

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

Notice of Change in Water Right Ownership

RECEIVED
FEB 15 2013
DEPT. OF WATER RESOURCES
SOUTHERN REGION

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?
36-77B	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐

2. Previous Owner's Name: The 1996 Nebeker Family Trust
Name of current water right holder/claimant

3. New Owner(s)/Claimant(s): Oppio Land and Livestock, LLC
Name of each new owner as listed on the conveyance document

New owner continued Name connector ☐ and ☐ or ☐ and/or
P.O. Box 381
Mailing address
Gooding ID 33330
City State ZIP
(208) 934-9474
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: 2/14/13

6. 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.

7. Signature: [Signature] Title, if applicable: _____ Date: 1-14-13
Signature of new owner/claimant

Signature: _____ Title, if applicable: _____ Date: _____
Signature of new owner/claimant

For IDWR Office Use Only:

Received by [Signature] Date 2-15-2013 Receipt No. S033053 Receipt Amt. \$25-
Approved by _____ Processed by _____ Date _____

WARRANTY DEED

#GG-12091

For Value Received

Mark Franklin Nebeker and Rebecca Jane Nebeker as Trustees of the 1996 Nebeker Family Trust

Hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto

Oppio Land & Livestock, LLC.
Address: PO Box 381, Gooding, ID 83330

Hereinafter called the Grantee, the following described premises situated in **Gooding County, Idaho**, to-wit:

TOWNSHIP 7 SOUTH, RANGE 13 EAST OF THE BOISE MERIDIAN, GOODING COUNTY, IDAHO

Section 22: A parcel of land located in a portion of the NW¼ SE¼ more particularly described as follows:
Commencing at the Northeast corner of Section 22;
Thence South 89°13'50" West 2,649.04 feet to the North Quarter corner of Section 22;
Thence South 00°15'05" East 2,643.24 feet to the Northwest corner of NW¼SE¼ Section 22;
Thence South 00°15'16" East 1,337.98 feet to the Southwest corner of said NW¼SE¼ and being the REAL POINT OF BEGINNING;
Thence North 88°56'13" East 528.00 feet along the South boundary of said NW¼SE¼;
Thence North 00°15'16" West 775.50 feet parallel with the West boundary of said NW¼SE¼ to the center of a stone fence.
Thence North 49°21'09" East 358.05 feet along the center of said stone fence;
Thence North 40°38'51" West 12.00 feet;
Thence along the center of a ditch as follows:
South 72°08'33" West 10.82 feet;
North 78°45'56" West 15.75 feet;
South 69°13'24" West 48.63 feet;
South 68°17'20" West 75.76 feet;
South 76°14'07" West 26.47 feet;
South 86°39'21" West 60.50 feet;
South 86°27'17" West 63.81 feet;
South 87°56'55" West 58.94 feet;
South 84°52'46" West 38.67 feet;
South 86°35'30" West 90.66 feet;
South 88°48'51" West 30.00 feet;
North 81°01'04" West 26.25 feet;
North 64°23'30" West 34.90 feet;
North 76°35'24" West 23.05 feet;
South 70°58'58" West 47.59 feet;
North 85°56'47" West 70.62 feet;
North 86°40'11" West 46.46 feet;
Thence South 88°20'52" West 41.68 feet to the West boundary of the NW¼SE¼, Section 22;
Thence South 00°15'16" East 972.28 feet along the West boundary of said NW¼SE¼ to the REAL POINT OF BEGINNING.

TOGETHER WITH a 5.00 foot wide irrigation ditch easement parallel with, adjoining and North of the entire Northerly boundary of the above described parcel.

