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DEW

Form 47-248/2-1409(5) Rev. 03/13

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STATE OF IDAHO JAN 13 2014
DEPARTMENT OF WATER RESOURCES

DEC 13 2013

WATER RESOURCES
WESTERN REGIONWATER RESOURCES
WESTERN 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.

Water Right/Claim No.	Split?	Water Right/Claim No.	Split?	Water Right/Claim No.	Split?
PD 65-4023	Yes ☐		Yes ☐		Yes ☐
PD 65-8772	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐

2. Previous Owner's Name: ISLAND CAPITOL, LLC
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): LOIS VON MORGANROTH
New owner(s) as listed on the conveyance document
- Mailing address: 1223 MONTANA AVENUE
SANTA MONICA
CA
90403
City State ZIP
- Telephone: 310-451-8531
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: October 24, 2013
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.

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

Date

Receipt No.

Receipt Amt.

Approved by

Processed by

Date

SUPPORT DATA

IN FILE #

65-4023



Order No. 0028342

0387062

RECEIVED
JAN 13 2014
WATER RESOURCES
WESTERN REGION

WARRANTY DEED

For Value Received,

Island Capitol, LLC, an Idaho limited liability company

GRANTOR(s), do(es) hereby GRANT, BARGAIN, SELL and CONVEY unto

Lois Von Morganroth, an unmarried woman

GRANTEE(s), whose address is: 1223 Montana Avenue, Santa Monica, CA 90403

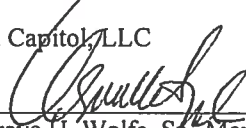
the following described real property, to-wit:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

TO HAVE AND TO HOLD the premises with its 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 except the current year's taxes and assessments, conditions, covenants, restrictions, reservations, easements, rights and rights of way, apparent or of record and that they will warrant and defend the same from all lawful claims whatsoever.

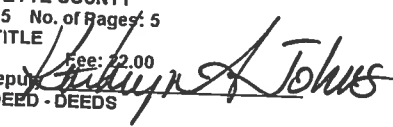
DATED this 24th day of October, 2013.

Island Capitol, LLC

BY: 

Graye H. Wolfe, Sr., Member

Instrument # 387062

STATE OF IDAHO, PAYETTE COUNTY
10-24-2013 02:05:45 No. of Pages: 5
Recorded for : AMERITITLE
BETTY J DRESSEN Fee: 22.00
Ex-Officio Recorder Deputy 
Index to: WARRANTY DEED - DEEDS

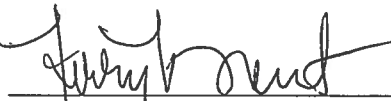
STATE OF IDAHO)

)ss

COUNTY OF PAYETTE)

On this 24th day of October, 2013, before me, the undersigned, a Notary Public in and for said State, personally appeared Graye H. Wolfe, Sr., as Member of Island Capitol, LLC, known or identified to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same in such capacity.

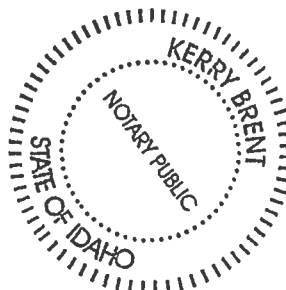
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year in this instrument first above written.



Notary Public

Residing at: Weiser, ID

Commission Expires: 7-30-18



0387062

LEGAL DESCRIPTION

"EXHIBIT A"

PARCEL I

Land in Twp. 9 N., R. 3 W., B.M., Payette County, Idaho:

In Sec. 19: That portion of the SE1/4 lying South of the County Road;

In Sec. 20: That portion of the W1/2SW1/4 lying South of the County Road;

ALSO, a parcel of land in the E1/2 of Sec. 19 and in the W1/2 of Sec. 20, more particularly described as follows:

Commencing at the Northwest corner of said Sec. 20; thence S. 0°10'04" W. along the Westerly boundary of said Sec. 20 a distance of 2238.55 feet to the TRUE POINT OF BEGINNING; thence N. 78°07'58" E. 183.05 feet; thence S. 36°10'39" E. 176.05 feet; thence S. 43°54'56" W. 76.63 feet; thence S. 20°19'10" E. 251.08 feet; thence S. 8°49'12" E. 720.56 feet; thence S. 24°08'47" E. 287.73 feet; thence S. 58°01'43" W. 1388.23 feet; thence N. 30°25'58" W. 98.07 feet; thence N. 41°15'32" E. 242.31 feet; thence N. 57°59'40" W. 170.99 feet; thence N. 37°11'36" E. 145.54 feet; thence N. 38°29'07" W. 496.50 feet; thence N. 5°47'26" E. 215.45 feet; thence N 47°12'58" W. 93.06 feet; thence N. 37°59'44" E. 1167.24 feet; thence N. 78°07'58" E. 220.98 feet to the TRUE POINT OF BEGINNING.

ALSO, a parcel in the E1/2SW1/4, more particularly described as follows:

Beginning at the Southwest corner of said E1/2SW1/4; thence N. 0°02'45" W. along the West boundary of said E1/2SW1/4, 2245 feet to the Southerly right of way line of a County Road; thence Easterly along said right of way line 123 feet; thence S. 1°20'40" E. 2248 feet to the South boundary of said E1/2SW1/4; thence N 89°14'05" W. along the South boundary of said E1/2SW1/4, 174 feet to the Point of Beginning.

In Sec. 29: W1/2NW1/4.

In Sec. 30: SE1/4NE1/4; and

All that portion of the NE1/4NE1/4 lying South and East of Little Willow Creek; and

All that portion of the N1/2NE1/4 lying West of Little Willow Creek and North and East of the following described line: Beginning at the Northwest corner of said N1/2NE1/4; thence S. 32°46' E. 730 feet;

Thence S. 24°54' E. 300 feet, more or less, to the South bank of the Shimp and Patton Irrigation ditch;

Thence N. 86°06' E. along said South line of the Shimp and Patton Irrigation ditch 900 feet, more or less, to its intersection, if extended, with the West side of Little Willow Creek;

EXCEPTING THEREFROM all that portion lying westerly of the following described line:

Commencing at the Northeast corner of said N1/2NE1/4; thence N. 89°55'33" W. 1495.75 feet to a point which lies 25.00 feet Southeasterly from the centerline of an existing County road, being the TRUE POINT OF BEGINNING for said line; thence S. 46°14'54" E. 267.51 feet; thence S. 42°42'21" W. 918.92 feet, more or less, to a point on the South bank of the Shimp and Patton Irrigation ditch, and the termination of said line.

PARCEL II

Land in Twp. 9 N., R. 3 W., B.M., Payette County, Idaho:

In Sec. 7: SE1/4SW1/4 and Government Lot 4;

In Sec. 18: Government Lots 1, 2, 3 and 4; the E1/2W1/2 and the SW1/4SE1/4;

Continued

In Sec. 19: Government Lots 1, 2 and 3; the E1/2W1/2, the NE1/4; and that portion of the SE1/4 lying North of the County road;

EXCEPTING from the SW1/4SE1/4 of said Sec. 19 the following described parcel:

Commencing at the Southeast corner of said Sec. 19; thence N. 89°55'33" W. 1495.75 feet to a point which lies on a line 25.00 feet Southeasterly from and parallel with the centerline of an existing County road, said point is the TRUE POINT OF BEGINNING; thence S. 43°36'53" W. along said parallel line 776.86 feet; thence N. 38°17'41" W. along an existing fence line 342.02 feet (of record N 38°40'50" W. 343.41 feet) to an angle point in said fence marked by a 1/2 inch rebar; thence continuing along said line N. 5°35'40" E. 273.53 feet (of record N. 4°39'14" E.) to a fence junction marked by a 1/2 inch rebar; thence N. 57°54'18" E. 584.72 feet; thence S. 42°54'17" E. 363.44 feet to a point which lies on a line 25.00 feet

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Southeasterly from and parallel with the centerline of an existing County road; thence S. 43°36'53" W. along said parallel line 31.33 feet to the True Point of Beginning.

