

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

Received
JUL 18 2014

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.

Water Right/Claim No.	Split?	Water Right/Claim No.	Split?	Water Right/Claim No.	Split?
13-7670 OK	Yes ☐		Yes ☐		Yes ☐
13-7672 OK	Yes ☐		Yes ☐		Yes ☐
13-7674 OK	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐

2. Previous Owner's Name: Blair Owen Mickelson and Laura Mickelson
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Gem Valley Land & Livestock, LC
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or ☐ and/or
- | | | | |
|-----------------------------|--------------------------|-----------|--------------|
| <u>2065 Super View Road</u> | <u>Grace</u> | <u>ID</u> | <u>83241</u> |
| Mailing address | City | State | ZIP |
| <u>208-378-9625</u> | <u>kevin@acclima.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: 7 July 2014
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

IN FILE # 13-7670

8. Signature: Kevin J. Holderness Kevin J. Holderness, Member 14 July 2014
Signature of new owner/claimant Title, if applicable Date
- Signature: _____ Title, if applicable Date
- Signature of new owner/claimant Title, if applicable Date

For IDWR Office Use Only:

Received by JPB Date 7/18/2014 Receipt No. E040056 Receipt Amt. \$ 75.-
Approved by JPB Processed by JPB Date 8/26/2014

SCANNED

AUG 28 2014

Abstract of Title to Real Estate affecting appurtenant Water Rights No. 13-7670, 13-7672 and 13-7674, showing title vesting in Gem Valley Land & Livestock, LC as of 7 July 2014:

Summary Legal Description

T 11 S R 40 E, Boise Meridian:

Section 23: NE1/4SE1/4 lying east of Bear River, plus

Section 24: From SW corner of section 24; thence north 2640 feet to W quarter corner of section 24; thence E 3036 feet; thence S 330 feet; thence E 54 feet to W side of a County Road; thence SE along W side of County Road to intersection on S line of the NW1/4SE1/4; thence E to a point 300 feet W of the NE corner of the SW1/4SE1/4 of section 24; thence S 150 feet; thence SW along a private road to its intersection with Whiskey Creek; thence following along the centerline of Whiskey Creek in a SW direction to the centerline of Bear River; thence following the centerline of Bear River in a SE direction to intersection with the S line of section 24, thence W along the S line to the point of beginning.

Also all of SW1/4NW1/4 of section 24 lying E of Bear River.

Grantor	Grantee	Date	Instrument	Caribou Inst. No.
	Blair Owen and Laura Mickelson			
Blair Owen and Laura Mickelson	Riley and Barbara Mickelson	16 Sep 2006	Warranty Deed	176544
Riley Mickelson	Barbara Mickelson	7 July 2014	Affidavit, Death of Riley Mickelson	193799
Barbara Mickelson	Gem Valley	7 July 2014	Warranty Deed	193800

Instrument # 176544

CARIBOU COUNTY

2006-08-18

11:12:35 No. of Pages: 2

Recorded for : LAURA MICKELSON

EDIE BUSH

Ex-Officio Recorder Deputy

Index to: WARRANTY DEED

[Signature] 6.00

WARRANTY DEED

For value received, Blair Owen Mickelson and Laura Mickelson, husband and wife, the grantors, of Grace, Idaho, do hereby grant, bargain, sell and convey unto Riley L. Mickelson and Barbara T. Mickelson, husband and wife, of Grace, Idaho, the grantees, the following described premises, located in Caribou County, Idaho, to wit:

Township 11 South, Range 40 East of Boise Meridian

Section 23: All that portion of NE1/4 SE1/4 lying east of the Bear River as presently located.

Section 24: Beginning at the Southwest Corner of said Section 24, and running thence north 2,640 feet, more or less, to the West Quarter Corner of said Section 24;
Thence East 3,036 feet;
Thence South 330 feet;
Thence East 54 feet to the west side of a County Road;
Thence Southeasterly along the West side of the County Road to a point of intersection on the South line of the NW1/4 SE1/4;
Thence East to a point 300 feet West of the NE Corner of the SW1/4 SE1/4 of said Section 24;
Thence South 150 feet; thence Southwesterly along a private road to its intersection with Whiskey Creek;
Thence following along the centerline of Whiskey Creek in a Southwesterly direction to the centerline of Bear River;
Thence following the centerline of Bear River in a Southeasterly direction to its intersection with the South line of said Section 24;
Thence West along said South Section line, to the point of beginning.

ALSO, all that portion of the SW1/4 NW1/4 of said Section 24 lying East of Bear River.

