

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

Notice of Change in Water Right Ownership

RECEIVED

MAY 22 2014

DEPARTMENT OF
WATER RESOURCES

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?
67-7153A	Yes ☐		Yes ☐		Yes ☐
67-7449	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐

2. Previous Owner's Name: John L. Januik & Sharman R. Januik
Name of current water right holder/claimant

3. New Owner(s)/Claimant(s): Pineridge Restaurant, Tavern and Campground, LLC
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or ☐ and/or

3443 U.S. Highway 95, Council, ID 83612
Mailing address City State ZIP
303-502-6274 amee_ellsworth@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: May 2, 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 #

67-7153A

8. Signature: Ame Ellsworth member 5-21-14
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 CS Date 5/22/14 Receipt No. C098876 Receipt Amt. \$50⁰⁰
Approved by _____ Processed by [Signature] Date 5-23-14

WARRANTY DEED

For Value Received, JAMES A. MITCHELL and KIMBERLY S. MITCHELL, husband and wife
the grantors do hereby grant, bargain, sell and convey unto
PINERIDGE RESTAURANT, TAVERN, AND CAMPGROUND, LLC, an Idaho limited liability
company
the grantee, whose current address is 3443 U.S. Highway 95, Council, ID 83612
the following described premises, in Adams County, Idaho, to-wit:

SEE ATTACHED EXHIBIT 'A' MADE A PART HEREOF

TO HAVE AND TO HOLD THE said premises, with their appurtenances unto the said Grantee, its heirs
and assigns forever. And the said Grantors do hereby covenant to and with the said Grantee, that they are
the owners in fee simple of said premises; that they are free from all encumbrances excepting for all
easements of record, rights of way, matters visible, and all matters of record and title and that they will
warrant and defend the same from all lawful claims whatsoever.

Date: April 15, 2014

James A. Mitchell
JAMES A. MITCHELL

Instrument # 126661

COUNCIL, ADAMS, IDAHO

5-2-2014 03:14:22 No. of Pages: 4

Recorded for : TIMBERLINE TITLE & ESCROW

SHERRY WARD (Fee: 19.00)

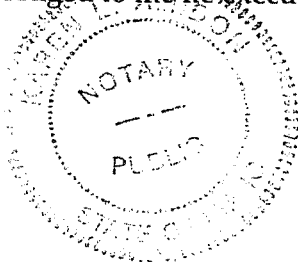
Ex-Officio Recorder Deputy Sherry Ward

Index to: DEED

KIMBERLY S. MITCHELL

STATE OF Idaho)
COUNTY OF Adams : ss

On this 25th day of April, in the year of 2014, before me, a Notary Public in and for said State, personally
appeared JAMES A. MITCHELL
known or identified to me to be the person(s) whose name(s) is/are subscribed to the within instrument,
and acknowledged to me he executed the same.



Karen L. Demidar
Notary Public
Residing at: Cambridge, ID
Commission expires: 6-26-2015

STATE OF)
COUNTY OF) : ss

On this day of April, in the year of 2014, before me, a Notary Public in and for said State, personally
appeared KIMBERLY S. MITCHELL
known or identified to me to be the person(s) whose name(s) is/are subscribed to the within instrument.

WARRANTY DEED

For Value Received, JAMES A. MITCHELL and KIMBERLY S. MITCHELL, husband and wife
aka Kimberly Sue Mitchell

the grantors do hereby grant, bargain, sell and convey unto
PINERIDGE RESTAURANT, TAVERN, AND CAMPGROUND, LLC, an Idaho limited liability
company

the grantee, whose current address is 3443 U.S. Highway 95, Council, ID 83612

the following described premises, in Adams County, Idaho, to-wit:

SEE ATTACHED EXHIBIT 'A' MADE A PART HEREOF

TO HAVE AND TO HOLD THE said premises, with their appurtenances unto the said Grantee, its heirs
and assigns forever. And the said Grantors do hereby covenant to and with the said Grantee, that they are
the owners in fee simple of said premises; that they are free from all encumbrances excepting for all
easements of record, rights of way, matters visible, and all matters of record and title and that they will
warrant and defend the same from all lawful claims whatsoever.

