

Skinner, Corey

From: Tina Hanssen [thanssen@landtitleandescrow.com]
Sent: Monday, January 28, 2013 3:47 PM
To: Skinner, Corey
Subject: Re: Woodbury/Webb (GW Finance)
Attachments: GW.Waterdeed.pdf; Woodbury.waterdeed.pdf

Corey,

Thanks for looking over the QuitClaim Deeds for the water rights last week. They are signed and recorded and I have attached copies for you along with the New Agreement. Please let me know if you need anything else from me to proceed with the changes.

Thank you.

Tina Hanssen
Manager & Escrow Officer
Land Title and Escrow, Inc.
211 West 13th Street
Burley, ID 83318
Telephone: 208.878.3524
Fax: 208.878.4435
Nicole Bruesch, Assistant
lteb@pmt.org (use for loan docs)
thanssen@landtitleandescrow.com

~Check out our web page at www.landtitleandescrow.com~

~Proudly serving Cassia, Minidoka, Twin Falls, Jerome, Lincoln & Gooding Counties~

On Fri, Jan 25, 2013 at 11:40 AM, Skinner, Corey <Corey.Skinner@idwr.idaho.gov> wrote:

Tina,

I think your draft quitclaim deeds look good. With what we have, and what you sent, I believe that we will be able to get them to where they want to be. I don't believe that we will even need another Notice of Change form. In addition, when it is all said and done, I think we will have to issue a refund of \$250.00. When you get the two new quitclaim deeds signed, send them in with the New Agreement (Attention Corey or Trish) and we can get to work on this one.

Thanks,

Corey

From: Tina Hanssen [mailto:thanssen@landtitleandescrow.com]
Sent: Friday, January 25, 2013 10:44 AM
To: Skinner, Corey
Subject: Woodbury/Webb (GW Finance)

Good Morning Corey:

Thank you for your time on the phone today. I am sending you two attachments.

The first one is documentation from the real estate closing showing the original arrangements regarding the water rights. You will see on the Warranty Deed that there was a 71.9% water right transfer of certain rights.

The second attachment is the New Agreement for separation of the same water rights. I have also included a copy of the two QuitClaim Deeds I have prepared to make the conveyances match the new agreement.

Could you please review these attachments and let me know if you approve the QuitClaim Deeds, if I need to complete another Notice of Change and what fees I would need to collect for IDWR to make these changes?

Please feel free to call me if you need any additional information or if we need to discuss by phone. Thank you

~

Tina Hanssen

Manager & Escrow Officer

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QUITCLAIM DEED

No#/49858

For Value Received

LYLE D. WOODBURY and CAROL WOODBURY, husband and wife

Hereinafter called the grantor, hereby remises, releases, and forever Quitclaims unto

GW FINANCE COMPANY, LLC, an Idaho limited liability company
ADDRESS: 22 North Yale Road, Declo, ID 83323

Hereinafter called the grantee, the following described water rights:

The Water Rights administered by the State of Idaho, Department of Water Resources:

28.1 % of Water Right Nos. 43-13349 and 43-13350

TO HAVE AND TO HOLD the said premises, with their appurtenances unto said Grantee, and the grantee's heirs and assigns forever.

Dated: January 26, 2013

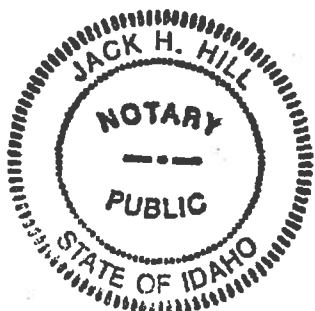
Lyle D. Woodbury
Lyle D. Woodbury

Carol Woodbury
Carol Woodbury

STATE OF IDAHO)
) ss.
COUNTY OF CASSIA)

On this 26th day of January, 2013, before me, the undersigned, a Notary Public in and for said State, personally appeared **LYLE D. WOODBURY AND CAROL WOODBURY**, known or identified to me to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same.

Jack H. Hill
Notary Public
Residing at: Burley, ID 83318
My Commission expires: 1/18/2014



CASSIA COUNTY
Recorded for:
GW FINANCE
1:41:08 pm 01-28-2013
2013-000379
No. Pages: 1 Fee: \$16.00
JOSEPH W. LARSEN
County Clerk
Deputy: HEVANS

QUITCLAIM DEED

No#/49858

For Value Received

GW FINANCE COMPANY, LLC, an Idaho limited liability company

Hereinafter called the grantor, hereby remises, releases, and forever Quitclaims unto

LYLE D. WOODBURY and CAROL WOODBURY, husband and wife
ADDRESS: 152 North Yale Road, Declo, ID 83323

Hereinafter called the grantee, the following described water rights:

The Water Rights administered by the State of Idaho, Department of Water Resources:

71.9% of Water Right No. 43-7122B

4.90% of Water Right Nos. 43-2335 and 43-7122A

TO HAVE AND TO HOLD the said premises, with their appurtenances unto said Grantee, and the grantee's heirs and assigns forever.

