

RECEIVED

DEC 03 2012

Department of Water Resources
Eastern RegionSTATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED

NOV 21 2012

DEPT. OF WATER RESOURCES
SOUTHERN 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?
13-07494	Yes ☒		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐

2. Previous Owner's Name:

THREE C LAND & LIVESTOCK

Name of current water right holder/claimant

3. New Owner(s)/Claimant(s):

B & B RANCH PROPERTIES, LLC

Name of each new owner as listed on the conveyance document

New owner continued

Name connector

☐ and☐ or☐ and/or

8384 E. MINK CREEK ROAD

Mailing address

PRESTON

City

ID

State

83263

ZIP

801-725-9865

Telephone

BRAD@BOARDWALKLODGE.COM

Email

208-852-0652

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:

20 FEBRUARY 2001

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:

Bradley W. Stewart

Signature of new owner/claimant

Managing Member

Title, if applicable

20 November 2012

Date

- Signature:

Raone C. Stewart

Signature of new owner/claimant

Member

Title, if applicable

20 Nov 2012

Date

For IDWR Office Use Only:

Received by

DM
JB

Date

11-27-2012
JB

Receipt No.

5032924
2/19/2013

Date

Receipt Amt.

\$25-

PR13781

212270 1-2

WARRANTY DEED

For Value Received: An undivided 2/3 interest to Reana W. Christensen, a single woman, and an undivided 1/3 interest to John Mark Christensen and Mara Christensen, husband and wife

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

B&R Holding Company, LLC

whose address is: 991 East Deborah Circle, Bountiful, Utah 84010

Hereinafter called the Grantee, the following described premises situated in Franklin County, , to-wit:

ATTACHED EXHIBIT A

SUBJECT TO all easements, right of ways, covenants, restrictions, reservations, applicable building and zoning ordinances and use regulations and restrictions of record, and payment of accruing present year taxes and assessments as agreed to by parties above.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee and to the Grantee's heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that the Grantor is the owner in fee simple of said premises; that said premises are free from all encumbrances except current years taxes, levies, and assessments, and except U. S. Patent reservations, restrictions, easements of record, and easements visible upon the premises, and that Grantor will warrant and defend the same from all claims whatsoever.

Dated: February 20, 2001

Reana W. Christensen
Reana W. Christensen

John Mark Christensen
John Mark Christensen

Mara Christensen
Mara Christensen

Recorded at the request of
First American Title Co.

____ a.m. FEB 22 2001 12:30 p.m.

V. ELLIOTT LARSEN, RECORDER
By Pat K. Paul Deputy
FRANKLIN COUNTY, IDAHO

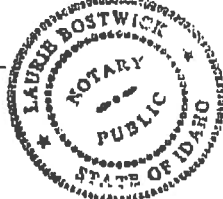
STATE OF IDAHO)

)ss.

COUNTY OF Idaho)

On this 21st day of February, in the year of 2000, before me Laurie Bostwick, personally appeared Reana W. Christensen, John Mark Christensen and Mara Christensen, known or identified to me (or proved to me on the oath of), to be the person(s) whose name(s) are subscribed to the within instrument, and acknowledged to me that they executed the same.

Laurie Bostwick
Notary Public of Idaho
Residing at: Preston, Idaho
Commission Expires: 12/16/2002



212270 2-2.

EXHIBIT A

Lot Three (3) and Four (4), Block B, Valley View Heights, as per the recorded plat thereof recorded November 29, 1976, under Instrument No. 141367, records of Franklin County, Idaho.

Township 13 South, Range 41 East of the Boise Meridian, Franklin County, Idaho.

Section 31: Basis of bearing used - Valley View Heights, a plat of record in the Franklin County Courthouse, recorded November 29, 1976, as Instrument No. 141367.

Beginning at a point which is North 592.51 feet and West 2719.54 feet from the Southeast corner of Section 31, said point of beginning also being the Northeast corner of Lot 13, Block C, Valley View Heights Subdivision, and running thence North 88°57'31" West 548.71 feet, along the boundary of said subdivision, thence South 75°48'09" West 507.63 feet, thence South 82°12'51" West 503.74 feet, thence North 16°19'40" West 505.22 feet, thence North 08°29'34" East 50.00 feet, thence South 81°30'26" East 113.72 feet, thence North 497.07 feet, thence North 58°40'19" East 225.70 feet, thence North 64°55'00" East 218.51 feet, thence North 70°34'57" East 165.35 feet, thence North 62°44'52" East 81.94 feet, thence North 52°28'51" East 67.41 feet, thence South 81°04'46" East 512.42 feet, thence South 17°00'05" East 37.66 feet to a line on the Westerly right-of-way of Idaho Highway No. 34, thence along a 2841.08 foot radius curve to the left 676.61 feet. The chord on said curve bears South 13°50'17" East 675.02 feet, thence South 27°29'00" East 455.87 feet to the POINT OF BEGINNING.