Instrument # 243826

GOODING, GOODING, IDAHO

2-14-2013 01:50:32 No. of Pages: 5

Recorded for : LAND TITLE AND ESCROW

DENISE M. GILL Fee: 22.00

Ex-Officio Recorder Deputy



PARCEL NO. 2:

TOWNSHIP 7 SOUTH, RANGE 13 EAST OF THE BOISE MERIDIAN, GOODING COUNTY, IDAHO

Section 22: A parcel of land located in a portion of the SW $\frac{1}{4}$ NE $\frac{1}{4}$ and NW $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 22, being more particularly described as follows:
Commencing at the Northeast corner of Section 22;
Thence South 89°13'50" West 2649.04 feet to the North quarter corner of Section 22;
Thence South 00°15'05" East 2643.24 feet to the Northwest corner or NW $\frac{1}{4}$ SE $\frac{1}{4}$ Section 22 and being the TRUE POINT OF BEGINNING;
Thence South 00°15'16" East 365.70 feet along the West boundary of said NW $\frac{1}{4}$ SE $\frac{1}{4}$;
Thence North 88°20'52" East 41.68 feet;
Thence along the centerline of a ditch as follows;
South 86°40'11" East 46.46 feet;
South 85° 56'47" East 70.62 feet;
North 70°58'58" East 47.59 feet;
South 76°35'24" East 23.05 feet;
South 64°23'30" East 34.90 feet;
South 81°01'04" East 26.25 feet;
North 88°48'51" East 30.00 feet;
North 86°35'30" East 90.66 feet;
North 84°52'46" East 38.67 feet;
North 87°56'55" East 58.94 feet;
North 86°27'17" East 26.79 feet;
Thence leaving said ditch North 00°15'16" West 1, 045.25 feet to the center of a roadway;
Thence along the center of said roadway as follows:
North 87°27'39" West 167.18 feet;
South 88°17'49" West 98.31 feet;
North 86°14'00" West 33.70 feet;
North 75°15'22" West 28.41 feet;
North 68°32'18" West 46.02 feet;
North 77°47'59" West 32.35 feet;
North 86°47'30" West 44.70 feet;
Thence South 88°41'56" West 82.63 feet along the center of said roadway to a point on the West boundary of the SW $\frac{1}{4}$ NE $\frac{1}{4}$ Section 22;
Thence South 00°15'05" East 715.50 feet along the West boundary of said SW $\frac{1}{4}$ NE $\frac{1}{4}$ to the TRUE POINT OF BEGINNING.

TOGETHER WITH a 10.00 foot wide roadway easement parallel with, adjoining and North of the Northerly boundary of the above described parcel.

PARCEL NO. 3:

TOWNSHIP 7 SOUTH, RANGE 13 EAST OF THE BOISE MERIDIAN, GOODING COUNTY, IDAHO

Section 22: A parcel of land located in a portion of the SW $\frac{1}{4}$ NE $\frac{1}{4}$ and NW $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 22, being more particularly described as follows;
Commencing at the Northeast corner of Section 22, said point lies North 89°13'50" East 2649.04 feet from the North quarter corner of Section 22;
Thence South 89°13'50" West 1324.52 feet to the Northeast corner of the NW $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 22;
Thence South 00°02'02" East 1324.05 feet to the Northeast corner of SW $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 22;
Thence South 00°02'02" East 46.91 feet along the East boundary of said SW $\frac{1}{4}$ NE $\frac{1}{4}$ to the center of the Big Bend Ditch and being the TRUE POINT OF BEGINNING;
Thence continuing South 00°02'02" East 1276.14 feet along the East boundary of said SW $\frac{1}{4}$ NE $\frac{1}{4}$ to the Southeast corner thereof;
Thence South 89°21'00" West 26.09 feet along the South boundary of said SW $\frac{1}{4}$ NE $\frac{1}{4}$;
Thence South 00°15'16" East 57.84 feet;
Thence South 82°56'09" West 194.00 feet to the Center of a stone fence;

Thence South 49°21'09" West 387.41 feet along the center of said stone fence;

Thence North 40°38'51" West 12.01 feet to the center of a ditch;

Thence along the center of a ditch as follows:

South 72°08'33" West 10.82 feet;

North 78°45'56" West 15.75 feet;

South 68°17'20" West 75.76 feet;

South 76°14'07" West 26.47 feet;

South 86°39'21" West 60.50 feet;

South 86°27'16" West 37.02 feet;

