

RECEIVED

JUN 29 2012

DEPARTMENT OF
WATER RESOURCESSTATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

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?
63-9937	Yes ☐		Yes ☐		Yes ☐
63-11343	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐

2. Previous Owner's Name: Onsite Graphics, LLC
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Roy E. Stephenson, a married man (34% interest), Michael Toomey, as Trustee of The Albion Enterprises, Inc. Defined Benefit Plan Trust, (50% interest), William R. Sturgeon, Trustee of Business Services Retirement Plan (16% interest)
Name of each new owner as listed on the conveyance document
New owner continued ☐ Name connector ☒ and ☐ or ☐ and/or
P.O. Box 1715
Mailing address
Kernville CA 93238
City State ZIP
(760) 415-4317 mtoomeyalbion@aol.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: May 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):
 - o \$25 per *undivided* water right.
 - o \$100 per *split* water right.
 - o No fee is required for pending adjudication claims.

7. Signature: Roy E. Stephenson Title, if applicable: _____ Date: 6-22-2012
Signature of new owner/claimant
- Signature: _____ Title, if applicable: _____ Date: _____
Signature of new owner/claimant

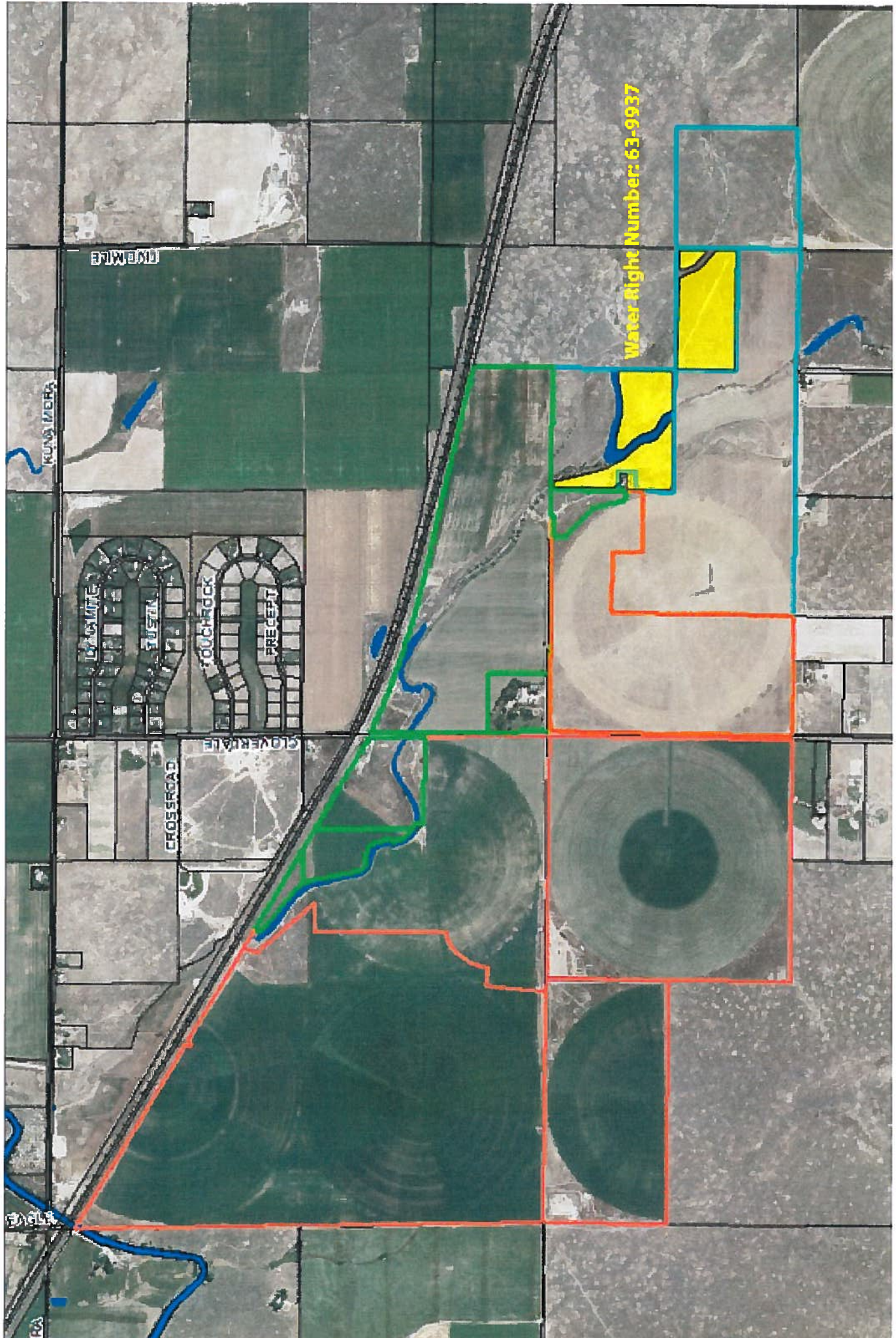
For IDWR Office Use Only:

