

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED

MAY 16 2013

Department of Water Resources
Eastern 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?
22-324C OK	Yes ☐		Yes ☐		Yes ☐
22-334B OK	Yes ☐		Yes ☐		Yes ☐
22-2113A OK	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐

2. Previous Owner's Name: Mahogany Creek Enterprises LLC
Name of current water right holder/claimant

3. New Owner(s)/Claimant(s): Clement Simper and Rhoda Simper
New owner(s) as listed on the conveyance document Name connector ☒ and ☐ or ☐ and/or

2450 N 4000 W Tetonia ID 83452
Mailing address City State ZIP
307-380-6339 rhodasimper@hotmail.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: 4-30-13

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: Rhoda K Simper 5-14-13
Signature of new owner/claimant Title, if applicable Date
Signature: Clement Simper 5-14-13
Signature of new owner/claimant Title, if applicable Date

For IDWR Office Use Only:

Received by [Signature] Date 5/17/2013 Receipt No. E0381696 Receipt Amt. \$75.-
Approved by [Signature] Processed by [Signature] Date 6/6/2013

SUPPORT DATA
FILE # 22-324C

Instrument # 227573

TETON COUNTY, IDAHO
04-29-2013 13:22:00 No. of Pages: 3
Recorded for: ALLIANCE TITLE - DRIGGS OFFICE
MARY LOU HANSEN Fee: \$16.00
Ex-Officio Recorder Deputy, Mary Lou Hansen
Index to: DEED, WARRANTY

WARRANTY DEED

ATEC Order No.:188280

FOR VALUE RECEIVED

Southern Financial Group, LLC a Texas Limited Liability Company as successor in interest to First Bank of Idaho FSB

the grantor(s), do(cs) hereby grant, bargain, sell and convey unto

Clement Simper and Rhoda Simper, husband and wife

whose current address is

**2450 N 4000 W
Tetonia, ID 83452**

the grantee(s), the following described premises, in Teton County, Idaho, TO WIT:

Tract I:

Southwest Quarter of the Northeast Quarter in Section 31 Township 6 North Range 45, East of the Boise Meridian, Teton County Idaho.

Tract II:

Southeast Quarter of the Northeast Quarter of Section 31, Township 6 North, Range 45, East of the Boise Meridian, Teton County Idaho, the said Southwest Quarter of the Northeast Quarter being vacated Blocks 9, 10, 15 and 16 of the Townsite of Haden, and that part of the vacated streets in the Townsite of Haden lying within the boundaries of the said Southwest Quarter of the Northeast Quarter.

Also: Beginning at the Southwest corner of the Northwest Quarter of the Northeast Quarter of Section 31, Township 6 North, Range 45 East, Boise Meridian and

running thence North along the West line of the said Northwest Quarter of the Northeast Quarter of the Northwest corner thereof, thence East along the North line of said Northwest Quarter of the Northeast Quarter to the Northeast corner thereof, thence South along the East line of the said Northwest Quarter of the Northeast Quarter a distance of 660 feet, to the center of the East line of the said Northwest Quarter of the Northeast Quarter; thence West and parallel with the North line of the said Northwest Quarter of the Northeast Quarter a distance of 660 feet to the center of the Northwest Quarter of the Northeast Quarter; thence South to a point in the center of the South line of the Northwest Quarter of the Northeast Quarter thence West to the point of beginning, the same comprising vacated Block 1, 2, and 7 and that part of the vacated streets of the Townsite of Haden, included within the said boundaries.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee(s), that (s)he is/are the owner(s) in fee simple of said premises; that they are free from all encumbrances Except: Current Year Taxes, conditions, covenants, restrictions, reservations, easements, rights and rights of way, apparent or of record.

And that (s)he will warrant and defend the same from all lawful claims whatsoever.

Dated: April 26, 2013

Southern Financial Group, LLC

✓ BY: Gordon B. Robinson

It's: Manager

State of TX } ss
 County of MSLAnnan

On this 2nd day of April, 2013, before me, Undersigned, a Notary Public in and for said state, personally appeared Gordon B. Robinson known or identified to me to be the Managing Member in the Limited Liability Company known as Southern Financial Group LLC who executed the foregoing instrument, and acknowledged to me that he/she executed the same in said LLC name.

