

RECEIVED

JUN 06 2014

WATER RESOURCES
WESTERN REGIONSTATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

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?
DEC 57-2271	Yes ☐		Yes ☐		Yes ☐
DEC 57-2278	Yes ☐		Yes ☐		Yes ☐
DEC 57-10525	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐

2. Previous Owner's Name: Elva Maria Giusti

Name of current water right holder/claimant

3. New Owner(s)/Claimant(s): Hart Creek Ranch, LLC

New owner(s) as listed on the conveyance document

Name connector

☐ and☐ or☐ and/or24597 Collett RdOreana

ID

83650

Mailing address

City

State

ZIP

(208) 834-2588ldsteiner@yahoo.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: _____

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 # 57-2271

8. Signature: [Signature]
Signature of new owner/claimant

Manager

Title, if applicable

6/6/2014

Date

Signature: _____
Signature of new owner/claimant

Title, if applicable

Date

For IDWR Office Use Only:

Received by NuteDate 6/6/14Receipt No. WD42203Receipt Amt. 75⁰⁰Approved by RSProcessed by J. StrangDate 6-16-14

WARRANTY DEED

FOR VALUE RECEIVED *Triangle Development, Construction, LLC*

the Grantor, do hereby grant, bargain, sell and convey unto

Hart Creek Ranch, LLC

the Grantee, whose address is *23425 Bachman Grade Rd, Orem, ID 83650*

the following described premises, to-wit:

In Township 4 south, Range 1 West, B.M., Owyhee County, Idaho

Section 25: SW 1/4 SW 1/4

Section 26: S 1/2 SE 1/4, SW 1/4, N 1/2 SE 1/4

Section 34: N 1/2 NE 1/4, S 1/2 NE 1/4

Section 35: N 1/2 NE 1/4, NW 1/4

Subject to a 50 foot wide right of way for a county road known as the Triangle Road, said road runs angularly across Secs. 34, 35 and 36, T4S, R1W, B.M.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, heirs and assigns forever. And the said Grantor do hereby covenant to and with the said Grantee, that he the owner in fee simple of said premises; that said premises are free from all encumbrances

and that he will warrant and defend the same from all lawful claims whatsoever.

Dated:

6-21-04

Triangle Development & Construction LLC

By [Signature]

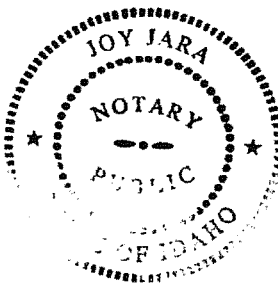
STATE OF IDAHO, COUNTY OF

On this *21* day of *June*, 2004, before me, a notary public in and for said State, personally appeared *John C Steiner, of Triangle Development*

known to me to be the person who has subscribed to the within instrument, and acknowledged to me that he executed the same.

Joy Y. Jara
Notary Public

Residing at *Boise*, Idaho
Comm. Expires *10/30/04*



PIONEER TITLE COMPANY
OF CANYON COUNTY

423 So. Kimball
Caldwell, Idaho 83605

100 - 10th Ave. South
Nampa, Idaho 83651

Instrument # 248219

MURPHY, OWYHEE, IDAHO

2004-06-22 02:09:30 No. of Pages: 1

Recorded for: LORNA GREEN

CHARLOTTE SHERBURN

Ex-Officio Recorder Deputy

Index to: DEED, WARRANTY

Fee: 3.00

[Signature]

READ & APPROVED BY GRANTEE(S): _____

SPACE ABOVE THIS LINE FOR RECORDING DATA _____

Order No.: 99084732

WARRANTY DEED

FOR VALUE RECEIVED DAVID L. PUTNAM, a single man; THOMAS T. NICHOLSON and DIANE RAE NICHOLSON, husband and wife

GRANTOR(S), does(do) hereby GRANT, BARGAIN, SELL and CONVEY unto TRIANGLE DEVELOPMENT AND CONSTRUCTION LLC, a Nevada limited liability company