Date: April 15, 2014

JAMES A. MITCHELL

Kim S Mitchell

KIMBERLY S. MITCHELL aka Kimberly Sue Mitchell

STATE OF)
: ss
COUNTY OF)

On this day of April, in the year of 2014, before me, a Notary Public in and for said State, personally
appeared JAMES A. MITCHELL
known or identified to me to be the person(s) whose name(s) is/are subscribed to the within instrument,
and acknowledged to me he executed the same.

Notary Public
Residing at:
Commission expires:

STATE OF)
: ss
COUNTY OF)

On this day of April, in the year of 2014, before me, a Notary Public in and for said State, personally
appeared KIMBERLY S. MITCHELL
known or identified to me to be the person(s) whose name(s) is/are subscribed to the within instrument,
and acknowledged to me he executed the same.

✓ See Attached
Notary Public
Residing at:
Commission expires:

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Mendocino

On 4/29/14 before me, Noel Eddings, Notary Public
Date Here Insert Name and Title of the Officer

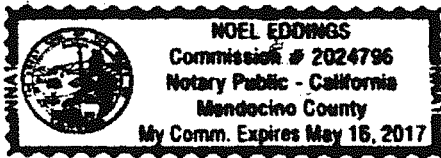
personally appeared Kimberly Sue Mitchell
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Noel Eddings
Signature of Notary Public



Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Warranty Deed

Document Date: April 15, 2014 Number of Pages: 1

Signer(s) Other Than Named Above: _____

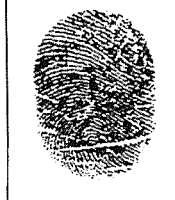
Capacity(ies) Claimed by Signer(s)

Signer's Name: Kimberly Mitchell

- ☒ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here



Signer's Name: _____

- ☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here

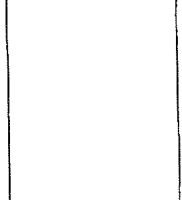


EXHIBIT 'A'

Township 19 North, Range 1 East, Boise Meridian, Adams County, Idaho
Section 31: A parcel of land situated in the NW1/4SE1/4 and the
NE1/4SW1/4 of said section more particularly described as follows:
Commencing at the C1/4 corner of Section 31, T19NR1E, a 3 1/4" brass
cap;

Thence South 08 degrees 42'01" East 250.14 feet to the NE corner of
Lot 5, Block 2, of White Subdivision as shown on the official plat
thereof on file in Book 1 Plats page 35 of the Adams County Recorder's
Office, a 5/8 inch rebar, the REAL POINT OF BEGINNING;

Thence South 01 degrees 15' West 409.00 feet to the SE corner of Lot
1, Block 2 of said plat, a 5/8 inch rebar;

Thence continuing South 01 degrees 15' West 86.49 feet to the
Southerly right-of-way of that particular 60.00 foot wide easement for
highway or road purposes, recorded in Book 29 Deeds page 444 in the
office of the Recorder in Adams County, Idaho.

Thence 31.30 feet along said Southerly right-of-way on a non-tangent
curve to the left whose long chord bears North 51 degrees 54'53" East
31.30 feet and whose radius is 1030.00 feet and delta angle is 01
degrees 44'29";

Thence North 51 degrees 02'38" East 45.16 feet along said Southerly
right-of-way;

Thence South 01 degrees 15' West 73.36 feet along a line 100.00 feet
West of and parallel to the Westerly right-of-way of U.S. Highway No.
95 to the center of the channel of an unnamed tributary of the Weiser
River;

Thence North 58 degrees 50'55" East 118.44 feet along said channel to
its intersection with the Westerly right-of-way of U.S. Highway No.
95;

Thence North 01 degrees 15' East 791.20 feet along said Westerly
right-of-way;

Thence North 88 degrees 45' West 158.70 feet to a 3/4 inch smooth rod;

Thence South 01 degrees 15' West 125.00 feet;

Thence North 88 degrees 45' West 65.00 feet;

Thence South 01 degrees 15' West 219.76 feet to the Northerly boundary
of said Lot 5, Block 2;

Thence North 82 degrees 32'30" East 65.76 feet to the POINT OF
BEGINNING.