Thence leaving said ditch North 00°15'16" West 1045.25 feet to the center of a road;

Thence along the center of a road as follows:

South 87°27'39" East 11.34 feet;

North 84°41'57" East 33.24 feet;

North 66°19'10" East 26.77 feet;

North 54°53'03" East 99.71 feet;

North 59°02'46" East 25.63 feet;

North 81°15'59" East 28.00 feet;

South 82°58'38" East 27.54 feet;

South 74°51'03" East 29.71 feet;

South 86°11'02" East 24.09 feet;

North 68°11'46" East 22.45 feet;

North 34°17'56" East 26.41 feet;

North 03°19'18" East 23.58 feet;

North 10°16'20" West 42.84 feet;

North 05°52'56" West 37.16 feet;

North 06°44'44" East 25.63 feet;

North 14°09'23" East 26.85 feet;

North 16°40'08" East 111.18 feet;

North 16°13'52" East 111.76 feet;

North 11°59'49" East 31.09 feet;

North 07°43'35" East 29.52 feet;

North 08°11'01" West 27.74 feet;

Thence North 17°38'24" East 23.90 feet to the center of the Big Bend Ditch;

Thence along the center of the Big Bend Ditch as follows;

South 72°43'54" East 9.90 feet;

South 28°47'18" East 44.67 feet;

South 41°39'14" East 38.94 feet;

South 47°58'36" East 29.00 feet;

South 38°54'36" East 29.40 feet;

South 83°08'21" East 30.34 feet;

North 83°27'07" East 51.04 feet;

North 84°31'39" East 24.55 feet;

North 78°23'51" East 22.62 feet;

North 41°30'26" East 35.70 feet;

North 52°54'33" East 32.66 feet;

Thence North 54°10'08" East 150.98 feet along the center of said ditch to the TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM: The East 26 feet of the South 260 feet of the SW¼NE¼

SUBJECT TO AND TOGETHER WITH a 20.00 foot wide roadway easement being centered on the following described line:

Commencing at the Northeast corner of Section 22, Township 7 South, Range 13 East Boise Meridian;

Thence South 89°13'50" West 2649.04 feet to the North quarter corner of Section 22;

Thence South 00°15'05" East 1321.62 feet to the Northwest corner of SW¼NE¼ Section 22;

Thence South 00°15'05" East 606.12 feet along the West boundary of said SW¼NE¼ to the REAL POINT OF BEGINNING of the centerline of said 20.00 foot wide roadway easement;

Thence along the centerline of said easement as follows:

North 88°41'56" East 82.63 feet;

South 86°47'30" East 44.70 feet;

South 77°47'59" East 32.35 feet;
South 68°32'18" East 46.02 feet;
South 75°15'22" East 28.42 feet;
South 86°14'00" East 33.70 feet;
North 88°17'49" East 98.31feet;
South 87°27'39" East 178.52 feet;
North 84°41'57" East 33.24 feet;
North 66°19'10" East 26.77 feet;
North 54°53'03" East 99.71 feet;
North 59°02'46" East 25.63 feet;
North 81°15'59" East 28.00 feet;
South 82°58'38" East 27.54 feet;
South 74°51'03" East 29.71 feet;
South 86°11'02" East 24.09 feet;
North 68°11'46" East 22.45 feet;
North 34°17'56" East 26.41 feet;
North 03°19'18" East 23.58 feet;
North 10°16'20" West 42.84 feet;
North 05°52'56" West 37.16 feet;
North 06°44'44" East 25.63 feet;
North 14°09'23" East 26.85 feet;
North 16°40'08" East 111.18 feet;
North 16°13'52" East 111.76 feet;
North 11°59'49" East 31.09 feet;
North 07°43'35" East 29.52 feet;
North 08°11'01" West 27.74 feet;

Thence North 17°38'24" East 23.90 feet to the ending point of the centerline of said 20.00 foot wide roadway easement

TOGETHER WITH all water and water rights, ditches and ditch rights used thereon or appurtenant thereto including but not limited to 38.85 Shares in the Big Bend Irrigation District and Water Right No. 36-77B of the Idaho Department of Water Resources.