In Sec. 20: The SW1/4NW1/4 and that portion of the W1/2SW1/4 lying North of the County road; EXCEPTING THEREFROM a parcel of land in the E1/2 of Sec. 19 and in the W1/2 of Sec. 20, more particularly described as follows:

Commencing at the Northwest corner of said Sec. 20; thence S. 0°10'04" W. along the Westerly boundary of said Sec. 20 a distance of 2238.55 feet to the TRUE POINT OF BEGINNING; thence N 78°07'58" E. 183.05 feet; thence S. 36°10'39" E. 176.05 feet; thence S. 43°54'56" W. 76.63 feet; thence S. 20°19'10" E. 251.08 feet; thence S. 8°49'12" E. 720.56 feet; thence S. 24°08'47" E. 287.73 feet; thence S. 58°01'43" W. 1388.23 feet; thence N. 30°25'58" W. 98.07 feet; thence N. 41°15'32" E. 242.31 feet; thence N. 57°59'40" W. 170.99 feet; thence N. 37°11'36" E. 145.54 feet; thence N. 38°29'07" W. 496.50 feet; thence N. 5°47'26" E. 215.45 feet; thence N. 47°12'58" W. 93.06 feet; thence N. 37°59'44" E. 1167.24 feet; thence N. 78°07'58" E. 220.98 feet to the True Point of Beginning.

Land in Twp. 9 N., R. 4 W., B.M., Payette County, Idaho:

In Sec. 12: S1/2SE1/4 and SE1/4SW1/4;

In Sec. 13: N1/2NE1/4, SE1/4NW1/4, S1/2NE1/4 and SE1/4;

In Sec. 24: NE1/4SE1/4 and NE1/4.

PARCEL III

The Northeast Quarter of the Southeast Quarter in Section 25, Township 9 North, Range 4 West of the Boise Meridian, Payette County, Idaho;

EXCEPTING THEREFROM that portion lying Northwesterly of the County Road;

ALSO that part of the Southeast Quarter of the Southeast Quarter lying North of Little Willow Creek; and

ALSO that part of the West Half of the Southeast Quarter described follows:

Beginning at a point located 465 feet South of the center of the Southeast Quarter of said Section 25;

Thence North 865 feet to the South side of the public road;

Thence South 55°15' West 471 feet along said South side of said road;

Thence South 33° East 710 feet to the PLACE OF BEGINNING;

EXCEPTING THEREFROM that certain parcel situated in Government Lot 3, Section 30, Township 9 North, Range 3 West of the Boise Meridian and in the Northeast Quarter of the Southeast Quarter of Section 25, Township 9 North, Range 4 West, Boise Meridian, Payette County, Idaho being more particularly described as follows:

Beginning at the Northwest corner of said Government Lot 3;

Thence North 87°30' East along the North boundary of said Lot 3, a distance of 522.83 feet;

Thence South 49°22'50" West, a distance of 269.50 feet;

Thence South 70°43' West, a distance of 170.19 feet;

Thence South 63°04'20" West, a distance of 190.51 feet;

Thence South 76°01'10" West, a distance of 180.43 feet;

Thence North 59°48'30" West a distance of 250.11 feet to the Easterly right-of-way line of County Road;

Thence North 52°43'40" East along said right-of-way line 342.45 feet to the North boundary of said Northeast Quarter of the Southeast Quarter;

Thence North 87°35' East along the North boundary of said Northeast Quarter of the Southeast Quarter 131.60 feet to the POINT OF BEGINNING.

EXCEPTING:

A parcel of land situated within the Southeast Quarter of Section 25, Township 9 North, Range 4 West, Boise Meridian, Payette County, Idaho, more particularly described as follows:

Beginning at the Southeast corner of the Southeast Quarter of Section 25, Township 9 North, Range 4 West, Boise Meridian;

Thence North 89°26'22" West, a distance of 1325.85 feet along the South line of said Southeast Quarter;

Thence North 0°17'07" East, a distance of 172.51 feet to the TRUE POINT OF BEGINNING in the center of Little Willow Creek;

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Thence continuing North 0°17'07" East, a distance of 684.10 feet;
Thence North 32°42'06" West, a distance of 710.61 feet to a point on the Southeasterly right-of-way line of an existing County Road known as Little Willow Road;
Thence North 55°07'51" East, a distance of 457.79 feet along the Southeasterly right-of-way of said Little Willow Road;
Thence South 36°02'50" East, a distance of 471.72 feet;
Thence South 22°54'16" East, a distance of 129.83 feet;
Thence South 31°59'23" East, a distance of 83.75 feet;
Thence South 39°51'28" East, a distance of 76.94 feet;
Thence South 49°02'04" East, a distance of 356.74 feet;
Thence South 8°31'12" West, a distance of 69.22 feet to a point in the center of Little Willow Creek;
Thence Southwesterly along the center of Little Willow Creek to the TRUE POINT OF BEGINNING.