THIS PARCEL IS EXPRESSLY SUBJECT TO the easement of the United States
for the 60 foot wide Lost Valley Reservoir Loop Highway as described
in Deeds of Easement, hereinbefore referred to, and to a 50 foot wide
road right-of-way for ingress and egress, previously conveyed to
Dorothy Stover (Home) and others which connects with the road along
the North side of Lot 5 of Block 2 of White Subdivision to U.S.
Highway 95, and is subject to other existing rights-of-way.

WARRANTY DEED

For Value Received, JOHN JANUIK and SHARMAN JANUIK, husband and wife

the grantors do hereby grant, bargain, sell and convey unto
JAMES A. MITCHELL and KIMBERLY S. MITCHELL, husband and wife, and GREGORY S.
CHAN and JUDITH M. CHAN, husband and wife

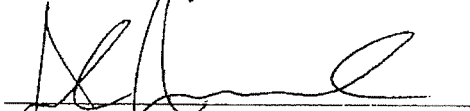
the grantees, whose current address is 3443 Highway 95, Council, ID 83612

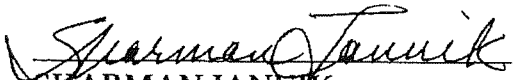
the following described premises, in Adams County, Idaho, to-wit:

SEE ATTACHED EXHIBIT 'A' MADE A PART HEREOF

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 they are free from all encumbrances excepting for all easements of record, rights of way, matters visible, and all matters of record and title and that they will warrant and defend the same from all lawful claims whatsoever.

Date: February 11, 2011


JOHN JANUIK


SHARMAN JANUIK

Instrument # 121455

COUNCIL, ADAMS, IDAHO

2-14-2011 04:08:26 No. of Pages: 3

Recorded for: TIMBERLINE TITLE & ESCROW

SHERRY WARD

Fee: 16.00

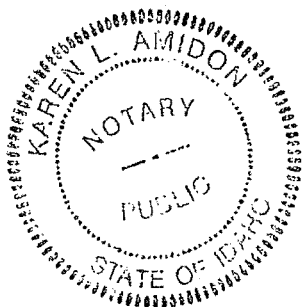
Ex-Officio Recorder Deputy

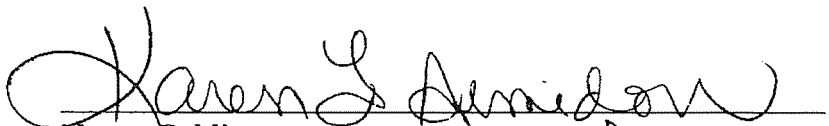
Index to: DEED

STATE OF Idaho,

COUNTY OF Adams^{SS}

On this 14th day of February, in the year of 2011, before me, a Notary Public in and for said State, personally appeared JOHN JANUIK and SHARMAN JANUIK known or identified to me to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me they executed the same.




Notary Public
Residing at: Cambridge, ID
Commission expires: 6-26-2015

#11-1001

EXHIBIT 'A'

Township 19 North, Range 1 East, Boise Meridian, Adams County, Idaho

Section 31: A parcel of land situated in the NW1/4SE1/4 and the NE1/4SW1/4 of said section more particularly described as follows:

Commencing at the C1/4 corner of Section 31, T19NR1E, a 3 1/4" brass cap;

Thence South 08 degrees 42'01" East 250.14 feet to the NE corner of Lot 5, Block 2, of White Subdivision as shown on the official plat thereof on file in Book 1 Plats page 35 of the Adams County Recorder's Office, a 5/8 inch rebar, the REAL POINT OF BEGINNING;

Thence South 01 degrees 15' West 409.00 feet to the SE corner of Lot 1, Block 2 of said plat, a 5/8 inch rebar;

Thence continuing South 01 degrees 15' West 86.49 feet to the Southerly right-of-way of that particular 60.00 foot wide easement for highway or road purposes, recorded in Book 29 Deeds page 444 in the office of the Recorder in Adams County, Idaho.