SUBJECT TO:

All reservations in patents or deeds in the chain of title.

Taxes for 2013 and subsequent years, taxes are an accruing lien, not yet due or payable.

Assessments of the Bell Ditch and the rights and powers of said Company as by law provided.

Assessments of the Big Bend Irrigation Company and the rights and powers of said Company as by law provided.

Power Line Easement given by Carl E. Hayden, a single man, to Idaho Power Company, a corporation, dated October 21, 1966, recorded May 2, 1967 as Instrument Number 21714, Gooding County records, affecting the SW¼NE¼ of Section 22, Township 7 South, Range 13, East Boise Meridian.

Subject to 20 foot wide road easement as disclosed in Quitclaim Deed by and between Thomas Jackson Childs Living Trust and Childs Family 2002 Trust, dated August 19, 2002, recorded September 3, 2002 as Instrument No. 196742, records of Gooding County, Idaho.

Subject to ditch and roadway easements as disclosed in Quitclaim Deed by and between Thomas Jackson Childs Living Trust and Childs Family 2002 Trust, dated August 19, 2002, recorded September 3, 2002, as Instrument No. 196743, records of Gooding County, Idaho.

Subject to 20.00 foot wide roadway easement as disclosed in Quitclaim Deed by and between Thomas Jackson Childs Living Trust and Childs Family 2002 Trust, dated August 19, 2002, recorded September 3, 2002, as Instrument No. 196744, records of Gooding County, Idaho.

Subject to ditch easement as disclosed in Quitclaim Deed by and between Thomas Jackson Childs Living Trust and Childs Family 2002 Trust, dated August 19, 2002, recorded September 3, 2002, as Instrument No. 196745, records of Gooding County, Idaho.

Power Line Easement given by Mark Nebeker to Idaho Power Company, a corporation, dated February 26, 2007, recorded April 4, 2007 as Instrument Number 221002, Gooding County records, affecting A 10 foot strip of land located in the Section 22, Township 7 South, Range 13 East of the Boise Meridian .

TO HAVE AND TO HOLD, the said premises, with their appurtenances unto the said Grantee and to the successors heirs and assigns of the Grantee forever. The Grantor does hereby covenant to and with the said Grantee, that the Grantor is the owner in fee simple of said premises; that they are free from all incumbrances except as above described and that Grantor will warrant and defend the same from all lawful claims whatsoever.

Dated: February 14, 2013

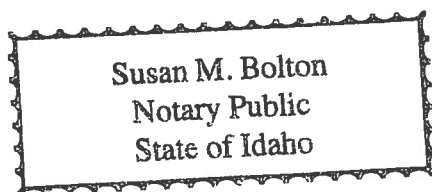
The 1996 Nebeker Family Trust

BY: Mark Franklin Nebeker, Trustee
Mark Franklin Nebeker, Trustee

BY: Rebecca Jane Nebeker, Trustee
Rebecca Jane Nebeker, Trustee

STATE OF IDAHO)
) ss.
COUNTY OF GOODING)

On this 14th day of February, 2013, before me, the undersigned, a Notary Public in and for said State, personally appeared Mark Franklin Nebeker and Rebecca Jane Nebeker, known or identified to me to be the person whose name is subscribed to the within instrument as Trustees of the 1996 Nebeker Family Trust, and acknowledged to me that they executed the same as such Trustees.

