

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED

OCT 12 2012

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?
13-631 OK	Yes ☐		Yes ☐		Yes ☐
13-632 OK	Yes ☐		Yes ☐		Yes ☐
13-677 OK	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐

2. Previous Owner's Name: Reed Madsen and Vicky L. Madsen
Name of current water right holder/claimant

3. New Owner(s)/Claimant(s): W. E. Ranch, LLC
Name of each new owner as listed on the conveyance document

New owner continued Name connector ☐ and ☐ or ☐ and/or
980 South Francis Circle
 Mailing address
Kaysville UT 84037
 City State ZIP
801-440-6204 bwebster@cirrusonline.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: October 1, 2012.

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: Brent Webster LLC Manager/Registered Agent October
Signature of new owner/claimant Title, if applicable November 9, 2012
Date

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

For IDWR Office Use Only:

Received by [Signature] Date 10/12/2012 Receipt No. E038094 Receipt Amt. \$75.-
 Approved by [Signature] Processed by [Signature] Date 11/2/2012

Instrument # 190320

CARIBOU COUNTY, IDAHO

10-01-2012 12:11:58 No. of Pages: 2

Recorded for: ALLIANCE TITLE - POCA TELLO OFFICE

VEDA MASCARENAS Fee: \$13.00

Ex-Officio Recorder Deputy

Index to: WARRANTY DEED

WARRANTY DEED

ATEC Order No.:162114

FOR VALUE RECEIVED

Reed B. Madsen and Vicki L. Madsen as Trustees of the Reed B. and Vicki L.
Madsen Trust, Dated January 27, 2012

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

W. E. Ranch, LLC

whose current address is

908 Francis Circle
Kaysville, UT 84037

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

Parcel 1:

Township 11 South, Range 40 East of the Boise Meridian, Caribou County, Idaho.

Section 21: Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ and the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$.

Parcel 2:

Township 11 South, Range 40 East of the Boise Meridian, Caribou County, Idaho.

Section 21: Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ and the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$.

Parcel 3:

Township 11 South, Range 40 East of the Boise Meridian, Caribou County, Idaho.

Section 21: North $\frac{1}{4}$ of the Southeast $\frac{1}{4}$.

Also:

BEGINNING at a point 20 feet West of the Southeast corner of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of said Section 21 and running;

Thence North 100 feet;

Thence West 375 feet;

Thence South 100 feet;

Thence East 375 feet, to the POINT OF BEGINNING.



WARRANTY DEED

ATEC Order No.:162114

FOR VALUE RECEIVED

Reed B. Madsen and Vicki L. Madsen as Trustees of the Reed B. and Vicki L. Madsen Trust, Dated January 27, 2012

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

W. E. Ranch, LLC

whose current address is

**908 Francis Circle
Kaysville, UT 84037**

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

Parcel 1:

Township 11 South, Range 40 East of the Boise Meridian, Caribou County, Idaho.

Section 21: Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ and the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$.

Parcel 2:

Township 11 South, Range 40 East of the Boise Meridian, Caribou County, Idaho.

Section 21: Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ and the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$.

Parcel 3:

Township 11 South, Range 40 East of the Boise Meridian, Caribou County, Idaho.

Section 21: North $\frac{1}{2}$ of the Southeast $\frac{1}{4}$.

Also:

BEGINNING at a point 20 feet West of the Southeast corner of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of said Section 21 and running;

Thence North 100 feet;

Thence West 375 feet;

Thence South 100 feet;

Thence East 375 feet, to the POINT OF BEGINNING.

Parcel 4:

Township 11 South, Range 40 East of the Boise Meridian, Caribou County, Idaho.

Section 21: Southeast ¼ of the Northeast ¼.

Excepting therefrom:

**BEGINNING at a point 20 feet West of the Southeast corner of the Northeast ¼ of said Section 21, and running
Thence North 100 feet;
Thence West 375 feet;
Thence South 100 feet;
Thence East 375 feet to the POINT OF BEGINNING.**

Parcel 5:

Township 11 South, Range 40 East of the Boise Meridian, Caribou County, Idaho.

Section 22: West ½ of the Southwest ¼.