Received by SRF Date 6/29/2012 Receipt No. C095641 Receipt Amt. 50-
Approved by _____ Processed by gmh Date 6-29-12

Form 42-248/42-1409(6) Rev. 07/10

SUPPORT DATA

IN FILE # 63-9937



Water Right Number: 63-9937

ONE MILE

KUNA MORA

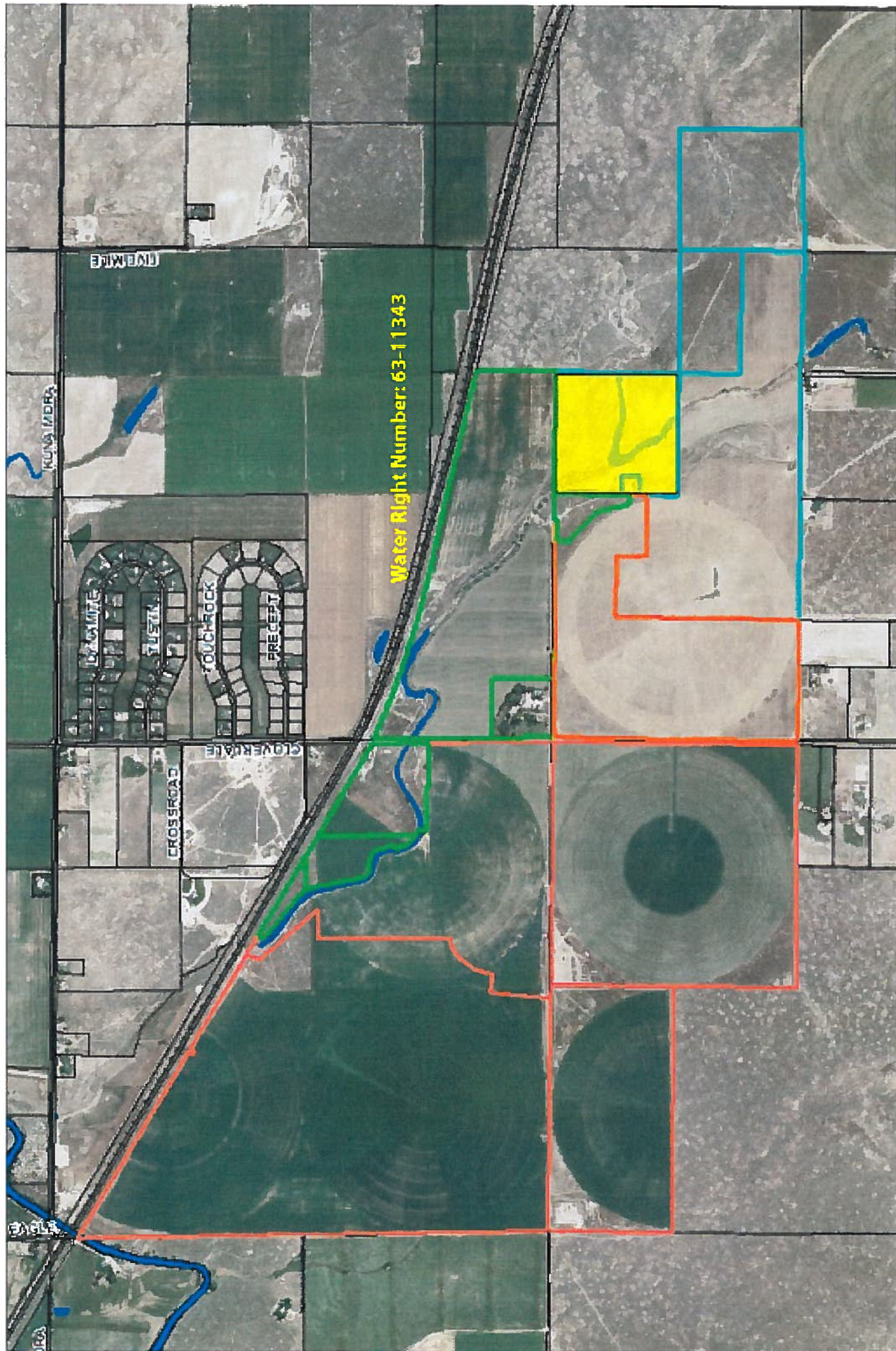
LA WHITE
FOURCHUCK

PRECEPT

CROSSROAD

GLOVERVALE

514



RECORDING REQUESTED BY

WHEN RECORDED MAIL TO

MICHAEL TOOMEY
PO BOX 1715
KERNVILLE, CA 93238

ADA COUNTY RECORDER Christopher D. Rich AMOUNT 16.00 3
BOISE IDAHO **05/01/2012** 10:56 AM