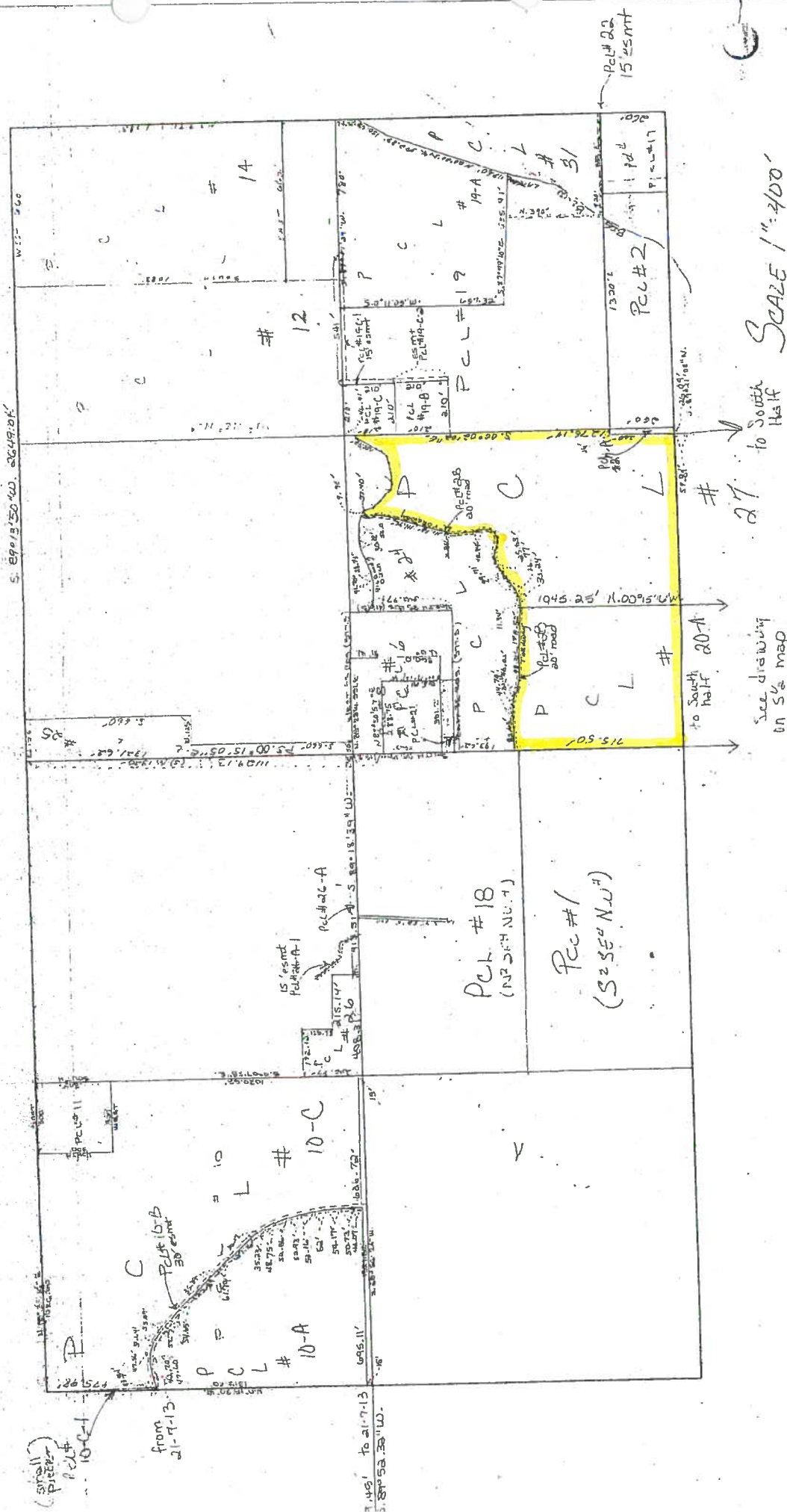


Susan M. Bolton
Notary Public
Residing at: Gooding, ID
My Commission expires: 12-16-2016