GRANTEE(S), whose current address is: 1199 MAIN STREET SUITE H, BOISE, ID 83702

the following described real property in OWYHEE County, State of Idaho, more particularly described as follows, to wit:

In Township 4 South, Range 1 West, Boise Meridian, Owyhee County, Idaho

Section 26: South One-Half Southeast Quarter, Southwest Quarter, North One-Half Southeast Quarter

Section 34: North One-Half Northeast Quarter, South One-Half Northeast Quarter

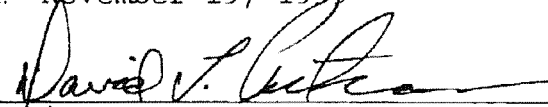
Section 35: North One-Half Northeast Quarter, Northwest Quarter

Section 25: Southwest Quarter Southwest Quarter

EXCEPTING THEREFROM the Right-of-Way for the county road known as Triangle Road.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee(s), and Grantee(s) heirs and assigns forever. And the said Grantor(s) does(do) hereby covenant to and with the said Grantee(s), that Grantor(s) is/are the owner(s) in fee simple of said premises; that said premises are free from all encumbrances, EXCEPT those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee(s); and subject to reservations, restrictions, dedications, easements, rights of way and agreements, (if any) of record, and general taxes and assessments, (including irrigation and utility assessments, if any) for the current year, which are not yet due and payable, and that Grantor(s) will warrant and defend the same from all lawful claims whatsoever.

Dated: November 19, 1999


David L. Putnam

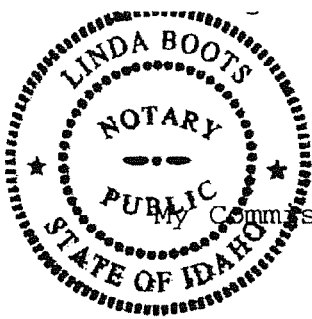

Thomas T. Nicholson


Diane Rae Nicholson

FILED - RECORDED

230573

99 DEC 1 PM 2:49



Signature:

Linda Boots

Name:

Linda Boots

(Type or Print)

Residing At:

Meridian ID

My Commission expires:

5/31/21

READ & APPROVED BY GRANTEE(S): _____

SPACE ABOVE THIS LINE FOR RECORDING DATA

Order No.: 97016688 WN

WARRANTY DEED

FOR VALUE RECEIVED ELVA MARIE GIUSTI, Successor Trustee of the ANGELO & ELVA GIUSTI LIVING TRUST

GRANTOR(S), does(do) hereby GRANT, BARGAIN, SELL and CONVEY unto DAVID L. PUTNAM, A SINGLE MAN AND THOMAS T. NICHOLSON AND DIANE RAE NICHOLSON, HUSBAND AND WIFE

GRANTEE(S), whose current address is: 10378 FAIRVIEW AVE., BOX 235, BOISE, ID 8370 the following described real property in OWYHEE County, State of Idaho, more particularly described as follows, to wit:

As set forth on the attached EXHIBIT "A", which by this reference becomes a part hereof.

RESERVING UNTO Grantor and Grantor's Successors in interest, an easement appurtenant to the property described in Exhibit 1 to provide access to and for the conveyance of water by ditch or other method of conveyance under water right 57-02199, a copy of which is attached hereto as Exhibit 2, from the point of diversion located on Hart Creek, NE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 35, T.4S., R.1W., as identified in Exhibit 2. The Easement reserved hereunder shall include access to the point of diversion as well as access to repair, maintain and/or replace the ditch and/or any other method of conveyance.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee(s), and Grantee(s) heirs and assigns forever. And the said Grantor(s) does(do) hereby covenant to and with the said Grantee(s), that Grantor(s) is/are the owner(s) in fee simple of said premises; that said premises are free from all encumbrances, EXCEPT those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee(s); and subject to reservations, restrictions, dedications, easements, rights of way and agreements, (if any) of record, and general taxes and assessments, (including irrigation and utility assessments, if any) for the current year, which are not yet due and payable, and that Grantor(s) will warrant and defend the same from all lawful claims whatsoever.