EXCLUDING a 50-foot right-of-way for Valley View Drive as platted on Valley View Heights Subdivision.

EXCEPTING THEREFROM an easement for maintenance of an existing buried water irrigation pipeline serving both the above-described property and Valley View Heights Subdivision, excepting lots in Section C thereof.

ALSO EXCEPTING THEREFROM: Beginning at a point which is North 592.51 feet and West 2719.54 feet from the Southeast corner of Section 31, said point of beginning also being the Northeast corner of Lot 13, Block C, Valley View Heights Subdivision, and running thence North 88°57'31" West 548.71 feet along the boundary of said Subdivision, thence South 75°48'09" West 507.63 feet, thence North 41°07'30" East 84.23 feet to the TRUE POINT OF BEGINNING; said point being the East bank of Strawberry Creek, thence North 41°07'30" East 100 feet, along said creek, thence North 14°36'10" East 196.55 feet, along said creek, to Valley View Drive, thence North 85°31'38" West 282.67 feet along Valley View Drive, thence South 11°41'40" West 137.04 feet, thence South 28°30' East 80 feet, thence South 37°30' East 67 feet, thence South 71°00' East 115 feet to the TRUE POINT OF BEGINNING.

ALSO EXCEPTING: a parcel of land located in the SW¼ of Section 31, Township 13 South, Range 41 East, Boise Meridian, Franklin County, Idaho and more particularly described as follows:

Commencing at the Southwest corner of said Section 31, located South 89°46'57" West 5339.27 feet from the Southeast corner of said Section 31; thence North 89°46'57" East 1180.38 feet along the South boundary of Section 31; thence North 423.39 feet to the Southeast corner of Lot 4, Block B, of Valley View Heights Subdivision as recorded in the official records of Franklin County as Instrument Number 141367, monumented with a 5/8" rebar and cap labeled "BRIAN ALLEN, PLS 9163", and being the TRUE POINT OF BEGINNING; thence North 14°24'39" West 503.35 feet along the Easterly boundary of said Lot 4 to a 5/8" rebar and cap set on the Southerly right of way line of Valley View Drive; thence along said Southerly right of way line the following three (3) courses:
 thence South 83°31'25" East 198.94 feet to a 5/8" rebar and cap;
 thence South 80°54'27" East 320.74 feet to the beginning of a 1050.00 foot radius curve concave to the North;
 thence Easterly along said curve through a central angle of 01°36'16" a distance of 29.40 feet to a 5/8" rebar and cap set at the Northerly terminus of an existing fence line (chord = South 81°42'35" East 29.40 feet);
 thence Southerly and Southeasterly along said fence line the following five (5) courses:
 thence South 07°56'30" West 89.61 feet to a 5/8" rebar and cap;
 thence South 03°08'46" West 44.62 feet to a 5/8" rebar and cap;
 thence South 16°59'17" East 44.14 feet to a 5/8" rebar and cap;
 thence South 43°08'29" East 103.05 feet to a 5/8" rebar and cap;
 thence South 68°39'24" East 107.49 feet to the Easterly bank of Strawberry Creek, monumented with a 5/8" rebar and cap; thence South 32°26'52" West 27.67 feet along said Easterly bank to a 5/8" rebar and cap; thence South 56°41'14" West 46.52 feet along said Easterly bank to a 5/8" rebar and cap set at the Northeast corner of Lot 5, Block B, of Valley View Heights Subdivision; thence South 82°23'41" West 537.79 feet along the Northerly line of said Lot 5 to the TRUE POINT OF BEGINNING.

670 Shares in Rocky Ditch #3

PR3781

212268 1-2

Corporate Resolution
of Stockholders, Officers and Directors of
3 C Land & Livestock, Inc.