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

Melinda C. Holcomb

Undersigned
 Notary Public for the State of TX
 Residing at: Waco TX
 Commission Expires: 5-8-2015



Recorded Electronically

ID 224117

County Idaho

Date 9-21-12 Time 12:01

Instrument # 224458

TETON COUNTY, IDAHO

10-11-2012 09:00:00 No. of Pages: 2

Recorded for: ALLIANCE TITLE - DRIGGS OFFICE

MARY LOU HANSEN Fee: \$13.00

Ex-Officio Recorder Deputy, Mary Lou Hansen

Index to: DEED, QUIT-CLAIM CORRECTION

Rerecorded to correct legal

QUITCLAIM DEED

ATEC ORDER NO.: 155951

FOR VALUE RECEIVED,

Mahogany Creek Enterprises, a Limited Liability Company

do(es) hereby convey, release, remise and forever quitclaim unto

Southern Financial Group, LLC a Texas Limited Liability Company as successor in interest to First Bank of Idaho FSB

whose current address is:

PO Box 2028
Waco Texas 76703

the following described premises:

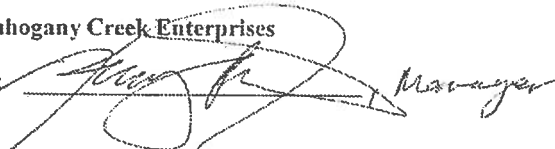
Attached Exhibit A

TO HAVE AND TO HOLD the said premises, unto the said grantees, heirs and assigns forever.

Dated: August 15, 2012

Mahogany Creek Enterprises

By

 Manager

State of Idaho

}
} ss.

County of Teton

On this 17 day of August, 2010, before me, a Notary Public in and for said state, personally appeared Kerry Butler known or identified to me to be the Managing Member of the Limited Liability Company known as Mahogany Creek Enterprises who executed the foregoing instrument, and acknowledged to me that he executed the same in said LLC name.

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




Notary Public for the State of Idaho
Residing at: Driggs
Commission Expires: 4/16/13

EXHIBIT "A"

155951

Tract I:

Southwest Quarter of the Northeast Quarter in Section 31 Township 6 North Range 45, East of the Boise Meridian, Teton County Idaho.

Tract II:

Southeast Quarter of the Northeast Quarter of Section 31, Township 6 North, Range 45, East of the Boise Meridian, Teton County Idaho, the said Southwest Quarter of the Northeast Quarter being vacated Blocks 9, 10, 15 and 16 of the Townsite of Haden, and that part of the vacated streets in the Townsite of Haden lying within the boundaries of the said Southwest Quarter of the Northeast Quarter.

Also: Beginning at the Southwest corner of the Northwest Quarter of the Northeast Quarter of Section 31, Township 6 North, Range 45 East, Boise Meridian and running thence North along the West line of the said Northwest Quarter of the Northeast Quarter of the Northwest corner thereof, thence East along the North line of said Northwest Quarter of the Northeast Quarter to the Northeast corner thereof, thence South along the East line of the said Northwest Quarter of the Northeast Quarter a distance of 660 feet, to the center of the East line of the said Northwest Quarter of the Northeast Quarter; thence West and parallel with the North line of the said Northwest Quarter of the Northeast Quarter a distance of 660 feet to the center of the Northwest Quarter of the Northeast Quarter; thence South to a point in the center of the South line of the Northwest Quarter of the Northeast Quarter thence West to the point of beginning, the same comprising vacated Block 1, 2, and 7 and that part of the vacated streets of the Townsite of Haden, included within the said boundaries.