Dated: May 29, 1998

THE ANGELO & ELVA GIUSTI LIVING TRUST

Elva Marie Giusti Trustee
BY: Elva Marie Giusti, Successor Trustee

STATE OF CALIFORNIA COUNTY OF _____

See attached

On this _____ day of _____ in the year of 1998, before me, the undersigned, a Notary Public in and for said State, personally appeared ELVA MARIE GIUSTI known or identified to me to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument, as Trustee of the ANGELO AND ELVA GIUSTI LIVING TRUST and acknowledged to me that he/she/they executed the same as Trustee.

Signature: _____

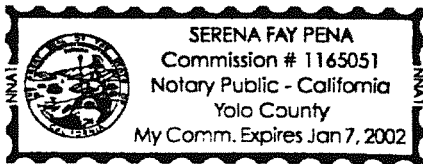
Name: _____

(Type or Print)

STATE OF CALIFORNIA)
COUNTY OF YOLO) ss.

On May 29, 1998, before me, Serena Fay Pena, a notary public, personally appeared ELVA MARIE GIUSTI, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity(ies), and that by her signature on the instrument the person or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.



Serena Fay Peña
NOTARY PUBLIC

EXHIBIT 1

IN TOWNSHIP 4 SOUTH, RANGE 1 WEST, B.M.,
OWYHEE COUNTY, IDAHO

Section 36: NW $\frac{1}{4}$ NE $\frac{1}{4}$, NE $\frac{1}{4}$ NW $\frac{1}{4}$ S $\frac{1}{2}$ N $\frac{1}{2}$, S $\frac{1}{2}$, NE $\frac{1}{4}$
NE $\frac{1}{4}$ less the following parcel:

A parcel of land in the NE $\frac{1}{4}$ NE $\frac{1}{4}$, of Sec. 36,
T4S, R1W, B.M., more particularly described as
follows:

Beginning at the Southeast corner of the NE $\frac{1}{4}$
NE $\frac{1}{4}$ of Sec. 36, as aforesaid; thence North on
the Section line 650 feet to a point; thence
due West 270 feet to a point; thence due South
650 feet; thence due East 270 feet to the
Point of Beginning

IN THE DISTRICT COURT OF THE FIFTH JUDICIAL DISTRICT OF THE
STATE OF IDAHO, IN AND FOR THE COUNTY OF TWIN FALLS

In Re SRBA)
)
Case No. 30576)

PARTIAL DECREE PURSUANT TO
I.R.C.P. 54(b) FOR
Water Right 37-02199

1997 DEC 15 AM 10:53
DISTRICT COURT - SRBA
TWIN FALLS, IDAHO

NAME & ADDRESS: ELVA MARIE GIUSTI
PO BOX 277
ROBBINS CA 95676

SOURCE: XART CREEK

TRIBUTARY: CATHERINE CREEK

QUANTITY: 1.00 CFS

PRIORITY DATE: 04/20/1951

POINT OF DIVERSION: T04S R01W S3S

RENE

Within CATHERINE County

PURPOSE AND
PERIOD OF USE: PURPOSE OF USE
IRRIGATION

PERIOD OF USE
Irrigation Season

QUANTITY
1.00 CFS

PLACE OF USE: IRRIGATION
T04S R01W S3S
50 ACRES TOTAL

Within CATHERINE County
NONE 30

NEW 20

USE OF THIS RIGHT WITH RIGHT NO. 37-02277 IS LIMITED TO THE
IRRIGATION OF A COMBINED TOTAL OF 200 ACRES IN A SINGLE
IRRIGATION SEASON.

RULE 54(b) CERTIFICATE

With respect to the issues determined by the above judgment or order, it is hereby CERTIFIED, in accordance
with rule 54(b), I.R.C.P., that the court has determined that there is no just reason for delay of the entry of a
final judgment and that the court has and does hereby direct that the above judgment or order shall be a final
judgment upon which execution may issue and on appeal may be taken as provided by the Idaho Appellate Rules.