Whereas, Lee Grand Christensen, as Secretary Treasurer, and John Mark Christensen, as Vice President are the sole remaining Stockholders of 3 C Land & Livestock, Inc., and

Whereas, Said corporation was administratively dissolved February 17, 2000 by the Secretary of State of Idaho, and

Whereas, the above named remaining stockholders desire to wind up the business affairs of 3 C Land & Livestock, Inc.,

Therefore, be it resolved that Lee Grand Christensen, as Secretary Treasurer, and John Mark Christensen, as Vice President are authorized to execute such documents as deemed necessary to effect the sale and/or distribution of the assets of 3 C Land & Livestock, Inc., a dissolved Idaho Corporation.

Dated this the 21 day of February, 2001.

Lee Grand Christensen
 Lee Grand Christensen
 Secretary Treasurer

J. Lloyd Christensen by Lee Grand Christensen
 J. Lloyd Christensen *Power of Attorney*
 President
 By: Lee Grand Christensen
 Attorney in Fact

John Mark Christensen
 John Mark Christensen
 Vice President

State of Idaho
 County of Franklin

On this 21st day of Feb, 2001, before me, a Notary Public in and for said State, personally appeared Lee Grand Christensen and John Mark Christensen, known or identified to me to be the Secretary Treasurer and Vice President of the corporation that executed the above instrument or the person who executed the instrument on behalf of said corporation and acknowledged to me that such corporation executed the same.

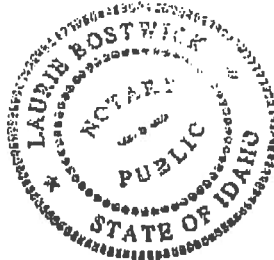


Laurie Bostwick
 Notary Public State of Idaho
 Residing at: Pesim, ID
 Commission Expires: 12/16/2003

212268 2-2

State of Idaho)
: ss
County of Franklin)

On this 21st day of Feb, in the year 2001, before me, a Notary Public in and for said State, personally appeared **Lee Grand Christensen**, known or identified to me to be the person whose name is subscribed to the within instrument as the **Attorney in Fact for J. Lloyd Christensen**, and acknowledged to me that he/she/they executed the same as such Attorney in Fact for J. Lloyd Christensen.



Laurie Bostwick
Notary Public State of Idaho
Residing at: Preskn, Id
Commission Expires: 12/16/2003

Recorded at the request of

First American Title Co.

12:20
a.m. FEB 22 2001 a.m.

W. ELLIOTT LARSEN, RECORDER
By Ruth K. Pauling
FRANKLIN COUNTY, IDAHO

PR13781

212269 1-2
WARRANTY DEED

Recorded at the request of

First American Title Co

12:25
 a.m. FEB 22 2001 p.m.

V. ELLIOTT LARSEN, RECORDER

By Ruth K. Bostwick Deputy
 FRANKLIN COUNTY, IDAHO

For Value Received 3 C Land & Livestock, Inc., a dissolved Idaho Corporation

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

An undivided 2/3 interest to Reana W. Christensen, a single woman, and an undivided 1/3 interest to John Mark Christensen and Mara Christensen, husband and wife

whose address is:

Hereinafter called the Grantee, the following described premises situated in Franklin County, , to-wit:

ATTACHED EXHIBIT A

SUBJECT TO all easements, right of ways, covenants, restrictions, reservations, applicable building and zoning ordinances and use regulations and restrictions of record, and payment of accruing present year taxes and assessments as agreed to by parties above.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee and to the Grantee's heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that the Grantor is the owner in fee simple of said premises; that said premises are free from all encumbrances except current years taxes, levies, and assessments, and except U. S. Patent reservations, restrictions, easements of record, and easements visible upon the premises, and that Grantor will warrant and defend the same from all claims whatsoever.

Dated: February 20, 2001

Lee Grand Christensen
 Lee Grand Christensen, Secretary

J. Lloyd Christensen by Lee Grand Christensen
 J. Lloyd Christensen, President Power of Attorney
 By Lee Grand Christensen, Attorney in fact

John Mark Christensen
 John Mark Christensen, Vice President

State of Idaho
 County of Franklin

On this 20th day of FEB, 2001, before me, a Notary Public in and for said State, personally appeared **Lee Grand Christensen and John Mark Christensen**, known or identified to me to be the **Secretary and Vice President** of the corporation that executed the above instrument or the person who executed the instrument on behalf of said corporation and acknowledged to me that such corporation executed the same.