SCHEDULE B - SECTION I
REQUIREMENTS

The following requirements must be met:

- a. Pay the agreed amounts for the interest in the land and/or the mortgage to be insured.
- b. Pay us the premiums, fees and charges for the policy.
- c. Documents satisfactory to us creating the interest in the Land and/or the Mortgage to be insured must be signed, delivered and recorded.
- d. You must tell us in writing the name of anyone not referred to in this Commitment who will get an interest in the Land or who will make a loan on the Land. We may then make additional requirements or exceptions.
- e. The company will require a copy of articles of organization, operating agreements, if any, and a current list of its members and managers for Southern Financial Group LLC a Texas, limited liability company.
- f. Your order for title work calls for a search of property that is identified by a street address only. Based on our records, we believe that the description in this commitment describes the land you have requested we insure, however, we can give no assurance of this.
To prevent errors and to be certain that the proper parcel of land will appear on the documents and on the policy of title insurance, we require verification of the legal description used for this commitment.

- g. Note No. 1: We find the following activity in the past 24 months regarding transfer of title to subject property:

Quitclaim Deed :

Grantor: Mahogany Creek Enterprises, a Limited Liability Company

Grantee: Southern Financial Group, LLC a Texas Limited Liability Company as successor in interest to
First Bank of Idaho FSB

Recorded: September 21, 2012

Instrument No.: 224117

Re-recorded: October 11, 2012

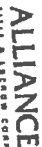
Instrument No.: 224458

Note No. 2: This Company reserves the right to add additional requirements upon receipt of the details of this transaction.

Note No. 3: In the event this transaction fails to close and this commitment is cancelled a fee will be charged complying with the state insurance code.

Note No. 4: According to the available County Assessor's Office records, the purported address of said land is:

6000 North 4500 West, Tetonia, ID 83452



RP 05N4AE360504
JALMER RONALD BRENT

PP05N4AE260611
FULLMER.GENE

RP65N43E313006
NEESE DANIEL TRUETT

RP06N49E312401
HANSEN RAMONA MARTY

RP06N5E310010
SW INVESTMENTS LC

RP06N49EJ23000
SW INVESTMENTS LTD

3N44E381203
GE. DAVID D & ALERIE

RP06N4E361801
BRECKENRIDGE, DAVID D & ALENE

REPORT# 45E313756
CHILDRESS, MARY W

RP05N45E3142(00
REDFIELD JAMES

RP06N45E317600
ABRAMS, DAVID H

RP06N45E317202
REITAN, SHANNON B

POP ON A5E322500
5W INVESTMENTS LC

144E364800
RIDGE, DAVID D

PO BOX 41536279
BRECKENRIDGE, DAVID D & ALENE

PO6N45E31530
REDFIELD, JAMES

RP05N45E2145X
T1B81T73. EMACL W

AP001510000010
RODRIGUES KURT

RP06N48EJ16101
STILES, ROBERT C

This map furnished as an accountability activity for the purpose of generally locating the land. It does not represent a survey of the land or imply any representations as to the size, area or any other facts related to the land shown herein. No liability is assumed hereon for any inaccuracies with actual survey.

C.H.D.



Alliance Title & Escrow Corp.
78 N Main St., Driggs, ID 83422 (208) 354-2285

File Number: 188280
Sales Price: \$385,000.00
Close Date: 4/30/2013

COMBINED CLOSING STATEMENT

Type: Escrow and Title - Purchase

Property: 6000 NORTH 4500 WEST
TETONIA, ID 83452 (TETON)
(RP 06N45E310600 A)

Buyer(s): CLEMENT SIMPER AND RHODA SIMPER
2450 N 4000 W
Tetonia, ID 83452

Seller(s): SOUTHERN FINANCIAL GROUP, LLC A TEXAS LIMITED LIABILITY COMPANY AS
SUCCESSOR IN INTEREST TO FIRST BANK OF IDAHO FSB
PO Box 2028
Waco, TX 76703

Description	Buyer		Seller	
	Debit	Credit	Debit	Credit
Deposits, Credits, Debits				\$385,000.00
Contract sales price	\$385,000.00			
Deposit or Earnest Money		\$5,000.00		
Earnest money held by Silver Peaks Realty			\$5,000.00	
Prorations		\$82.50		\$82.50
County taxes 1/1/2013 to 4/30/2013 @ \$253.04/Year				
Commissions				
\$11,550.00 to Silver Peaks Realty				
\$11,550.00 to Sage Realty Group			\$18,100.00	
Commission paid at Settlement				
Title Charges			\$1,537.00	
Owner's coverage \$385,000.00 Premium \$1,537.00 to Alliance Title & Escrow Corp.			\$605.00	
Settlement or closing fee to Alliance Title & Escrow Corp. \$1,210.00	\$605.00		\$20.00	
Courier 1109 Fee to Alliance Title & Escrow Corp. \$0.00	\$20.00		\$20.00	
Wire Fee to Alliance Title & Escrow Corp. \$20.00				
Government Recording and Transfer Charges	\$21.00			
Recording fees: Deed \$21.00				
Totals	\$385,646.00	\$5,082.50	\$25,364.50	\$385,000.00