DANIEL C. MURBUTT, JR.
PRESIDING JUDGE
Snake River Basin Adjudication

PARTIAL DECREE PURSUANT TO I.R.C.P. 54(b)
Water Right 37-02199

PAGE 1
DEC-4-1997

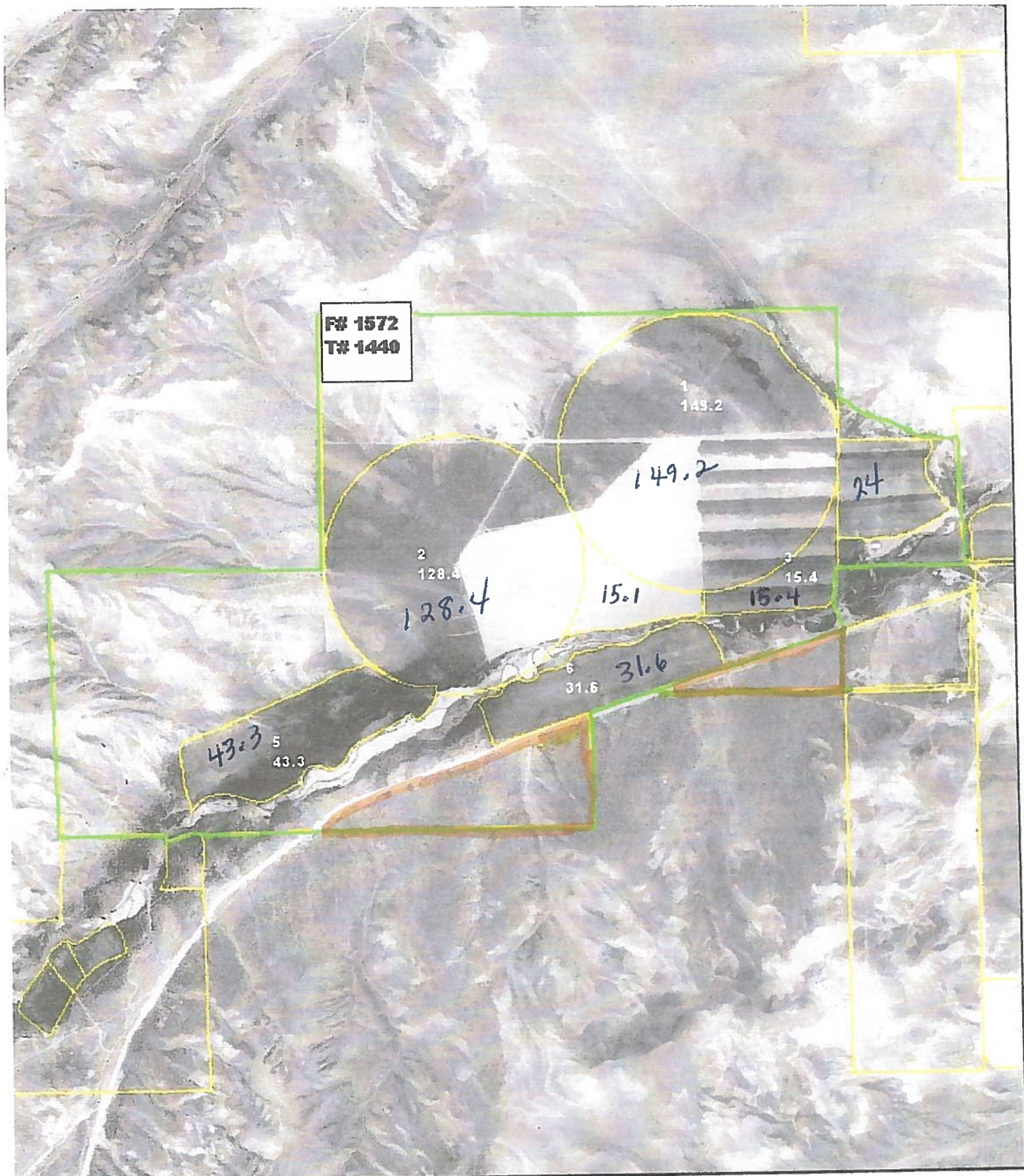
EXHIBIT "A"

