

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED

AUG 06 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?
29-7806 <i>OK</i>	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐

2. Previous Owner's Name: James W. Baker and Diane R. Baker

Name of current water right holder/claimant

3. New Owner(s)/Claimant(s): Pingree Land Company LLLP

Name of each new owner as listed on the conveyance document

New owner continued

Name connector

☐ and

☐ or

☐ and/or

326 S 1400 W

Mailing address

Pingree

ID

83262

City

State

ZIP

(208)684-9801

dallasw@wadafarms.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: June 5, 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: *[Signature]*
Signature of new owner/claimant

General Partner
Title, if applicable

6-5-12
Date

Signature: *[Signature]*
Signature of new owner/claimant

General Partner
Title, if applicable

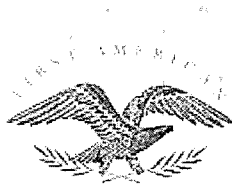
6/5/12
Date

For IDWR Office Use Only:

Received by *[Signature]* Date *8/6/2012*
Approved by *[Signature]* Processed by *[Signature]*

Receipt No. *E037878*
Date *8/31/2012*

Receipt Amt. *\$25.-*



First American Title Company
2240 E. Center, Pocatello, Idaho 83201
(208)232-6224, (208)232-6257

TAXES
BAKER

Title Transmittal

Pingree Land Company LLLP
326 South 1400 West
Pingree, ID 83262

June 06, 2012
File No.: 416863-P

PROPERTY: **Parcels 1&2: 1667 Sod Farm Road and Parcel 3: not addressed, Pocatello, ID 83204**

ENCLOSED please find the following for your records:

- Policy of Title Insurance - To Follow
- Warranty Deed

The new home or other real estate you have purchased is protected with a Policy of Title Insurance issued by First American Title Company. We have assigned the above number to your records to assure prompt processing of future title orders involving the property.

We appreciate the opportunity of serving you and will be glad to assist you in any way, remembering that **PROTECTION OF YOUR PROPERTY IS YOUR FIRST CONSIDERATION - AND OURS.**

Sincerely,

Terry Armatage

enc.

RECORDING REQUESTED BY
First American Title Company

AND WHEN RECORDED MAIL TO:
First American Title Company
2240 E. Center
Pocatello, ID 83201

Instrument # 202387

POWER COUNTY, IDAHO
06-06-2012 01:42:66 PM No. of Pages: 4
Recorded for: FIRST AMERICAN TITLE - POCATEL
CHRISTINE STEINLICHT Fee: \$19.00
Ex-Officio Recorder Deputy: Jennifer Rupp
Electronically Recorded by Simplifile

ELECTRONICALLY RECORDED
DO NOT REMOVE
THE COUNTY STAMPED
FIRST PAGE AS IT IS NOW
INCORPORATED AS PART OF
THE ORIGINAL DOCUMENT

Space Above This Line for Recorder's Use Only

WARRANTY DEED

File No.: **416863-P (rr)**

Date: **May 23, 2012**

For Value Received, **James W. Baker and Diane R. Baker, husband and wife**, hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto **Pingree Land Company, an Idaho Limited Liability Limited Partnership**, hereinafter called the Grantee, whose current address is **326 South 1400 West, Pingree, ID 83262**, the following described premises, situated in **Power County, Idaho**, to-wit:

See 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 its 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.

RECORDING REQUESTED BY
First American Title Company

AND WHEN RECORDED MAIL TO:
First American Title Company
2240 E. Center
Pocatello, ID 83201

Recorded Electronically	
ID	202387
County	Power
Date	6-6-12
Time	1:42
Simplifile.com 800.460.5657	

Space Above This Line for Recorder's Use Only

WARRANTY DEED

File No.: **416863-P (rr)**

Date: **May 23, 2012**

For Value Received, **James W. Baker and Diane R. Baker, husband and wife**, hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto **Pingree Land Company, an Idaho Limited Liability Limited Partnership**, hereinafter called the Grantee, whose current address is **326 South 1400 West, Pingree, ID 83262**, the following described premises, situated in **Power County, Idaho**, to-wit:

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TO HAVE AND TO HOLD the said premises, with its 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.

X

James W. Baker
James W. Baker

Diane R. Baker
Diane R. Baker

STATE OF Oregon)
ss.