Thence 31.30 feet along said Southerly right-of-way on a non-tangent curve to the left whose long chord bears North 51 degrees 54'53" East 31.30 feet and whose radius is 1030.00 feet and delta angle is 01 degrees 44'29";

Thence North 51 degrees 02'38" East 45.16 feet along said Southerly right-of-way;

Thence South 01 degrees 15' West 73.36 feet along a line 100.00 feet West of and parallel to the Westerly right-of-way of U.S. Highway No. 95 to the center of the channel of an unnamed tributary of the Weiser River;

Thence North 58 degrees 50'55" East 118.44 feet along said channel to its intersection with the Westerly right-of-way of U.S. Highway No. 95;

CONTINUED

EXHIBIT 'A' CONTINUED
ORDER NO. 100-11-1001

Thence North 01 degrees 15' East 791.20 feet along said Westerly right-of-way;

Thence North 88 degrees 45' West 158.70 feet to a 3/4 inch smooth rod;

Thence South 01 degrees 15' West 125.00 feet;

Thence North 88 degrees 45' West 65.00 feet;

Thence South 01 degrees 15' West 219.76 feet to the Northerly boundary of said Lot 5, Block 2;

Thence North 82 degrees 32'30" East 65.76 feet to the POINT OF BEGINNING.

THIS PARCEL IS EXPRESSLY SUBJECT TO the easement of the United States for the 60 foot wide Lost Valley Reservoir Loop Highway as described in Deeds of Easement, hereinbefore referred to, and to a 50 foot wide road right-of-way for ingress and egress, previously conveyed to Dorothy Stover (Home) and others which connects with the road along the North side of Lot 5 of Block 2 of White Subdivision to U.S. Highway 95, and is subject to other existing rights-of-way.

WARRANTY DEED

For Value Received, GREGORY S. CHAN and JUDITH M. CHAN, husband and wife

the grantors do hereby grant, bargain, sell and convey unto
JAMES A. MITCHELL and KIMBERLY S. MITCHELL, husband and wife

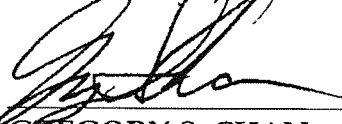
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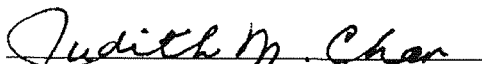
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Date: January 6, 2012


GREGORY S. CHAN


JUDITH M. CHAN

Instrument # 122896

COUNCIL, ADAMS, IDAHO

1-9-2012 01:28:51 No. of Pages: 3

Recorded for : TIMBERLINE TITLE & ESCROW

SHERRY WARD

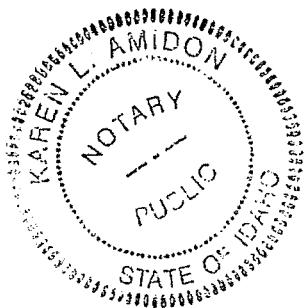
Ex-Officio Recorder Deputy

Index to: DEED

Fee: 16.00

STATE OF Idaho)
COUNTY OF Adams) : ss

On this 6th day of January, in the year of 2012, before me, a Notary Public in and for said State, personally appeared GREGORY S. CHAN and JUDITH M. CHAN known or identified to me to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me they executed the same.



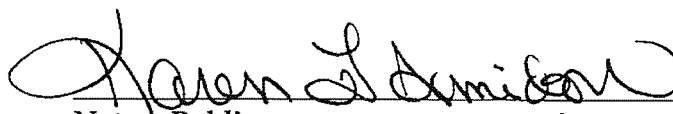

Notary Public
Residing at: Cambridge, ID
Commission expires: 6-26-2015

EXHIBIT 'A'

Township 19 North, Range 1 East, Boise Meridian, Adams County, Idaho

Section 31: A parcel of land situated in the NW1/4SE1/4 and the NE1/4SW1/4 of said section more particularly described as follows:

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CONTINUED

EXHIBIT 'A' CONTINUED

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