Dated: January 26th, 2013

GW FINANCE COMPANY, LLC

BY: Michael D. Garner
Michael D. Garner, Member

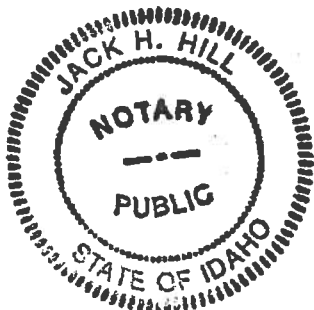
BY: Scott C. Webb
Scott C. Webb, Member

BY: Todd B. Weber
Todd B. Weber, Member

BY: Mark A. Webb
Mark A. Webb, Member

STATE OF IDAHO)
)ss.
COUNTY OF CASSIA)

On this 26th day of January, 2013, before me, the undersigned, a Notary Public, personally appeared MICHAEL D. GARNER known or identified to me to be a member of GW FINANCE COMPANY, LLC the limited liability company that executed the foregoing instrument, and acknowledged to me that such limited liability company executed the same.

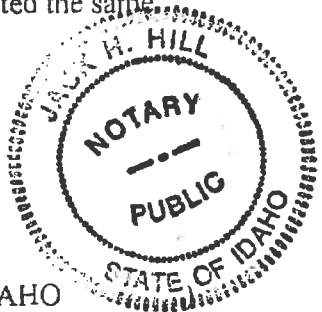


Jack H. Hill
Notary Public
Residing at: Barley, ID 83318
My Commission Expires: 1/18/2014

CASSIA COUNTY
Recorded for:
LYLE WOODBURY
1:38:04 pm 01-28-2013
2013-000378
No. Pages: 2 Fee: \$13.00
JOSEPH W. LARSEN
County Clerk
Deputy: HEVANS

STATE OF IDAHO)
)ss.
COUNTY OF CASSIA)

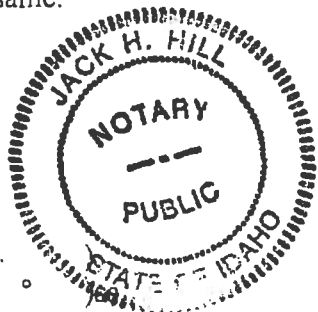
On this 26th day of January, 2013, before me, the undersigned, a Notary Public, personally appeared **SCOTT C. WEBB** known or identified to me to be a member of GW FINANCE COMPANY, LLC the limited liability company that executed the foregoing instrument, and acknowledged to me that such limited liability company executed the same.



Jack H. Hill
Notary Public
Residing at: Burley, ID 83318
My Commission Expires: 1/18/2014

STATE OF IDAHO)
)ss.
COUNTY OF CASSIA)

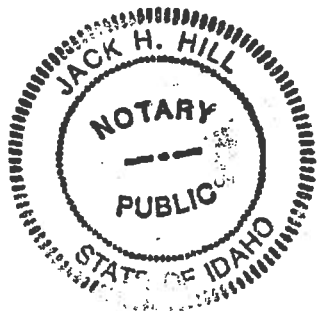
On this 26th day of January, 2013, before me, the undersigned, a Notary Public, personally appeared **TODD B. WEBB** known or identified to me to be a member of GW FINANCE COMPANY, LLC the limited liability company that executed the foregoing instrument, and acknowledged to me that such limited liability company executed the same.



Jack H. Hill
Notary Public
Residing at: Burley, ID 83318
My Commission Expires: 1/18/2014

STATE OF IDAHO)
)ss.
COUNTY OF CASSIA)

On this 26th day of January, 2013, before me, the undersigned, a Notary Public, personally appeared **MARK A. WEBB** known or identified to me to be a member of GW FINANCE COMPANY, LLC the limited liability company that executed the foregoing instrument, and acknowledged to me that such limited liability company executed the same.



Jack H. Hill
Notary Public
Residing at: Burley, ID 83318
My Commission Expires: 1/18/2014

Offering for Sale

Woodbury Raft River Ranch

Separation of Water Rights between Lyle Woodbury and G.W. Finance.

January 8, 2013

<u>Water right No:</u>	<u>Source</u>	<u>Priority Date</u>	<u>Diversion Rate</u>
43-10421	Raft River	4/29/1883	10.0 CFS
43-10422	Raft River	4/10/1886	3.8 CFS
43-10423	Raft River	1/25/1908	8.0 CFS

Total acres surface water: **398.2**

43-2335	Deep Well	4/8/1949	4.0 CFS
43-7122 A	Deep Well	6/20/1978	3.21 CFS
43-7122 B	Deep Well	8/20/1978	1.66 CFS
43-13349	Deep Well	12/13/1955	2.17 CFS
43-13350	Deep Well	12/13/1955	3.19 CFS

Total acres Ground water: **758.1**

Woodbury's

Retains 100% of 43-7122 B 94.1 acres

Retains 33% of 43-2335 and 43-7122 A 118.9 Acres

213 Acres

Retains North well in SE SW NE of section 7

Retains 28 .1% of surface water

(43-10421, 43-10422, 43-10423)

111.89 Acres

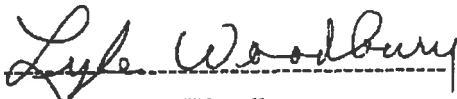
Woodbury's will apply for a new point of diversion

G.W. Finance

Will get all of 13-13349 and 43-13350

Will get 67% of 43-2335 and 43-7122 A Total Acres combined **545.1**
POD from remaining four wells on water rights

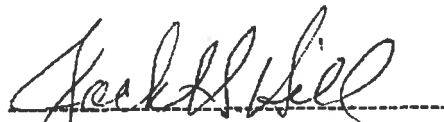
G.W. Finance will get 71.9% of surface water Total acres **286.3**
43-10421, 43-10422, 43-10423



Lyle Woodbury



G.W. Finance Representative



Jack Hill- Realtor