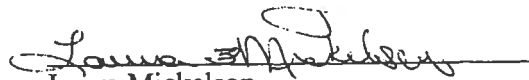
SUBJECT TO a real estate mortgage to Central Bank in the original sum of \$485,000 dated May 19, 1999, recorded May 19, 1999, in the office of the County Recorder of Caribou County, Idaho, as instrument number 159082.

RECORDED
2006 SEP 20 10:00 AM
PAGE 02

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said grantees, their heirs and assigns forever. And the said grantors do hereby covenant to and with the said grantees, that they are the owners in fee simple of said premises; that said premises are free from all encumbrances and that they will warrant and defend the same from all lawful claims whatsoever.

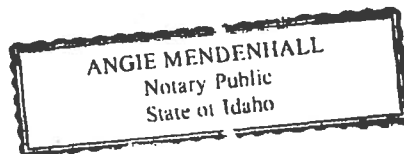
Dated September 16, 2006.

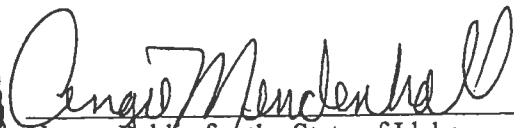

Blair Owen Mickelson


Laura Mickelson

STATE OF IDAHO)
) ss.
County of Caribou)

On this 19th day of September, 2006, before me, the undersigned, a notary public in and for said County and State, personally appeared Blair Owen Mickelson and Laura Mickelson, husband and wife, known or identified to me to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same.




Notary Public for the State of Idaho
Residing at Boise
My Commission Expires: 01-20-12

RECORDING REQUESTED BY
First American Title Company

AND WHEN RECORDED MAIL TO:
First American Title Company
241 S Main Street Suite 3
Soda Springs, ID 83276

Instrument # 193799

CARIBOU COUNTY

7-2-2014 02:46:13 PM No. of Pages: 4

Recorded for : FIRST AMERICAN TITLE COMPANY

VEDA MASCARENAS

Fee: 19.00

Ex-Officio Recorder Deputy
Index to: AFFIDAVIT

Space Above This Line for Recorder's Use Only

AFFIDAVIT OF DEATH

STATE OF Idaho)
ss.
COUNTY OF Caribou)

File No. **504940 (ch)**

Barbara T. Mickelson of 2071 Super View Dr., Grace, ID 83241, being first duly sworn, deposes and says:

That the undersigned is the surviving spouse of Riley L. Mickelson, of Caribou County, Idaho, to whom the undersigned was married Dec. 4, 1959 at Logan, Utah. During his/her marriage to the said Riley L. Mickelson, they received as their community property, certain real property consisting of:

Caribou County, Idaho:
Township 11 South, Range 40 East of the Boise Meridian:

Section 23: All of that portion of the NE $\frac{1}{4}$ SE $\frac{1}{4}$ lying East of the Bear River, as presently located.

Section 24: Beginning at the Southwest corner of said Section 24 and running
Thence North 2640 feet, more or less, to the West Quarter Corner of said Section 24;
Thence East 3036 feet;
Thence South 330 feet;
Thence East 54 feet to the West side of a County Road;
Thence Southeasterly along the West side of the County Road to a point of intersection on the South line of the NW $\frac{1}{4}$ SE $\frac{1}{4}$;
Thence East to a point 300 feet West of the Northeast Corner of the SW $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 24;
Thence South 150 feet;
Thence Southwesterly along a private road to its intersection with Whiskey Creek;
Thence following along the centerline of Whiskey Creek in a Southwesterly direction to the centerline of Bear River;
Thence following the centerline of Bear River in a Southeasterly direction to its intersection with the South line of said Section 24;
Thence West along said South Section line,
to the Point of Beginning.

ALSO, all that portion of the SW $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 24 lying East of Bear River.

EXCEPT THEREFROM, Beginning at a point 330 feet East and 496 feet South of the center of said Section 24, and running
Thence South 165 feet;

Thence South 52° East 500 feet, more or less, to the West side of said County Road;
Thence Northwest 580 feet, more or less, along the County Road to a point 120 feet, more or less, East of the Point of Beginning;
Thence West 120 feet,
to the Point of Beginning.

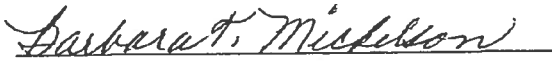
The real property was initially conveyed to the said couple by Warranty Deed, dated September 16, 2006, from Blair Owen Mickelson and Laura Mickelson, husband and wife, which said deed was recorded September 6, 2006, as Instrument No. 176544, records of Caribou County, Idaho.