Also before me, a Notary Public in and for said State, personally appeared **Lee Grand Christensen**, known or identified to me to be the **Attorney in Fact for J. Lloyd Christensen**, President of the corporation that executed the above instrument, and acknowledged to me that such corporation executed the same.



Laurie Bostwick
 Notary Public State of Idaho
 Residing at: Idaho
 Commission Expires: 11/6/2005

212269 2.2

EXHIBIT A

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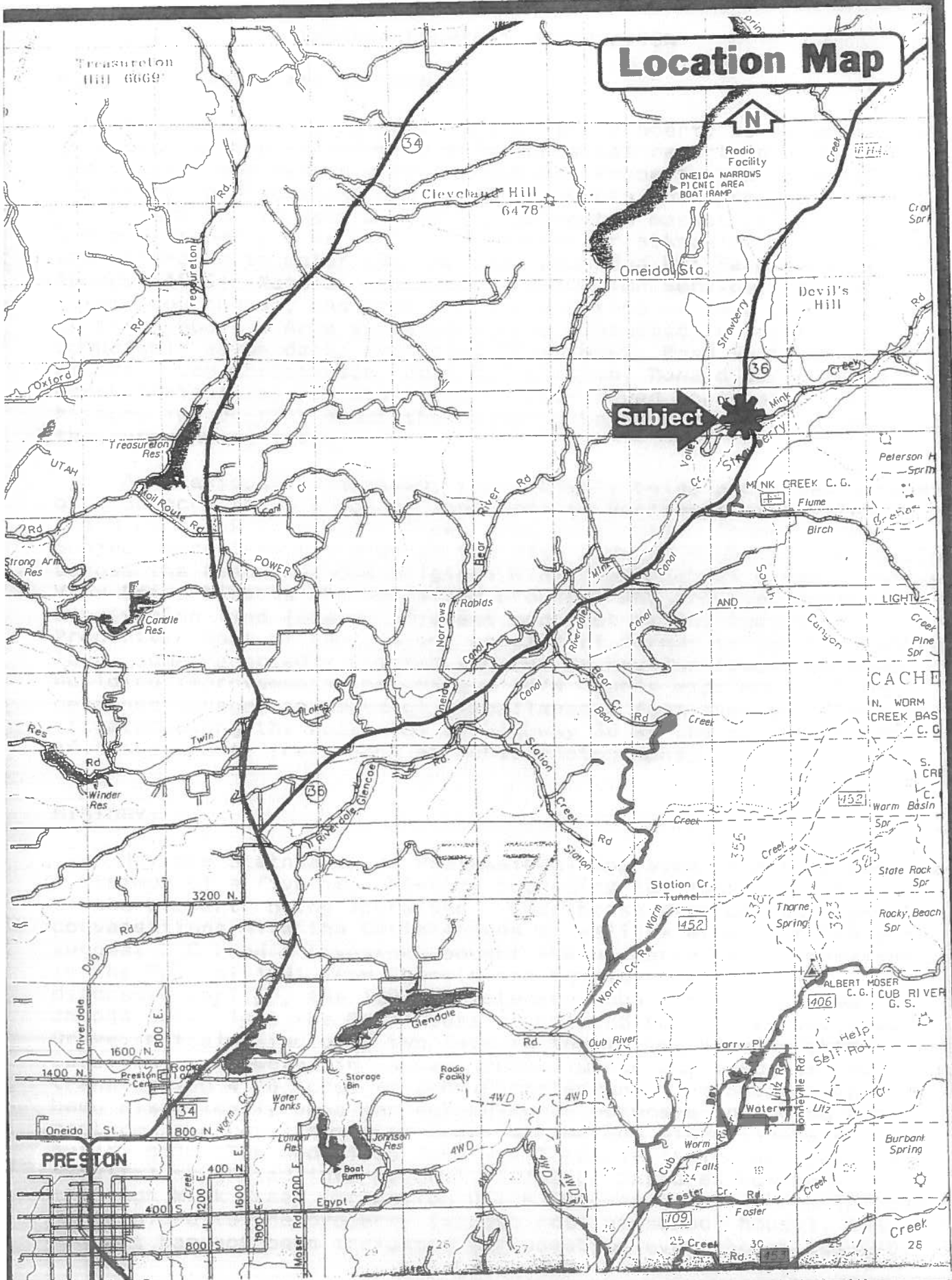
