

STATE OF IDAHO  
DEPARTMENT OF WATER RESOURCES

RECEIVED

JUN 03 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?                       |
|-----------------------|------------------------------|-----------------------|------------------------------|-----------------------|------------------------------|
| 11-7698 <i>OK</i>     | Yes <input type="checkbox"/> |                       | Yes <input type="checkbox"/> |                       | Yes <input type="checkbox"/> |
| 11-4081 <i>OK</i>     | Yes <input type="checkbox"/> |                       | Yes <input type="checkbox"/> |                       | Yes <input type="checkbox"/> |
|                       | Yes <input type="checkbox"/> |                       | Yes <input type="checkbox"/> |                       | Yes <input type="checkbox"/> |
|                       | Yes <input type="checkbox"/> |                       | Yes <input type="checkbox"/> |                       | Yes <input type="checkbox"/> |
|                       | Yes <input type="checkbox"/> |                       | Yes <input type="checkbox"/> |                       | Yes <input type="checkbox"/> |

2. Previous Owner's Name: Lawrence C. and/or Barbara E. Hayes  
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Nelson Farm & Properties, LLC Paul Nelson  
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or ☐ and/or
- 2149 Bench Rd. Montpelier ID 83254  
Mailing address City State ZIP
- 208-847-5719 chelleandpaul@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 10, 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: Paul Nelson Owner 5-30-13  
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 JTB Date 6/3/2013 Receipt No. E038744 Receipt Amt. \$50.-  
Approved by JTB Processed by JTB Date 6/21/2013 SUPPORT DATA

IN FILE # 11-4081



# IDAHO SECRETARY OF STATE

## Viewing Business Entity

Ben Ysursa, Secretary of State

[\[ New Search \]](#) [\[ Back to Summary \]](#)[\[ Get a certificate of existence for NELSON LAND AND PROPERTIES, L.L.C. \]](#)

### NELSON LAND AND PROPERTIES, L.L.C.

2149 BENCH RD  
MONTPELIER, ID 83254

**Type of Business:** LIMITED LIABILITY COMPANY**Status:** EXISTING, EXISTING 06 May 2013**State of Origin:** IDAHO**Date of** 06 May 2013**Origination/Authorization:**

**Current Registered Agent:** PAUL NELSON  
2149 BENCH RD  
MONTPELIER, ID 83254

**File Number:** W124903**Date of Last Annual Report:**

Original Filing:

[\[ Help Me Print/View TIFF \]](#)

**Filed 06 May 2013** CERTIFICATE OF  
ORGANIZATION

[View Image \(PDF format\)](#) [View  
Image \(TIFF format\)](#)

[Idaho Secretary of State's Main Page](#)[State of Idaho Home Page](#)

Comments, questions or suggestions can be emailed to: [sosinfo@sos.idaho.gov](mailto:sosinfo@sos.idaho.gov)



# CERTIFICATE OF ORGANIZATION LIMITED LIABILITY COMPANY

(Instructions on back of application)

2013 MAY -6 AM 9:34  
SECRETARY OF STATE  
IDAHO

1. The name of the limited liability company is:

Nelson Land and Properties, L.L.C.

2. The complete street and mailing addresses of the initial designated office:

2149 Bench Road, Montpelier, Idaho 83254

(Street Address)

(Mailing Address, if different than street address)

3. The name and complete street address of the registered agent:

Paul Nelson

2149 Bench Road, Montpelier, Idaho 83254

(Name)

(Street Address)

4. The name and address of at least one member or manager of the limited liability company:

Name

Address

Paul Nelson

2149 Bench Road, Montpelier, Idaho 83254

5. Mailing address for future correspondence (annual report notices):

2149 Bench Road, Montpelier, Idaho 83254

6. Future effective date of filing (optional): \_\_\_\_\_

Signature of a manager, member or authorized person.

Signature

*Paul Nelson*

Typed Name:

Paul Nelson

Signature

Typed Name:

Secretary of State use only

IDAHO SECRETARY OF STATE

05/06/2013 05:00

CK: 315 CT: 202747 BH: 1372427

1 @ 100.00 = 100.00 ORGAN LLC # 2

1 @ 20.00 = 20.00 EXPEDITE C # 3

W124903

File #20130151  
Tax I.D. #3909, 4042 & 4255.