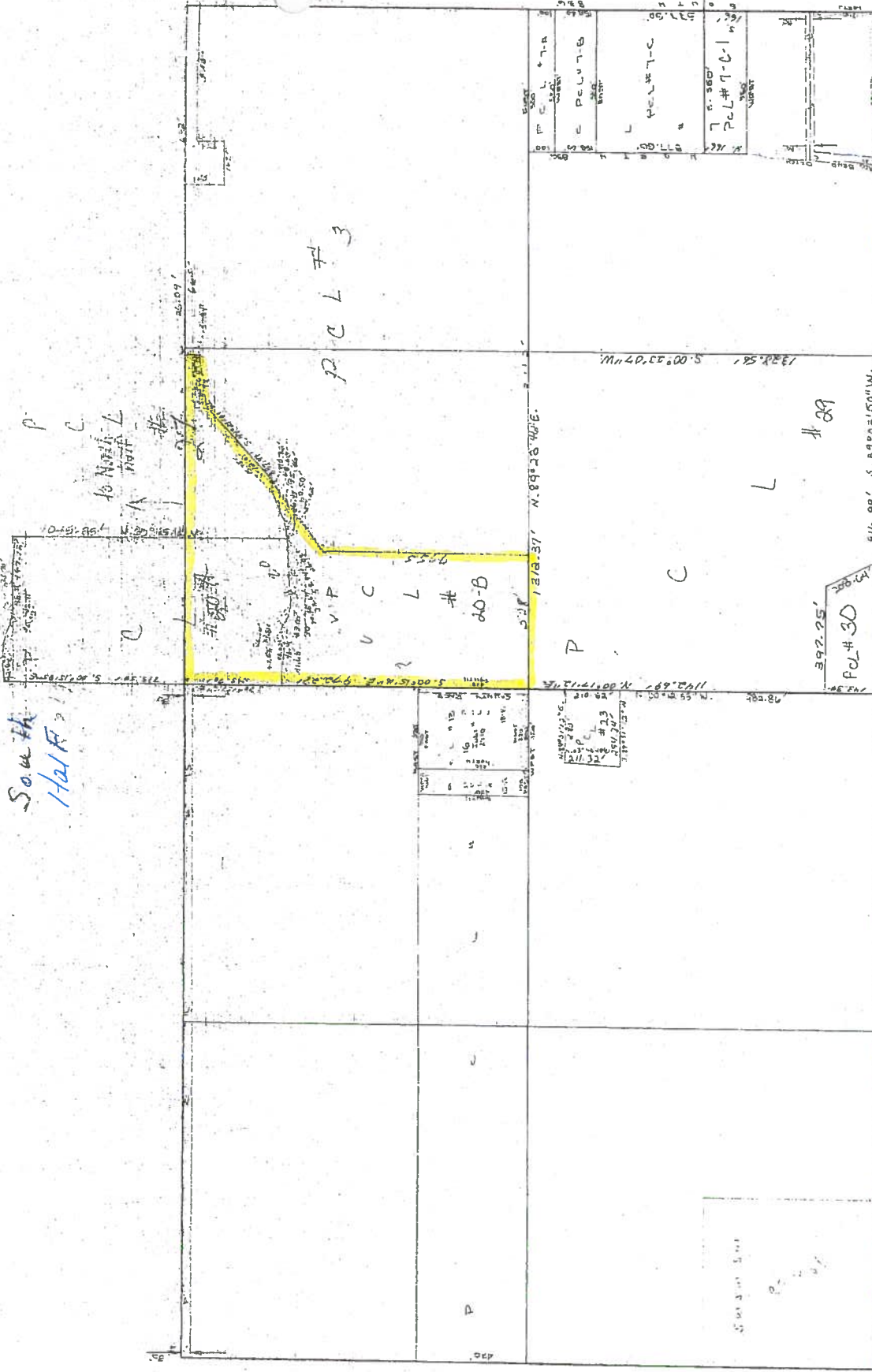
North

THIS PLAT IS MADE SOLELY FOR THE PURPOSE OF ASSISTING IN LOCATING THE LAND, AND THE CO. ASSUMES NO LIABILITY FOR VARIATIONS, IF ANY, WITH AN ACTUAL SURVEY.

Post here



South
Half



THIS PLAT IS MADE SOLELY FOR THE PURPOSE OF
ASSISTING IN LOCATING THE LAND, AND THE CO.
ASSUMES NO LIABILITY FOR VARIATIONS, IF ANY,
IN AN ACTUAL SURVEY.