Balance Due FROM Buyer: \$380,563.50

Balance Due TO Seller: \$359,635.50

APPROVED AND ACCEPTED

BUYER(S)

CLEMENT SIMPER

RHODA SIMPER

SELLER(S)

Southern Financial Group, LLC

BY:

ITS:

SETTLEMENT COORDINATOR

Patricia Nickell-Zimmerman

ADDENDUM # 1 (All addendums shall be numbered sequentially.)
RE-11 ADDENDUM
JULY 2012 EDITION Page 1 of 1
THIS IS A LEGALLY BINDING CONTRACT, READ THE ENTIRE DOCUMENT, INCLUDING ANY ATTACHMENTS.
IF YOU HAVE ANY QUESTIONS, CONSULT YOUR ATTORNEY AND/OR ACCOUNTANT BEFORE SIGNING.

Date: 4/9/13
This is an ADDENDUM to the ☐ Purchase and Sale Agreement ☒ Other RE-24 Vacant Land
("Addendum" means that the information below is added material for the agreement (such as lists or descriptions) and/or means the form is being used to change, correct or revise the agreement (such as modification, addition or deletion of a term)).
AGREEMENT DATED: 4/9/13 ID# 12-1730
ADDRESS: approx 4500 West 8000 South Tetonla, ID 83452
BUYER(S): Rhoda Simper & Clement Simper
SELLER(S): Southern Financial Group LLC

The undersigned parties hereby agree as follows:

Legal Description: Teton County, ID
Southeast Quarter of the Northeast Quarter of Section 31, Township 8 North, Range 45 East, Boise Meridian, Teton County Idaho, the said Southwest Quarter of the Northeast Quarter being vacated Blocks 9, 10, 15 and 16 of the Townsite of Haden, and that part of the vacated streets in the Townsite of Haden lying within the boundaries of the said Southwest Quarter of the Northeast Quarter.
ALSO beginning at the Southwest corner of the Northwest Quarter of the Northeast Quarter of Section 31, Township 8 North, Range 45 East, Boise Meridian, and running thence North along the West line of the said Northwest Quarter of the Northeast Quarter to the Northwest corner thereof, thence East along the North line of said Northwest Quarter of the Northeast Quarter to the Northeast corner thereof, thence South along the East line of the said Northwest Quarter of the Northeast Quarter a distance of 660 feet, to the center of the East line of the said Northwest Quarter of the Northeast Quarter; thence West and parallel with the North line of the said Northwest Quarter of the Northeast Quarter a distance of 660 feet to the center of the Northwest Quarter of the Northeast Quarter; thence South to a point in the center of the South line of the Northwest Quarter of the Northeast Quarter thence West to the Point of Beginning, the same comprising vacated Blocks 1, 2, and 7, and that part of the vacated streets of the Townsite of Haden, included within the said boundaries.
The Real Property or its address is commonly known as 600 N 460 W, Tetonla, ID 83452. The Real Property tax Identification number is RP 06N45E810600 A.

To the extent the terms of this ADDENDUM modify or conflict with any provisions of the Purchase and Sale Agreement including all prior Addendums or Counter Offers, these terms shall control. All other terms of the Purchase and Sale Agreement including all prior Addendums or Counter Offers not modified by this ADDENDUM shall remain the same. Upon its execution by both parties, this agreement is made an integral part of the aforementioned Agreement.

BUYER: [Signature] Date: 4-9-13
BUYER: [Signature] Date: 4-9-13
SELLER: Gordon B. Robinson Date: 4/10/13

SELLER: [Signature] Date: [Signature]
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