Also, together with water right numbers 13-631, 13-632 and 13-677

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: September 26, 2012

Reed B. Madsen, Trustee

Reed B. Madsen, Trustee

Vicki L. Madsen, Trustee

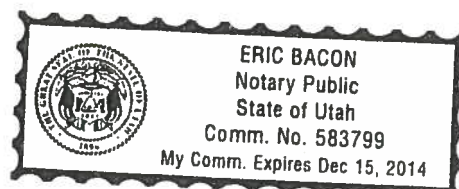
Vicki L. Madsen, Trustee

State of Utah }
County of Salt Lake } ss.

On this 28 day of September, 2012, before me, the undersigned, a Notary Public in and for said state, personally appeared Reed B. Madsen and Vicki L. Madsen known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Reed B. and Vicki L. Madsen Trust, and acknowledged to me that they executed the same as Trustee.

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

Eric Bacon
Notary Public for the State of Utah
Residing at: Salt Lake
Commission Expires: 12/15/2014



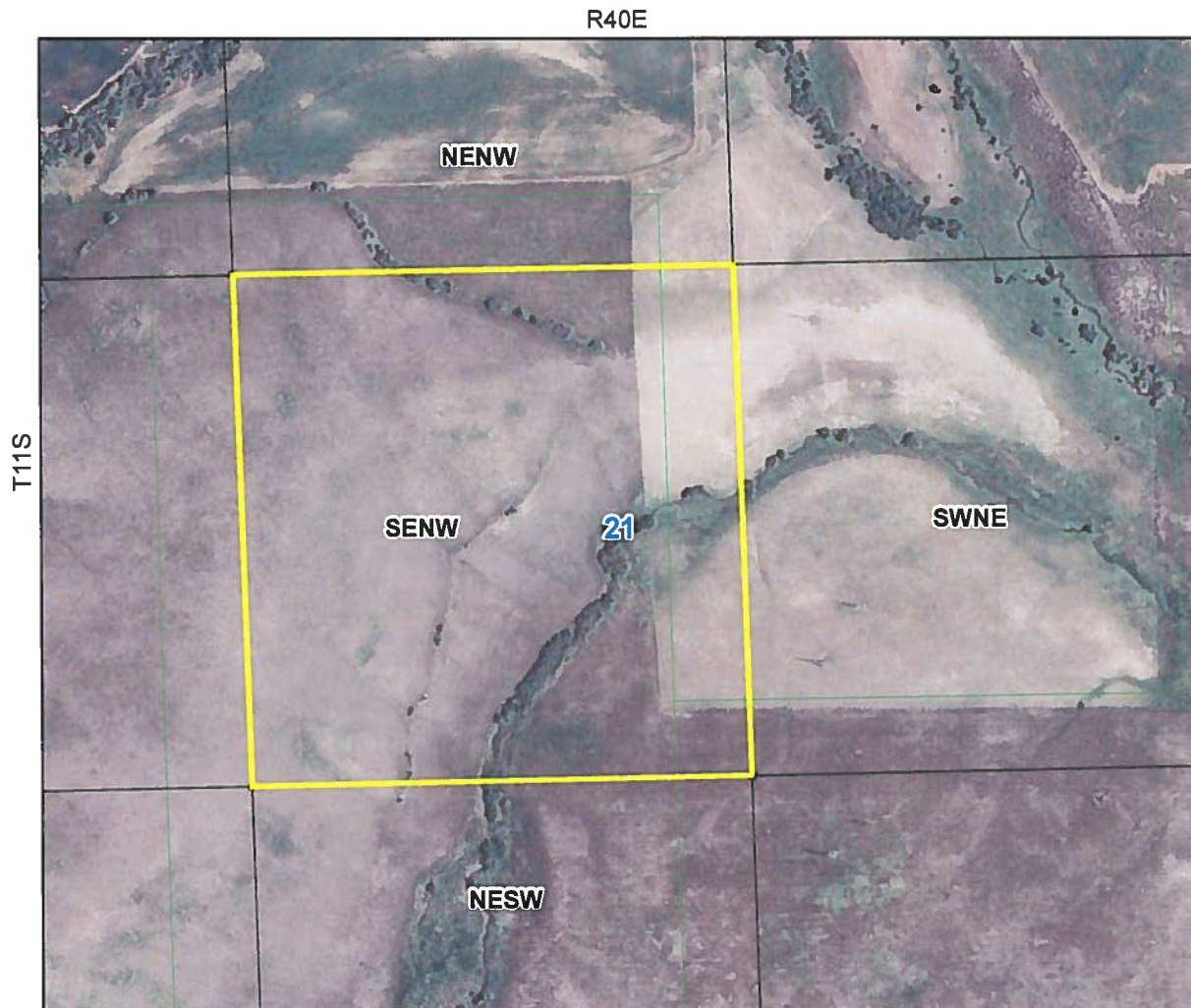
State of Idaho
Department of Water Resources