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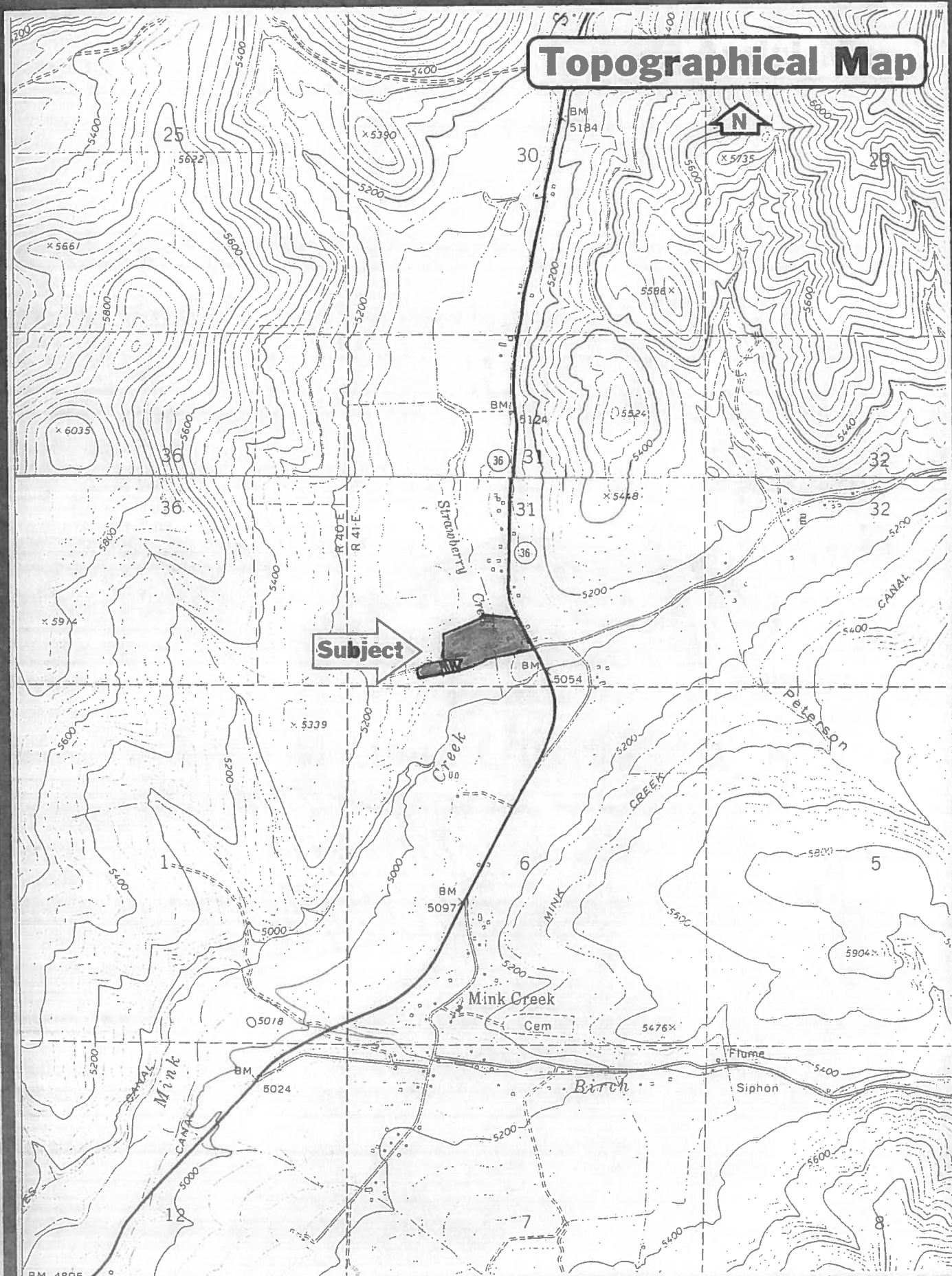
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 thence Easterly along said curve through a central angle of 01°36'16" a distance of 29.40 feet to a 5/8" rebar and cap set at the Northerly terminus of an existing fence line (chord = South 81°42'35" East 29.40 feet);
 thence Southerly and Southeasterly along said fence line the following five (5) courses:
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670 Shares in Rocky Ditch #3

Location Map



Topographical Map



Aerial Map