COUNTY OF *Clatsop*)

On this *31* day of **May, 2012**, before me, a Notary Public in and for said State, personally appeared **James W. Baker and Diane R. Baker**, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same.

SEE ATTACHED NOTARY
ACKNOWLEDGMENT

[Signature]

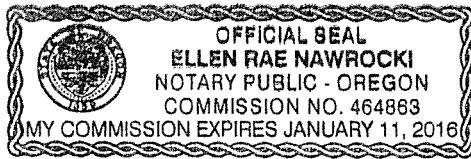
Notary Public for the State of Oregon

Residing at: *1260 Oswego*, OR

My Commission Expires: *1-11-16*

State of Oregon)
 : SS
County of Clackamas)

On this 31st day of May, in the year 2012, before me, Ellen Rae Nawrocki, a Notary Public in and for said State, personally appeared James W. Baker and Diane R. Baker, known or identified 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.



Ellen Rae Nawrocki

Notary Public of Oregon
Residing at Lake Oswego, OR
Commission Expires: 1-11-2016

EXHIBIT A

LEGAL DESCRIPTION: Real property in the County of Power, State of Idaho, described as follows:

PARCEL 1:

TOWNSHIP 6 SOUTH, RANGE 33 E.B.M., POWER COUNTY, IDAHO, SECTION 20: A PORTION OF THE NW¹/₄ MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT THAT IS 590.95 FEET EAST OF THE WEST QUARTER CORNER OF SECTION 20, TOWNSHIP 6 SOUTH, RANGE 33 E.B.M., POWER COUNTY, IDAHO; THENCE CONTINUING EAST ALONG THE QUARTER SECTION LINE 2,044.95 FEET, MORE OR LESS, TO THE CENTER OF SECTION 20; THENCE NORTH 1,489.50 FEET, MORE OR LESS, TO THE SOUTH LINE OF THE UNION PACIFIC RAILROAD RIGHT-OF-WAY; THENCE SOUTH 72°27' WEST 913.68 FEET ALONG SAID RIGHT-OF-WAY; THENCE SOUTH 23°24' EAST 349.61 FEET; THENCE SOUTH 5°4' EAST 697.12 FEET; THENCE SOUTH 53°40' WEST 273.5 FEET; THENCE NORTH 88°22' WEST 1,170.3 FEET TO THE EAST LINE OF THE ARBON VALLEY HIGHWAY RIGHT-OF-WAY; THENCE SOUTHEASTERLY ALONG SAID RIGHT-OF-WAY 56.89 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

LESS THE FOLLOWING DESCRIBED TRACT REFERRED TO AS TAX 242 BEING A PART OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 6 SOUTH, RANGE 33 EAST, BOISE MERIDIAN, POWER COUNTY, IDAHO, DESCRIBED AS:

COMMENCING AT THE WEST QUARTER CORNER OF SECTION 20; THENCE SOUTH 90°00'00" EAST, 1,841.30 FEET ALONG THE EAST-WEST CENTER OF SECTION 20 TO THE POINT OF BEGINNING; THENCE NORTH 0°40'21" WEST, 77.58 FEET; THENCE NORTH 53°04'47" EAST, 41.28 FEET; THENCE NORTH 90°00'00" EAST, 78.68 FEET; THENCE SOUTH 0°40'21" EAST, 102.38 FEET TO THE SOUTH LINE OF THE NORTHWEST QUARTER; THENCE NORTH 90°00'00" WEST, 111.98 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING.

PARCEL 2:

PART OF THE NW¹/₄ OF SECTION 20, TOWNSHIP 6 SOUTH, RANGE 33 E.B.M., POWER COUNTY, IDAHO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE W¹/₄ CORNER OF SECTION 20; THENCE S. 90°00'00" E. 1755.31 FEET ALONG THE EAST-WEST CENTER SECTION LINE; THENCE N. 0°00'00" E. 1210.90 FEET TO THE POINT OF BEGINNING; SAID POINT OF BEGINNING ALSO BEING THE NW CORNER OF DEED INSTRUMENT NO. 125672; THENCE S. 23°59'13" E. 349.61 FEET ALONG SAID INSTRUMENT NO. 125672; THENCE S. 05°39'13" E. 331.80 FEET ALONG THE WEST LINE OF INSTRUMENT NO. 125673 TO AN EXISTING FENCE LINE; THENCE ALONG SAID FENCE THE FOLLOWING FIVE (5) COURSES (1) N. 89°04'55" W. 358.20 FEET; (2) THENCE N. 0°50'26" W. 267.22 FEET; (3) THENCE N. 09°06'44" E. 111.76 FEET; (4) THENCE N. 24°40'03" E. 93.28 FEET; (5) THENCE N. 30°38'34" E. 124.77 FEET; THENCE LEAVING SAID FENCE N. 42°05'39" E. 100.00 FEET TO THE POINT OF BEGINNING.

