTH 593 FEET; THENCE WEST 189.75 FEET, THENCE SOUTH 279 FEET, THENCE WEST 221.18 FEET, THENCE SOUTH 448. FEET MORE OR LESS, THE SOUTH LINE OF SAID SECTION 31, THENCE WEST 265.57 FEET, MORE OR LESS TO THE POINT OF BEGINNING.

Together with all water rights appurtenant thereto.

SUBJECT to all existing easements or claims of easements, patent reservations, rights of way, protective covenants, zoning ordinances, and applicable building codes, laws and regulations, encroachments, overlaps, boundary line disputes and other matters which would be disclosed by an accurate survey or inspection of the premises.

ALSO SUBJECT to easement to maintain irrigation line granted to Trail Creek Sprinkler Irrigation Company, recorded November 4, 1971 as Instrument No. 70202.

(Parcel I)

ALSO SUBJECT to all matters, covenants, conditions, restrictions, easements and any rights, interests or claims which may exist by reason thereof, disclosed by Record of Survey recorded October 27, 2004, as Instrument Number 164313, 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).

(Parcel I)

ALSO SUBJECT to the existing County Road along the South Boundary of the herein described property.

(Parcel I)

ALSO SUBJECT to right of way Deed by and between Evelyn Mecham and Evan Mecham, her husband and State of Idaho right of way for a 33 feet wide strip of land recorded January 3, 1948, in book 77 in page 236.

(Parcel V)

ALSO SUBJECT to right of way Easement be and between William E. Schiess and Lyle Scheiss for a pipeline the runs along the western corner of Lot 4 recorded March 24, 1988, as Instrument No. 102283.
(Parcel IV)

ALSO SUBJECT to Resolution Declaring County Highways recorded May 16, 1980, as Instrument No. 85484 records of Teton County, Idaho. Amended recorded May 23, 1989, as Instrument No. 104309.

ALSO SUBJECT to the existing county road over and across the herein described property.
(Parcels II, III, IV, V)

ALSO SUBJECT to all matters, covenants, conditions, restrictions, easements and any rights, interests or claims which may exist by reason thereof, disclosed by Record of Survey recorded September 19, 2008, as instrument number 200179, 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).

ALSO SUBJECT to rights of Lynn Schiess and Lyle Schiess in a well located on adjacent property owned by Lynn Schiess and Lyle Schiess, the water from said well being partly utilized to irrigate parcels II, III, IV, and V.

ALSO SUBJECT to all rights and obligations set forth in the Patterson Creek Pipeline Agreement recorded as instrument no. 226820 records of Teton County, Idaho on March 8, 2013.

TOGETHER with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues and profits therefrom; and all estate, right, title and interest in and to said property, as well in law as in equity, of the Grantor.

TO HAVE AND TO HOLD, the property and the appurtenances unto the Grantee, and to Grantee's successors and assigns forever.

In construing this deed and where the context so requires, the singular includes the plural.

IN WITNESS WHEREOF, the Grantor has executed the within instrument the day and year first above written.

Jacquelyn Schiess

Jacquelyn Schiess, co-trustee of The Schiess
Revocable Trust

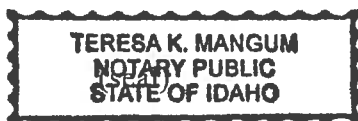
William J. Schiess

William J. Schiess, co-trustee of The Schiess
Revocable Trust

STATE OF IDAHO)
)
County of Teton)ss.
)
County of ~~Bonneville~~

On the 11 day of June, 2014, before me, the undersigned, a notary public, in and for the State of Idaho, personally appeared Jacquelyn Schiess and William J. Schiess, known to me to be the trustees of The Schiess Revocable Trust and the persons whose name are subscribed to the within instrument and acknowledged to me that they executed the same as trustees.

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



Teresa K. Mangum
Notary Public for Idaho
Residing at ~~Idaho Falls, Idaho~~ Driggs ID
My Commission Expires: 07-24-2015