Lots 1 thru 10 inclusive of Block 5;
Lots 1 thru 8 inclusive of Block 6;
Lots 1 thru 8 inclusive of Block 7;
Lots 1 thru 9 inclusive of Block 8;
Lots 1 thru 7 inclusive of Block 9;
Lots 1 thru 5 inclusive of Block 10;
Lots 1 thru 4 inclusive of Block 11;
of OREANA SUBDIVISION, together with all Private Roads for
ingress and egress to said lots, Owyhee County, Idaho,
according to the official plat thereof on file and of record
as Instrument No. 165543 in the office of the Recorder for
Owyhee County, Idaho.

FORMERLY DESCRIBED AS FOLLOWS:

In Township 4 South, Range 1 West, Boise Meridian, Owyhee
County, Idaho
Section 25: Southwest Quarter Southwest Quarter
Section 26: South One-Half Southeast Quarter, Southwest
Quarter, North One-Half Southeast Quarter
Section 34: North One-Half Northeast Quarter, South
One-Half Northeast Quarter
Section 35: North One-Half Northeast Quarter, Northwest
Quarter

TOGETHER WITH WATER RIGHTS APPURTANENT THERETO.



F# 1572
T# 1440

1
149.2

149.2

24

2
128.4

128.4

15.1

3
15.4

15.4

6
31.6

31.6

43.3

5
43.3

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407



0.1 0 0.1 0.2 0.3 0.4 Miles

Map Printed: Mar 18, 2004

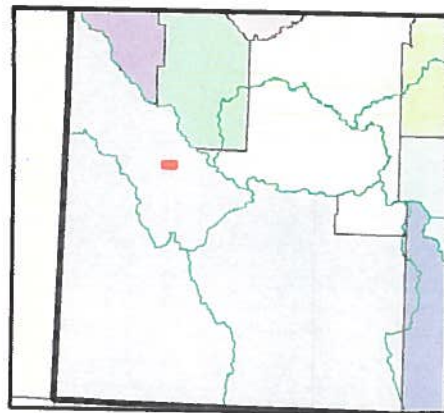


Idaho Department of Water Resources

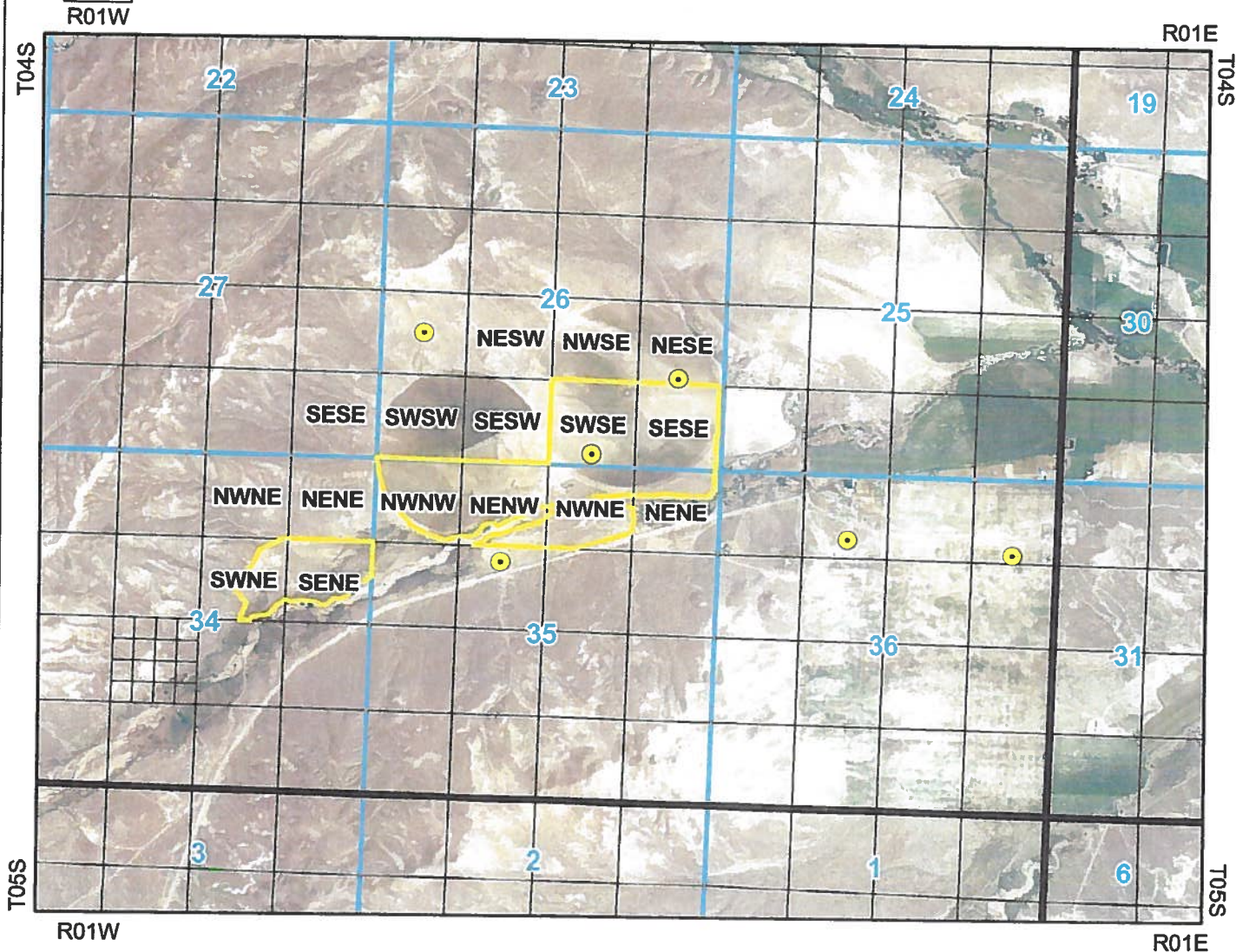
Water Right
57-2271
(IRRIGATION)

Legend

- Point of Diversion
- Place of Use
- State Outline
- Townships
- PLS Sections
- Quarter Quarters



Owyhee County
IDWR Basin 57



Prepared by Steve Lester
On April 08, 2010
2004 Aerial Photography





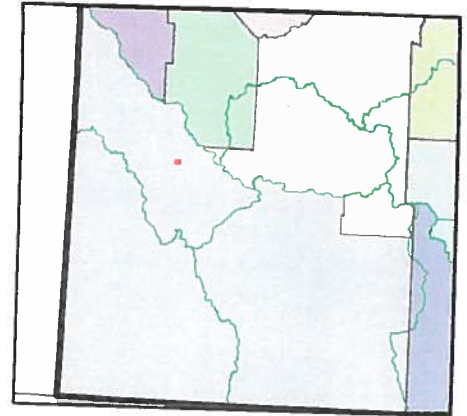
Idaho Department of Water Resources

Water Right
57-10525
(DOMESTIC)