DEPUTY Che Fowler

Simplifile Electronic Recording

RECORDED-REQUEST OF

PIONEER LENDER TRUSTEE SERVICE

112040711

Trustee's Sale No: ID-PRV-11002440

TRUSTEE'S DEED

Pioneer Title Company of Ada County, dba Pioneer Lender Trustee Services, as Successor Trustee under the Deed of Trust hereinafter particularly described, does hereby Bargain, Sell and Convey, without warranty, to ROY E. STEPHENSON, A MARRIED MAN (34% INTEREST), MICHAEL TOOMEY, AS TRUSTEE OF THE ALBION ENTERPRISES, INC. DEFINED BENEFIT PLAN TRUST (50% INTEREST), and WILLIAM R. STURGEON, TRUSTEE OF BUSINESS SERVICES RETIREMENT PLAN (16% INTEREST) (herein collectively called Grantee), whose address is PO BOX 1715, KERNVILLE, CA 93238, all of the real property situate in the County of ADA, State of Idaho, described as follows:

ATTACHED HERETO AS EXHIBIT 'A' AND INCORPORATED HEREIN AS THOUGH FULLY SET FORTH.

This conveyance is made pursuant to the powers conferred upon Trustee by the Deed of Trust between OSPREY RIDGE PARTNERS, LLLP, AN IDAHO LIMITED LIABILITY LIMITED PARTNERSHIP AND KM CONSTRUCTION LENDING, LLC, as Grantor(s), to STEWART TITLE, as Trustee, in favor of ROY E. STEPHENSON, A MARRIED MAN (34% INTEREST), MICHAEL TOOMEY, AS TRUSTEE OF THE ALBION ENTERPRISES, INC. DEFINED BENEFIT PLAN TRUST (50% INTEREST), and WILLIAM R. STURGEON, TRUSTEE OF BUSINESS SERVICES RETIREMENT PLAN (16% INTEREST), as Beneficiary, dated 3/27/2009, recorded 3/27/2009, under Instrument No. 109034886, Mortgage records of ADA County, IDAHO, and after the fulfillment of the conditions specified in said Deed of Trust authorizing this conveyance as follows:

- (a) Default occurred in the obligations for which said Deed of Trust was given as security and the beneficiary made demand upon the said Trustee to sell said property pursuant to the terms of said Deed of Trust. Notice of Default was recorded as Instrument No. 111104075, ADA County, Idaho Mortgage Records, the nature of such default being as set forth in said Notice of Default. Such default still existed at the time of sale.
- (b) After recordation of said Notice of Default, Trustee gave notice of the time and place of the sale of said property by registered or certified mail, by personal service upon the occupants of said real property, by posting in a conspicuous place on said premises and by publishing in a newspaper of general circulation in each of the counties in which the property is situated as more fully appears in affidavits recorded at least 20 days prior to date of sale as Instrument No. 112024239, Instrument No. 112024240, and Instrument No. 112024241, ADA County, Idaho Mortgage Records.
- (c) The provisions, recitals and contents of the Notice of Default referred to in paragraph (a) supra and of the Affidavits referred to in paragraph (b) supra shall be and they are hereby incorporated herein and made an integral part hereof for all purposes as though set forth herein at length.

- (d) All requirements of law regarding the mailing, personal service, posting, publication and recording of Notice of Default, and Notice of Sale, and of all other notices have been complied with.
- (e) Not less than 120 days elapsed between the giving of Notice of Sale by registered or certified mail and the sale of said property.
- (f) Trustee, on April 27, 2012, at 01:00 PM, at IN THE LOBBY OF PIONEER TITLE COMPANY OF ADA COUNTY, 8151 WEST RIFLEMAN STREET, BOISE, ID, at public auction, in one parcel, struck off to Grantee, being the highest bidder therefor, the property herein described, for \$50,000.00, subject however to all prior liens and encumbrances. No person or corporation offered to take any part of said property less than the whole thereof for the amount of principal, interest, advances and costs.