Water Right

13-631

IRRIGATION

The map depicts the place of use for the water use listed above and point(s) of diversion of this right as currently derived from interpretations of the paper records and is used solely for illustrative purposes. Discrepancies between the computer representation and the permanent document file will be resolved in favor of the actual water right documents in the water right file.



- Point of Diversion
- Place Of Use Boundary
- Townships
- PLS Sections
- Quarter Quarters
- Taxlots

0 0.05 0.1 0.2 Miles



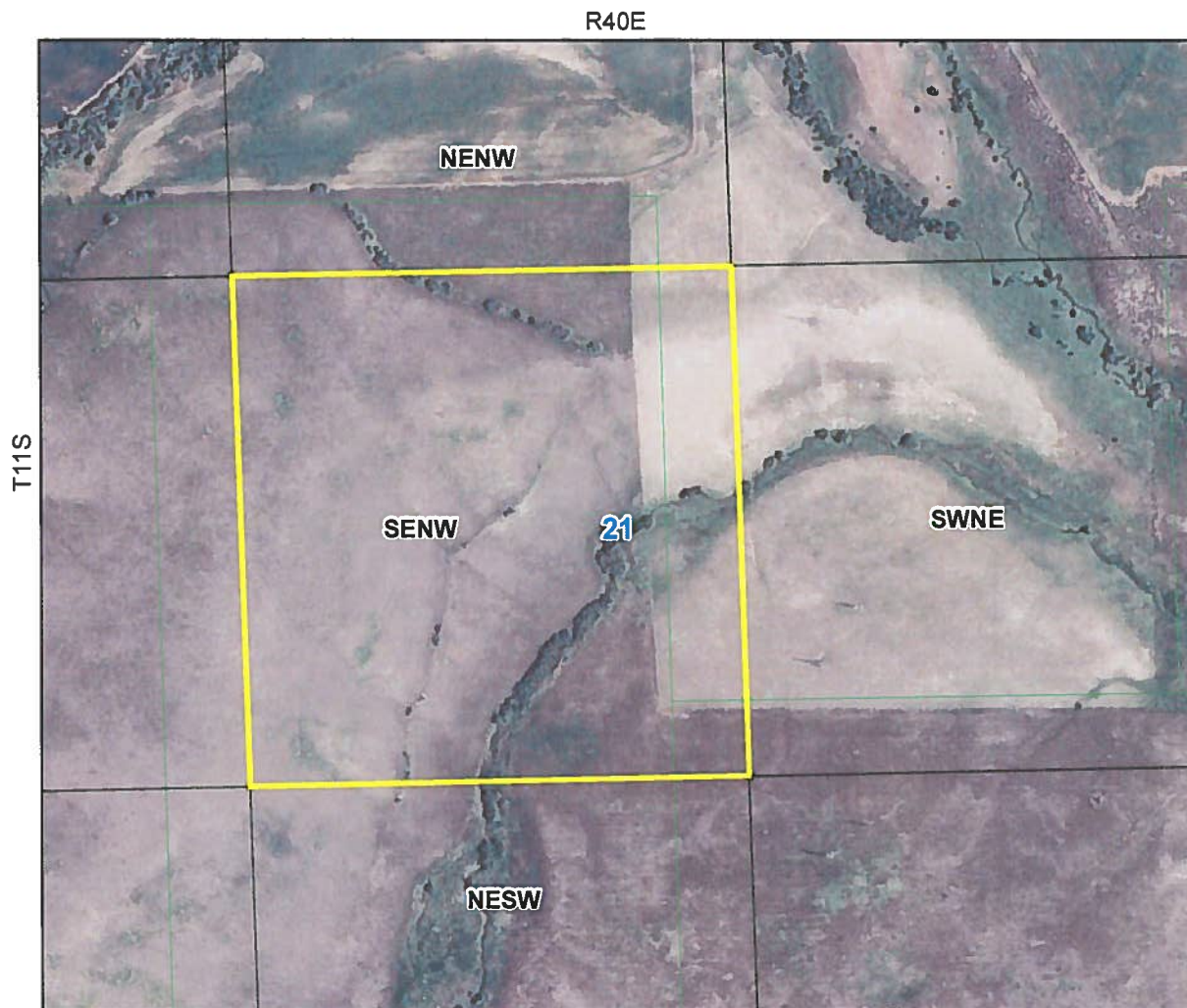
State of Idaho
Department of Water Resources