PARCEL IV

Land in Township 9 North, Range 3 West, Boise Meridian, Payette County, Idaho:

In Section 30: The South Half of the Southeast Quarter; the Southeast quarter of the Southwest Quarter; the North Half of the Southeast Quarter; that portion of the Northeast Quarter of the Southwest Quarter; that portion of the Southwest Quarter of the Northeast Quarter and that portion of the Southeast Quarter of the Northwest Quarter and that portion of Lots 3 and 4 lying South of Little Willow Creek and South of the following described line:

Commencing at the corner common to Sections 17, 18, 19 and 20 of said Township 9 North, Range 3 West, Boise Meridian; thence along the line common to Sections 19 and 20, South 00°10'04" West, 5254.22 feet to the Northeast corner of said Section 30;

Thence South 37°32'26" West, 1918.37 feet to a 5/8" iron pin with a cap stamped PLS 797, located at the intersection of fences running North, South and West, being the POINT OF BEGINNING for this description;

Thence along said fence line the following courses and distance: The angle points marked with a 5/8" iron pin with a copy stamped PLS 797 are denoted as "an angle point with cap";

South 73°00'39" West, 450.44 feet to an angle point with cap,
South 03°17'02" East, 257.29 feet to an angle point with cap,
South 07°20'01" East, 147.73 feet to an angle point with cap,
South 11°26'02" West, 82.07 feet to an angle point with cap,
South 69°47'53" West, 173.88 feet,
South 72°54'02" West, 165.32 feet,
South 76°57'30" West, 78.83 feet,
North 86°15'48" West, 88.36 feet,
South 78°16'44" West, 48.31 feet, to an angle point with a cap,
South 30°56'04" West, 110.86 feet,
South 46°18'19" West, 198.64 feet to an angle point with a cap,
South 80°40'56" West, 190.23 feet to an angle point with a cap,
North 78°19'01" West, 165.79 feet;
North 71°48'03" West, 101.13 feet to an angle point with a cap,
South 74°17'08" West, 101.94 feet to an angle point with a cap,
South 47°13'37" West, 136.17 feet to an angle point with a cap,
South 77°09'17" West, 50.55 feet,
South 83°10'10" West, 133.96 feet,
South 73°09'02" West, 76.89 feet;
South 83°34'51" West, 102.01 feet to an angle point with a cap,
South 48°44'40" West, 96.96 feet to an angle point with a cap,
South 21°03'05" East, 20.60 feet,
South 39°42'07" West, 5.93 feet,
South 02°45'10" West, 216.90 feet to an angle point with a cap,
South 33°00'28" West, 205.38 feet to an angle point with a cap,
South 82°48'29" West, 334.69 feet to an angle point with a cap at an intersection of fences, being the POINT OF ENDING for this description, from which the Northeast corner of said Section 30 bears North 50°31'13" East, 4977.10 feet distant.

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Government Lot 1, the East half of the Northwest Quarter, East Half of the Southwest Quarter and the East Half in Section 31, Township 9 North, Range 3 West of the Boise Meridian, Payette County, Idaho.

The Southeast Quarter of the Southeast Quarter lying South and East of Little Willow Creek, as the same crosses the Southeast Quarter of the Southeast Quarter in Section 25, Township 9 North, Range 4 West, Boise Meridian, Payette County, Idaho.

Parcel V:

Access Agreement recorded July 26, 2000 as Instrument No. 288865, Official Records.

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DEC 13 2013

WATER RESOURCES
WESTERN REGION

COMPLIMENTS OF
AmeriTitle.

THIS SKETCH IS FURNISHED
TO ASSIST IN PROPERTY
LOCATION AND THE COMPANY
DOES NOT GUARANTEE
ITS ACCURACY.