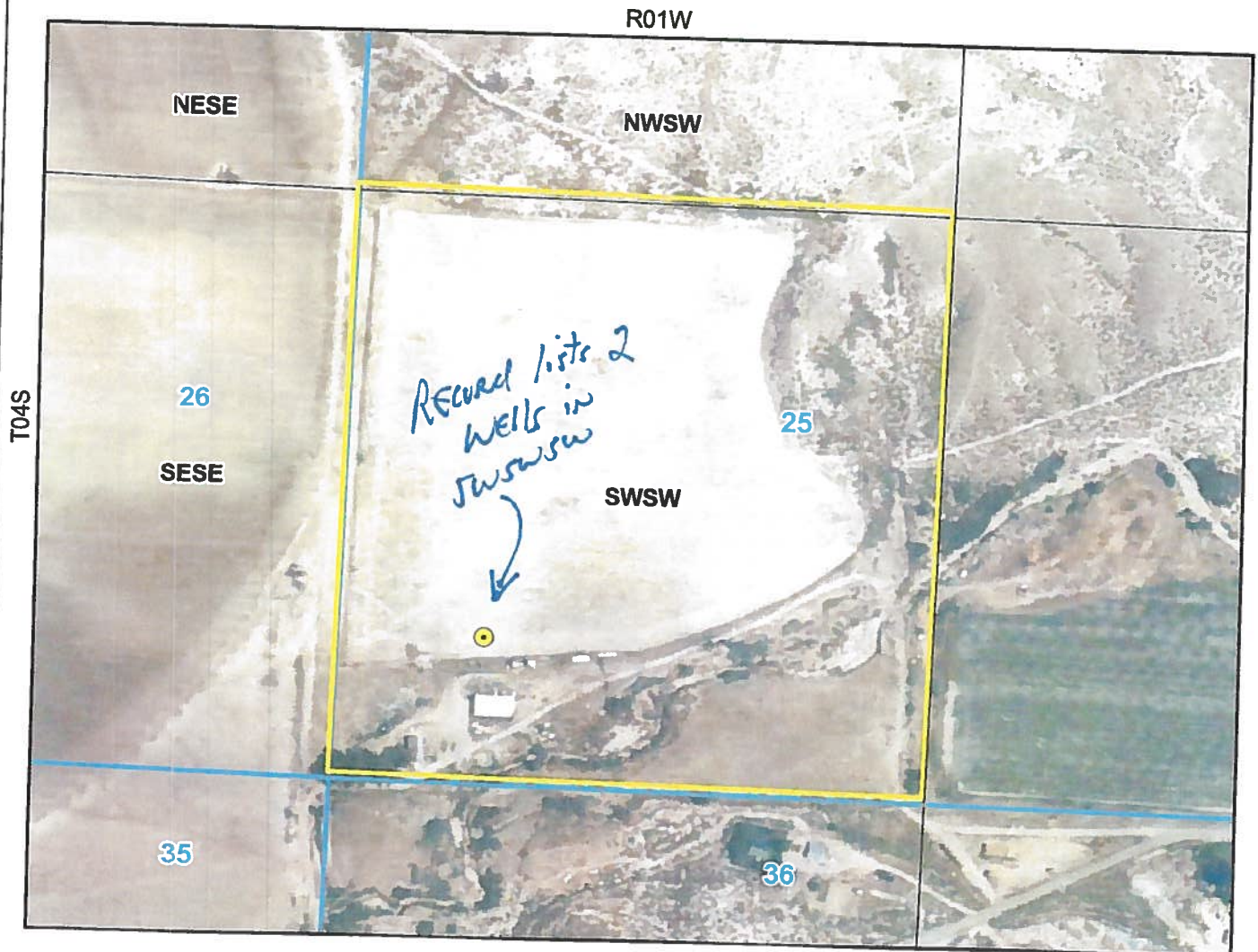
plus Hookwater

Legend

- Point of Diversion
- Place of Use
- State Outline
- Townships
- PLS Sections
- Quarter Quarters