The said Riley L. Mickelson died Intestate, on May 11, 2008 at Lago, Idaho, being at said time a resident of Caribou County, and upon his death title to the aforementioned real property vested in affiant as survivor of said marital community and sole heir of any separate property, and affiant has continued to own, hold, claim and possess the said property as his/her own, free from all claims of others, and during all of said time he/she has held the open, notorious, and peaceable possession of said lands, and every part thereof.

Affiant further states that at the time of the death of said Riley L. Mickelson, there were no existing creditors or claims against his/her or affiant, and that since the death of said Riley L. Mickelson, he/she has paid all funeral expenses and all outstanding obligations of every kind and nature existing at the time of the death of Riley L. Mickelson.

Affiant further states that he/she was well and personally acquainted with the estate of said Riley L. Mickelson as owned and held by him/her at the time of his/her death, and that the entire value of his/her estate, including the real property above-mentioned, did not exceed the sum of \$ 750,000.00, that all of said property was the community property of said deceased and affiant, and that there is no outstanding inheritance tax or Federal Estate tax due or unpaid by reason of the death of said Riley L. Mickelson.

No probate proceedings were ever held in the matter of the estate of said , deceased in the State Courts of or elsewhere, and affiant makes and records this affidavit for the purpose of establishing his/her ownership of the real property above-mentioned in the absence of any creditor's claims, inheritance taxes, and Federal Estate taxes.


Barbara T. Mickelson

A.P.N.: RL4058B

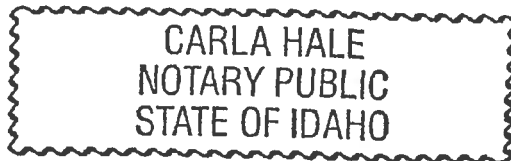
Affidavit of Death- continued

File No.: 504940 (ch)

Date: 06/24/2014

STATE OF Idaho)
SS.
COUNTY OF Caribou)

On this 27th day of June, 2014, before me, a Notary Public in and for said State, personally appeared Barbara T. Mickelson, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that she executed the same.



Carla Hale
Notary Public for the State of Idaho
Residing at: Soda Springs, Idaho
My Commission Expires: 12/12/2014

STATE OF IDAHO
IDAHO DEPARTMENT OF HEALTH AND WELFARE
BUREAU OF VITAL RECORDS AND HEALTH STATISTICS

CERTIFICATE OF DEATH

Date Filed: MAY 19, 2008

State File No. 2008-03968

DECEDENT - LEGAL NAME RILEY LETHAM MICKELSON			
SEX MALE	SOCIAL SECURITY NUMBER [REDACTED]	AGE 74 YEARS	DATE OF BIRTH MARCH 02, 1934
BIRTHPLACE LAGO, IDAHO		PLACE OF RESIDENCE LAGO, IDAHO	
MARITAL STATUS AT TIME OF DEATH MARRIED		NAME OF SURVIVING SPOUSE (if wife, maiden name) BARBARA FAE THOMPSON	
		WAS DECEDENT EVER IN U.S. ARMED FORCES? NO	
FATHER - NAME HARRIS ANTON MICKELSON			BIRTHPLACE IDAHO
MOTHER - MAIDEN NAME NORMA LETHAM			BIRTHPLACE IDAHO
METHOD OF DISPOSITION BURIAL		FUNERAL SERVICE LICENSEE F. DUAYNE SIMS	
NAME AND ADDRESS OF FUNERAL FACILITY SIMS FUNERAL HOME, SODA SPRINGS, IDAHO			
DATE OF DEATH MAY 11, 2008	TIME OF DEATH APPROX 1:00 P.M.	CITY, TOWN OR LOCATION OF DEATH LAGO, IDAHO	COUNTY OF DEATH CARIBOU
CAUSE OF DEATH (underlying cause last) a. BLUNT FORCE TRAUMA TO THE HEAD			Approximate Interval Between Onset and Death IMMEDIATE
b. DUE TO (or as a consequence of): TRACTOR ROLLED OVER, HEAD CRUSHED BY STEERING WHEEL			SECONDS
c. DUE TO (or as a consequence of):			
d. DUE TO (or as a consequence of):			
OTHER SIGNIFICANT CONDITIONS CONTRIBUTING TO DEATH but not resulting in the underlying cause given above NONE STATED			WAS AN AUTOPSY PERFORMED? NO
MANNER OF DEATH ACCIDENT		NAME OF CERTIFIER F. DUAYNE SIMS	TITLE CORONER
CORONER SUBSEQUENT CERTIFICATION IF NECESSARY			
EXTERNAL CAUSES ONLY			
DATE OF INJURY MAY 11, 2008	TIME OF INJURY APPROX. 1:00 P.M.	PLACE OF INJURY FARM	INJURY AT WORK? YES
LOCATION WHERE INJURY OCCURRED 2071 SUPERVIEW DRIVE, LAGO, IDAHO			
DESCRIPTION OF HOW INJURY OCCURRED TRACTOR ROLLED OVER - PINNED UNDER TRACTOR			

This is a true and correct reproduction of the document officially registered and placed on file with the IDAHO BUREAU OF VITAL RECORDS AND HEALTH STATISTICS.