## WARRANTY DEED

For Value Received,

**LAWRENCE C. HAYES and BARBARA E. HAYES, husband and wife,**  
of 28291 US HIGHWAY 89, MONTPELIER, County of Bear Lake, State of IDAHO 83254,  
THE GRANTOR(S),  
do(es) hereby, grant, bargain, sell, and convey unto

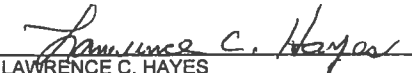
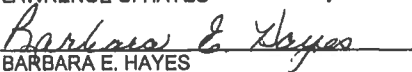
**NELSON LAND AND PROPERTIES, L.L.C.,**  
of 2149 BENCH ROAD, MONTPELIER, County of BEAR LAKE, State of IDAHO 83254,  
THE GRANTEE(S),

For the sum of ten dollars and other good and valuable consideration, the following described tract of land in  
the County of Bear Lake, State of Idaho:

See Attached Exhibit "A"

To have and to hold the said premises, with their appurtenances unto the said Grantee(s), its heirs and  
assigns forever. And the said Grantor(s) hereby covenant to and with the said Grantee(s) that they are the  
owner(s) in fee simple of said premises; that they are free from all encumbrances, and that they will warrant  
and defend the same from all lawful claims whatsoever.

DATED THIS May 10, 2013.

  
LAWRENCE C. HAYES  
  
BARBARA E. HAYES

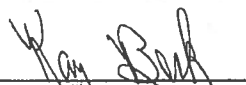
STATE OF IDAHO, COUNTY OF BEAR LAKE

On this 10 day of May, 2013, before me a Notary  
Public in and for the State, personally appeared

**LAWRENCE C. HAYES and BARBARA E. HAYES,**  
husband and wife

known to me to be the person(s) whose name(s) are  
subscribed to the within Instrument, and acknowledged to  
me that they executed the same.

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

  
Notary Public  
Residing at David ID  
My Commission Expires: 12-01-18



MAIL TAX NOTICE TO: **NELSON LAND AND PROPERTIES, L.L.C.**  
2149 BENCH ROAD, MONTPELIER, ID. 83254

EXHIBIT A

TOWNSHIP 13 SOUTH, RANGE 44 EAST OF THE BOISE MERIDIAN, IDAHO:  
Section 1: E $\frac{1}{4}$ SW $\frac{1}{4}$ ; W $\frac{1}{4}$ SE $\frac{1}{4}$ ; SE $\frac{1}{4}$ SE $\frac{1}{4}$ ; NE $\frac{1}{4}$ SE $\frac{1}{4}$ ; SE $\frac{1}{4}$ NE $\frac{1}{4}$ .

EXCEPTING THE FOLLOWING 7 TRACTS:

Tract 1: Starting at a point 1184.8 feet South 31°33' West of the NE Corner of the S $\frac{1}{2}$ NE $\frac{1}{4}$  of Section 1, Township 13 South, Range 44 East of the Boise Meridian, described as the POINT OF BEGINNING, and running North 58°00' East 272.5 feet; thence South 75°50' East 97.0 feet; thence South 13°35' West 184.0 feet; thence South 75°50' East 417.0 feet; thence due South 13.6 feet; thence North 75°50' West 708.00 feet to the Point of Beginning.

Tract 2: Starting at a point 32.5 feet South 58°00' West of the Point of Beginning of Exception 1 and continuing this direction 257.5 feet; thence South 75°50' East 291.0 feet; thence North 14°10' East 173.0 feet; thence South 75°50' East 262.0 feet; thence North 57°00' West 40 feet; thence North 75°50' West 336.5 feet to the Point of Beginning.

Tract 3: Starting at a point 408.5 feet South 75°50' East of the starting point of Exception 2; thence South 57°00' East 74.0 feet; thence South 83°30' East 177.0 feet; thence North 75°50' West 248.0 feet to the Point of Beginning.

Tract 4: Commencing at a point which is located on the Southerly line of the Highway right of way of U.S. Highway No. 89 as presently located; which said point is 272.5 feet North 58°00' East off a point which is 1184.8 feet South 31°33' West from the NE Corner of the SE $\frac{1}{4}$ NE $\frac{1}{4}$  of Section 1, Township 13 South, Range 44 East of the Boise Meridian; thence South 75°50' East 97.0 feet; thence South 13°35' West 184 feet to the San Francisco Chemical Company's road; thence South 75°50' East 160 feet, more or less, to the center of the channel of "Montpelier Creek"; thence Northerly up said channel of creek's center line a distance of approximately 200 feet to where said creek makes an abrupt bend toward the East; thence continuing Easterly following up the center line channel of said creek a distance of 200 feet, more or less, to a point in said channel 50 feet Westerly from where said channel intersects the East boundary line of the SE $\frac{1}{4}$ NE $\frac{1}{4}$  of said Section 1; thence North to the Southerly right of way of U.S. Highway No. 89; thence South 58°00' West along said right of way a distance of 600 feet, more or less, to the Point of beginning.