Water Right

13-632

DOMESTIC

The map depicts the place of use for the water use listed above and point(s) of diversion of this right as currently derived from interpretations of the paper records and is used solely for illustrative purposes. Discrepancies between the computer representation and the permanent document file will be resolved in favor of the actual water right documents in the water right file.



- Point of Diversion
- Place Of Use Boundary
- Townships
- PLS Sections
- Quarter Quarters
- Taxlots

0 0.05 0.1 0.2 Miles



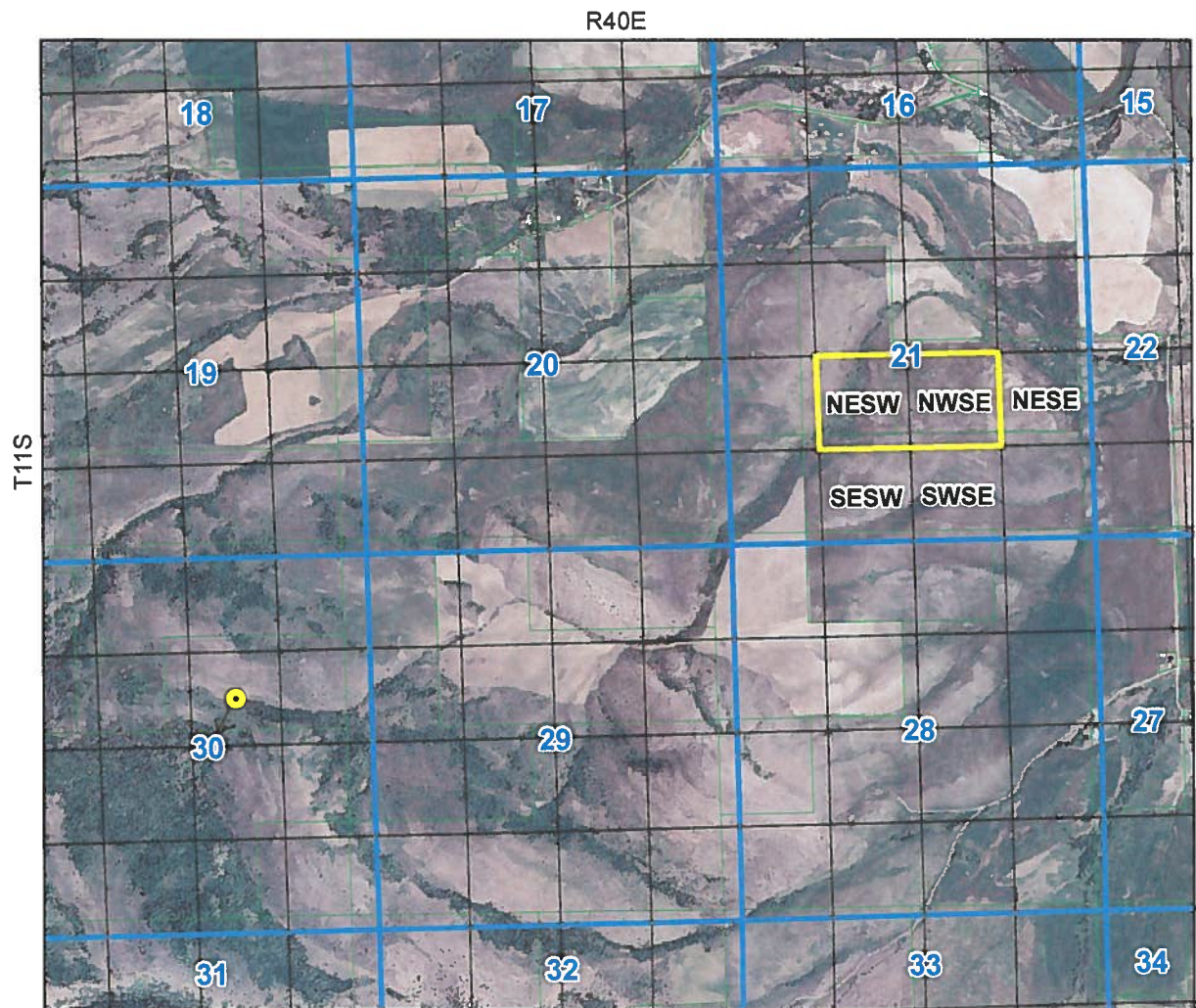
State of Idaho
Department of Water Resources