DATE ISSUED: JUNE 16, 2014

This copy not valid unless prepared on engraved border displaying state seal and signature of the Registrar.

PHS(CV)REV 12/13

James B. Aydelotte
JAMES B. AYDELOTTE
STATE REGISTRAR



Instrument # 193800

CARIBOU COUNTY

7-2-2014 02:49:13 No. of Pages: 2

Recorded for : FIRST AMERICAN TITLE COMPANY

VEDA MASCARENAS

Fee: \$13.00

Ex-Officio Recorder Deputy

Index to: WARRANTY DEED

RECORDING REQUESTED BY
First American Title Company

AND WHEN RECORDED MAIL TO:

First American Title Company
241 S Main Street Suite 3
Soda Springs, ID 83276

Space Above This Line for Recorder's Use Only

WARRANTY DEED

File No.: **504940 (ch)**

Date: **June 25, 2014**

For Value Received, **Barbara T. Mickelson, individually and as surviving spouse of Riley L. Mickelson, deceased**, hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto **Gem Valley Land & Livestock, L. C., a Limited Liability Company**, hereinafter called the Grantee, whose current address is **12474 West Ginger Creek Dr., Boise, ID 83713**, the following described premises, situated in **Caribou County, Idaho**, to-wit:

Caribou County, Idaho:

Township 11 South, Range 40 East of the Boise Meridian:

Section 23: All of that portion of the NE $\frac{1}{4}$ SE $\frac{1}{4}$ lying East of the Bear River, as presently located.

**Section 24: Beginning at the Southwest corner of said Section 24 and running
Thence North 2640 feet, more or less, to the West Quarter Corner of said Section 24;
Thence East 3036 feet;
Thence South 330 feet;
Thence East 54 feet to the West side of a County Road;
Thence Southeasterly along the West side of the County Road to a point of intersection on the South line of the NW $\frac{1}{4}$ SE $\frac{1}{4}$;
Thence East to a point 300 feet West of the Northeast Corner of the SW $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 24;
Thence South 150 feet;
Thence Southwesterly along a private road to its intersection with Whiskey Creek;
Thence following along the centerline of Whiskey Creek in a Southwesterly direction to the centerline of Bear River;
Thence following the centerline of Bear River in a Southeasterly direction to its intersection with the South line of said Section 24;
Thence West along said South Section line,
to the Point of Beginning.**

ALSO, all that portion of the SW $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 24 lying East of Bear River.

**EXCEPT THEREFROM, Beginning at a point 330 feet East and 496 feet South of the center of said Section 24, and running
Thence South 165 feet;
Thence South 52° East 500 feet, more or less, to the West side of said County Road;
Thence Northwest 580 feet, more or less, along the County Road to a point 120 feet, more or less, East of the Point of Beginning;
Thence West 120 feet,
to the Point of Beginning.**

Date: 06/25/2014

Warranty Deed
- continued

File No.: 504940 (ch)

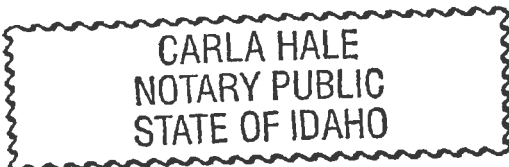
SUBJECT TO all easements, right of ways, covenants, restrictions, reservations, applicable building and zoning ordinances and use regulations and restrictions of record, and payment of accruing present year taxes and assessments as agreed to by parties above.

TO HAVE AND TO HOLD the said premises, with its appurtenances, unto the said Grantee, and to the Grantee's heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that the Grantor is the owner in fee simple of said premises; that said premises are free from all encumbrances except current years taxes, levies, and assessments, and except U.S. Patent reservations, restrictions, easements of record and easements visible upon the premises, and that Grantor will warrant and defend the same from all claims whatsoever.

Barbara T. Mickelson
Barbara T. Mickelson

STATE OF Idaho)
ss.
COUNTY OF Caribou)

On this 27th day of June, 2014, before me, a Notary Public in and for said State, personally appeared **Barbara T. Mickelson**, known or identified to me to be the person(s) whose name(s) is subscribed to the within instrument, and acknowledged to me that she executed the same.



Carla Hale
Notary Public of Idaho
Residing at: Soda Springs, Idaho
Commission Expires: 12/12/2014