Owyhee County
IDWR Basin 57



Prepared by Steve Lester
On April 08, 2010
2004 Aerial Photography

0 0.05 0.1 0.2 Miles

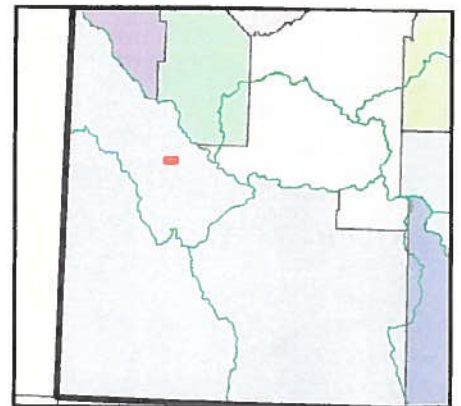


Idaho Department of Water Resources

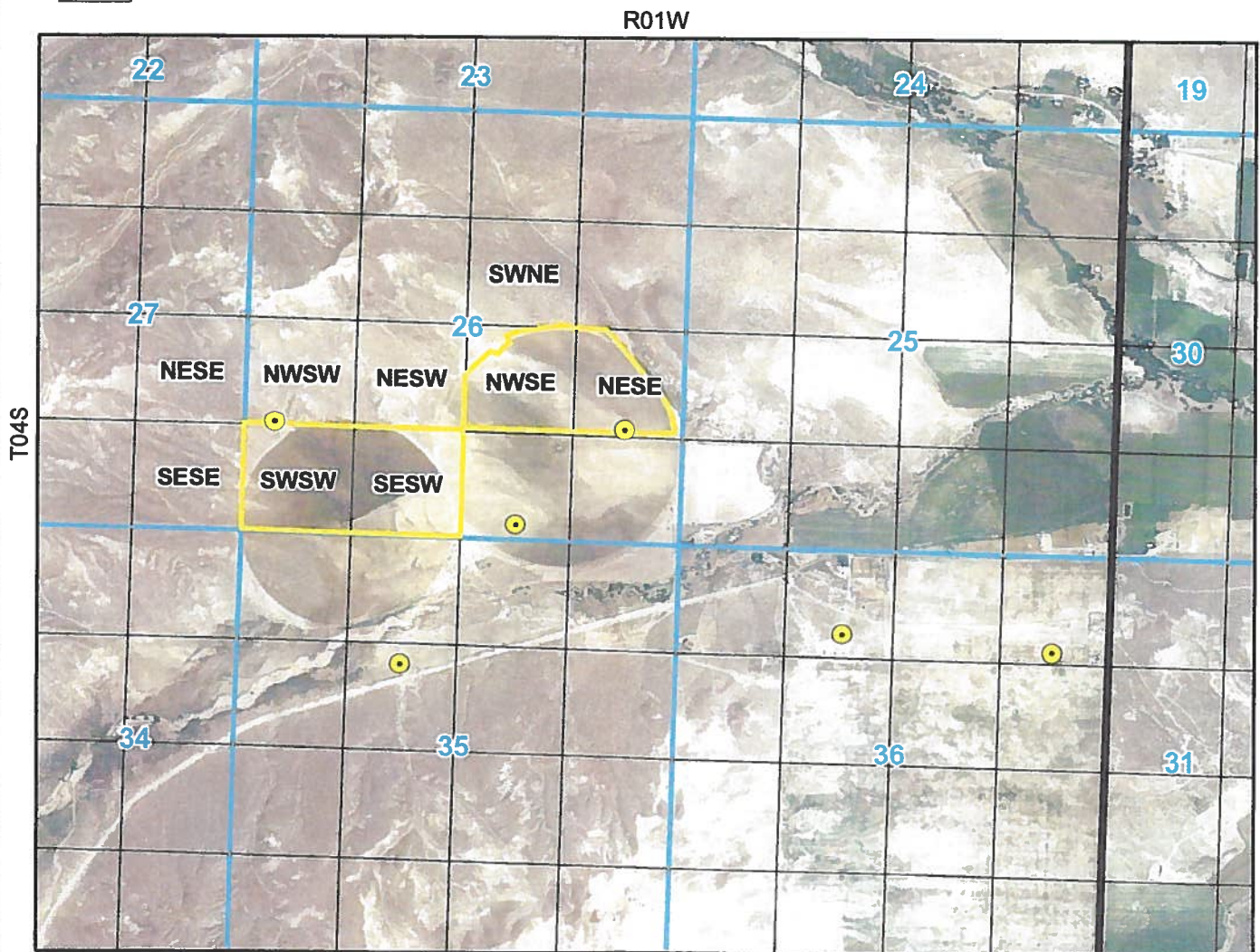
Water Right
57-2278
(IRRIGATION)

Legend

- Point of Diversion
- Place of Use
- State Outline
- Townships
- PLS Sections
- Quarter Quarters



Owyhee County
IDWR Basin 57



Prepared by Steve Lester
On April 08, 2010
2004 Aerial Photography

0 0.45 0.9 1.8 Miles