Water Right

13-677

IRRIGATION

The map depicts the place of use for the water use listed above and point(s) of diversion of this right as currently derived from interpretations of the paper records and is used solely for illustrative purposes. Discrepancies between the computer representation and the permanent document file will be resolved in favor of the actual water right documents in the water right file.



-  Point of Diversion
-  Place Of Use Boundary
-  Townships
-  PLS Sections
-  Quarter Quarters
-  Taxlots

0 0.325 0.65 1.3 Miles



LLC
ARTICLES OF ORGANIZATION
OF
W. E. Ranch, LLC

The undersigned person(s) do hereby adopt the following Articles of Organization for the purpose of forming a Utah Limited Liability Company.

Article I

The name of the limited liability company is to be W. E. Ranch, LLC

Article II

The purpose or purposes for which the company is organized is to engage in:
Ranching, Grassing, Animal production and Land Production and Preservation

The Company shall further have unlimited power to to engage in or to perform any and all lawful acts pertaining to the management of any lawful business as well as to engage in and to do any lawful act concerning any and all lawful business for which a Limited Liability Company may be organized under the Utah Limited Liability Company Act and any amendments thereto.

Article III

The Company shall continuously maintain an agent in the State of Utah for service of process who is an individual residing in said state. The name and address of the initial registered agent shall be:

(Registered Agent Name & Address)
Brent W Webster
908 South Francis Cir.
Kaysville, UT, 84037

ACCEPTANCE OF APPOINTMENT:

Registered Agent Signature



State of Utah
Department of Commerce
Division of Corporations & Commercial Code

This certifies that this registration has been filed and approved on 20, September 2012 in the office of the Division and hereby issues this Certification thereof.

Kathy Berg

KATHY BERG
Division Director

Article IV

Name, Street address & Signature of all members/managers

Member #1

Brent W Webster

908 South Francis Cir.

Kaysville, UT 84037

Brent W Webster

Signature

DATED 20 September, 2012.

Article V

Management statement

This limited liability company will be managed by its Members

Article VI

Records required to be kept at the principal office include, but are not limited to the following:

Article VI.1

A current list in alphabetical order of the full name
and address of each member and each manager.

Article VI.2

A copy of the stamped articles of organization and all *certificates of amendments thereto*.

Article VI.3

Copies of all tax returns and financial statements
of the company for the three most recent years.

Article VI.4

A copy of the company's operating agreement and minutes of each meeting of members.

Article VII

The street address of the principal place of business is:

908 South Francis Cir.
Kaysville, UT 84037

Article VIII

The duration of the company shall be 20 years

Under GRAMA (63-2-201), all registration information maintained by the Division is classified as public record. For confidentiality purposes, the business entity physical address may be provided rather than the residential or private address of any individual affiliated with the entity.