Tract 5: Commencing at a point in the center of the channel of "Montpelier Creek" where the center line of said channel intersects the East boundary line of the SE $\frac{1}{4}$ NE $\frac{1}{4}$  of Section 1, Township 13 South, Range 44 East of the Boise Meridian; which said point is approximately 991 feet South along Section line from the NE Corner of the SE $\frac{1}{4}$ NE $\frac{1}{4}$  of Section 1, Township 13 South, Range 44 East of the Boise Meridian; thence following down the center line of the channel of said creek in a Westerly direction a distance of approximately 250 feet to where said creek makes an abrupt turn toward the South; thence continuing down the center line of said creek in a Southerly direction a distance of approximately 200 feet to the Northerly boundary line of the right of way of the San Francisco Chemical Company's road; thence along said right of way South 75°50' East a distance of approximately 240 feet to where same intersects the East section line of said Section 1; thence North along said Section line 230 feet, more or less, to the Place of Beginning.

Tract 6: Beginning at a point in the center of the existing U.S. Highway 89 right of way, said point being 1275 feet in an Easterly direction along the center line of U.S. Highway 89 right of way from that point where the center of U.S. Highway 89 right of way crosses the West boundary line of the NE $\frac{1}{4}$ SW $\frac{1}{4}$ , Section 1, Township 13 South, Range 44 East of the Boise Meridian; and running thence 1050 feet in an Easterly direction along the center of the existing U.S. Highway 89 right of way; thence South 500 feet; thence in a Westerly direction parallel to the center of the U.S. Highway 89 right of way directly North of said line 1050 feet to a point which is 500 feet South of the point of beginning; and thence 500 feet North to the Point of Beginning in Section 1, Township 13 South, Range 44 East of the Boise Meridian, Idaho.

Tract 7: Beginning at a point of intersection of the Southerly right of way line of a Bear Lake County road and the Easterly right of way line of State Highway 89, said point is opposite Sta. 89+27.2 of Highway 89 Plans, Project No. "R" 41-A1, surveyed in 1932, said Point of Beginning is South 2373.7 feet and West 661.2 feet from the NE Corner of Section 1, Township 13 South, Range 44 East of the Boise Meridian (source of bearing and section tie for this description is the centerline of said Highway 89 as North 58°11' East as per said plans); thence South 58°11' West along said Highway right of way 336.1 feet; thence South 75°53' East 864.2 feet; thence North 59°05' East 202.6 feet to a fence line; thence North 0°35' East along said fence line 100.9 feet to an intersection with said County Road right of way line; thence North 75°53' West along said right of way line 749.9 feet, more or less, to the Point of Beginning.

*Handwritten signature*

TOWNSHIP 13 SOUTH, RANGE 44 EAST OF THE BOISE MERIDIAN, IDAHO:

Section 12: NE $\frac{1}{4}$ ; E $\frac{1}{2}$ NW $\frac{1}{4}$ .

EXCEPT: Beginning 666 feet South from the NE Corner of the NE $\frac{1}{4}$  of Section 12, Township 13 South, Range 44 East of the Boise Meridian; and running thence South 125 feet; thence West 50 feet; thence North 125 feet; thence East 50 feet to the Place of Beginning.

TOWNSHIP 13 SOUTH, RANGE 45 EAST OF THE BOISE MERIDIAN, IDAHO:

Section 7: Lots 2, 3 and 4; SE $\frac{1}{4}$ NW $\frac{1}{4}$ ; E $\frac{1}{2}$ SW $\frac{1}{4}$ .

GRANTORS HEREBY RESERVE A LIFE ESTATE INTEREST IN THE MANUFACTURED HOME AND LOT LOCATED ON THE FOLLOWING DESCRIBED PARCEL:

TOWNSHIP 13 SOUTH, RANGE 44 EAST OF THE BOISE MERIDIAN, IN IDAHO:

Section 1: Commencing at a point where the center of the existing U.S. Highway 89 Right-of-Way intersects the Northwest Corner of the NE $\frac{1}{4}$ SW $\frac{1}{4}$  of said Section 1; and running thence Easterly along centerline of said Highway 89, 1275 feet; thence South 400 feet; thence in a Westerly direction parallel to the center of the U.S. Highway 89 Right-of-Way to a point 500 feet South of the point of beginning; thence North 500 feet, to the Point of Beginning.

*Handwritten signatures:*  
JCH  
RGL