BILL OF SALE

File No.: **416863-P (rr)**

Date: **May 30, 2012**

For Value Received,

James W. Baker and Diane R. Baker,

the Grantor, does hereby grant, bargain, sell and convey unto

Pingree Land Company LLLP, an Idaho limited partnership,

the Grantee, the following described property to-wit:

Vent pipe now on premises and Water Right No. 29-7806

TO HAVE AND TO HOLD the same, to the said Grantee, his/her/their heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that he/she/they will warrant and defend the sale of said property from all lawful claims whatsoever.

* Dated: May 31, 20 12

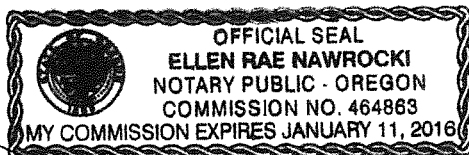
X James W. Baker

Diane R. Baker
Diane R. Baker

STATE OF Oregon)
SS.
COUNTY OF Clackamas)

On this ___ day of **May, 2012**, before me, a Notary Public in and for said State, personally appeared **James W. Baker and Diane R. Baker**, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same.

In witness whereof, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



Ellen Rae Nawrocki
Notary Public for the State of Oregon

Residing at: Lake Oswego, OR

My Commission Expires: 1-11-16

[Close](#)IDAHO DEPARTMENT OF WATER RESOURCES
Water Right Report

8/1/2012

WATER RIGHT NO. 29-7806

<u>Owner Type</u>	<u>Name and Address</u>
Current Owner	JAMES W BAKER 1055 SW ENGLEWOOD DR LAKE OSWEGO, OR 97034 (503)244-4164
Security Interest	ZIONS BANK 102 W MAIN ST BURLEY, ID 83318

Priority Date: 12/10/1985

Basis: Decreed

Status: Active

<u>Source</u>	<u>Tributary</u>
GROUND WATER	

<u>Beneficial Use</u>	<u>From</u>	<u>To</u>	<u>Diversion Rate</u>	<u>Volume</u>
COMMERCIAL	01/01	12/31	0.01 CFS	1 AFA
Total Diversion			0.01 CFS	

Location of Point(s) of Diversion:

GROUND WATER|SENW|Sec. 20|Township 06S|Range 33E|POWER County

COMMERCIAL Use:

Number of other uses: Potato storage and fire protection

Place(s) of use:

Place of Use Legal Description: COMMERCIAL POWER County

<u>Township</u>	<u>Range</u>	<u>Section</u>	<u>Lot</u>	<u>Tract</u>	<u>Acres</u>	<u>Lot</u>	<u>Tract</u>	<u>Acres</u>	<u>Lot</u>	<u>Tract</u>	<u>Acres</u>	<u>Lot</u>	<u>Tract</u>	<u>Acres</u>
06S	33E	20		SEnw										

Conditions of Approval:

- | | |
|--------|---|
| 1. C18 | This partial decree is subject to such general provisions necessary for the definition of the rights or for the efficient administration of the water rights as may be ultimately determined by the Court at a point in time no later than the entry of a final unified decree. Section 42-1412(6), Idaho Code. |
|--------|---|

Dates:

Licensed Date:

Decreed Date: 03/22/2004

Permit Proof Due Date: 2/1/1987

Permit Proof Made Date: 6/30/1986

Permit Approved Date: 1/24/1986

Permit Moratorium Expiration Date:

Enlargement Use Priority Date:

Enlargement Statute Priority Date:

Water Supply Bank Enrollment Date Accepted:

Water Supply Bank Enrollment Date Removed:

Application Received Date: 12/10/1985

Protest Deadline Date:

Number of Protests: 0

Other Information:

State or Federal: S

Owner Name Connector:

Water District Number: 120

Generic Max Rate per Acre:

Generic Max Volume per Acre:

Civil Case Number:

Old Case Number:

Decree Plaintiff:

Decree Defendant:

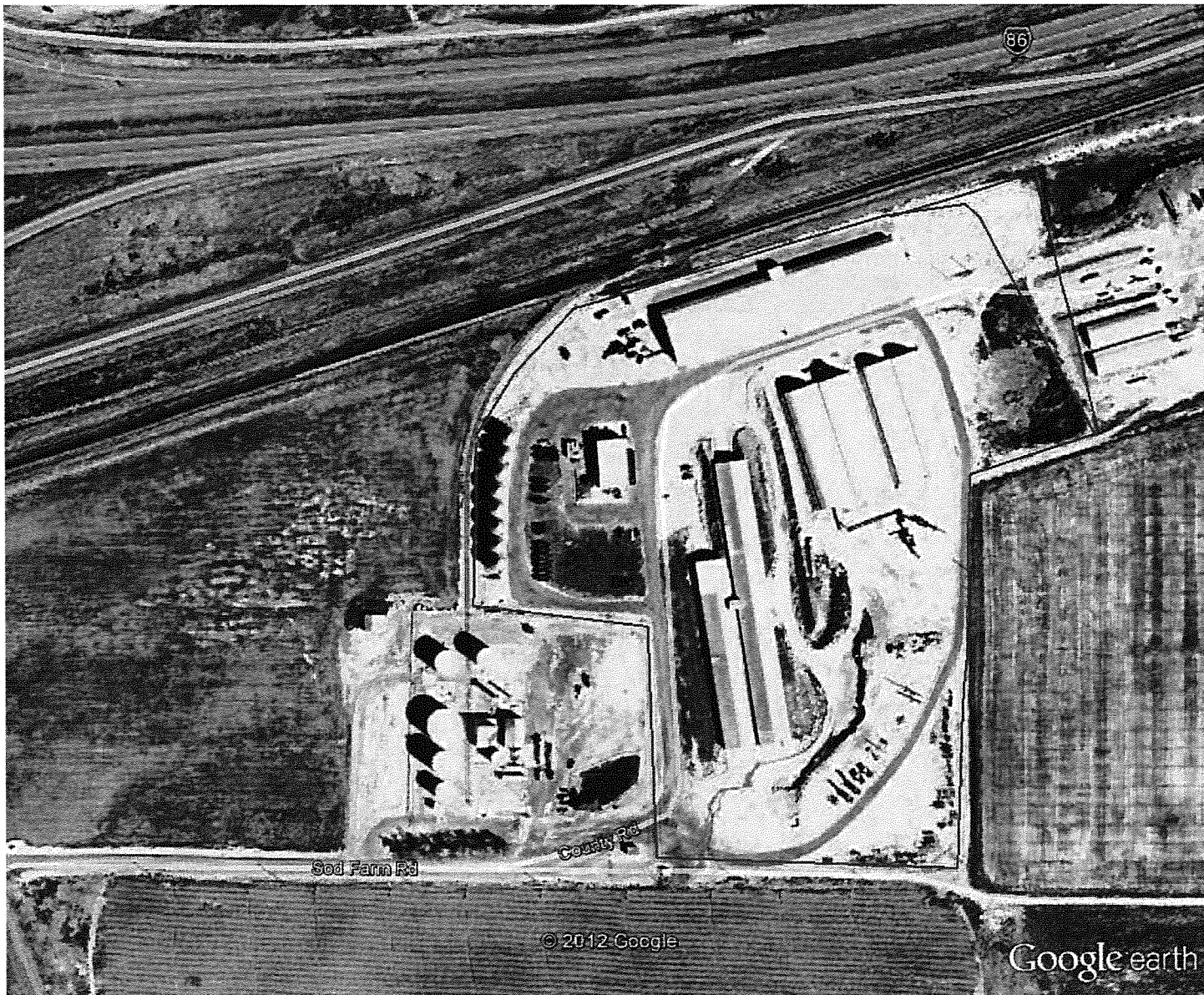
Swan Falls Trust or Nontrust:

Swan Falls Dismissed:

DLE Act Number:

Cary Act Number:
Mitigation Plan: False

Close



Google earth

feet
meters