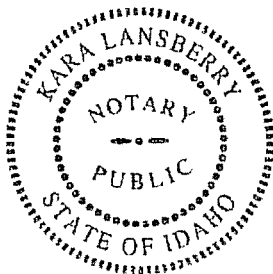
DATED: April 27, 2012.

Pioneer Title Company of Ada County, dba Pioneer Lender
Trustee Services

By 
Amy L. Bowles, Assistant Secretary

STATE OF Idaho }
 } ss.
COUNTY OF Ada }

On 4/27/2012, before me a Notary Public in and for said State, personally appeared Amy L. Bowles, known and identified to me to be the Assistant Secretary of the corporation who executed this instrument on behalf of said corporation, and acknowledged to me that such corporation executed the same.



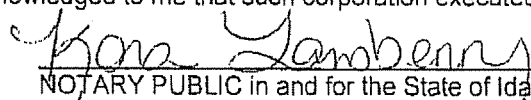

NOTARY PUBLIC in and for the State of Idaho
residing at: Boise, ID
My commission expires: 10/30/12

EXHIBIT "A"

EXHIBIT A

(Assessor's Parcel No. S2111233600)

Southwest Quarter of the Northwest Quarter of Section 11, Township 1 North, Range 1 East, Boise Meridian, Ada County, Idaho.

EXHIBIT B

Parcel 1

(Assessor's Parcel No. S2110121000)

The Northwest Quarter of the Northeast Quarter of Section 10, Township 1 North, Range 1 East, Boise Meridian, Ada County, Idaho.

EXCEPTING THEREFROM a one acre parcel described as part of the Northwest Quarter of the Northeast Quarter in Section 10, Township 1 North, Range 1 East, Boise Meridian, Ada County, Idaho, described as follows:

Commencing at a point on the Half Section line 407.0 feet North of a half-inch steel pin marking the North center 1/16 corner of said Section 10, the REAL POINT OF BEGINNING; thence continuing North along the Half section line, 200.0 feet; thence East 217.8 feet; thence South 200.0 feet; thence West 217.8 feet to the REAL POINT OF BEGINNING.

Parcel 2

(Assessor's Parcel No. S2110141900)

The North Half of the Southeast Quarter of the Northeast Quarter in Section 10, Township 1 North, Range 1 East, Boise Meridian, Ada County, Idaho.

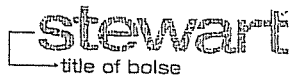
EXHIBIT C

(Assessor's Parcel No. S2110130600)

A parcel of land situate in Section 10, Township 1 North, Range 1 East, Boise Meridian, Ada County, Idaho described as follows:

The East Half of the Northwest Quarter; the Southwest Quarter of the Northeast Quarter and the South Half of the Southeast Quarter of the Northeast Quarter.

EXCEPTING THEREFROM the North Half of the Northeast Quarter of the Northwest Quarter and the North Half of the Southeast Quarter of the Northeast Quarter of the Northwest Quarter.



WARRANTY DEED

For Value Received Onsite Graphics, LLC, a Wyoming limited liability company registered and doing business as Onsite, LLC,
the Grantor, hereby grants, bargains, sells, conveys and warrants unto

Osprey Ridge Partners, LLLP, an Idaho limited liability limited partnership,

the Grantee, whose current address is 10280 W. Ustick Road Boise, Id. 83704

the following described premises, to wit:

See "Exhibit A" attached hereto

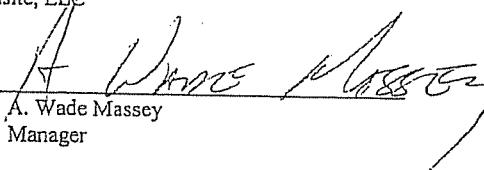
SUBJECT TO: Current General Taxes, a lien in the process of assessments, not yet due or payable. Easements, restrictions, reservations, provisions of record, and assessments, if any, and subject to any liens and encumbrances of record.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, their heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that it is the owner in fee simple of said premises and that he will warrant and defend the same from all lawful claims whatsoever.

Dated this 10th day of March, 2009

Onsite Graphics, LLC, a Wyoming limited liability company registered and doing business as Onsite, LLC

By


A. Wade Massey
Manager

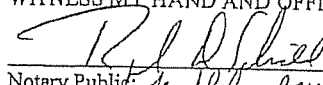
STATE OF Idaho)

) ss.

COUNTY OF Ada)

On this 11th day of March, 2009, before me, the undersigned, a Notary Public, in and for said State, personally appeared A. Wade Massey known to me, on the basis of satisfactory evidence, to be the Manager of the Limited Liability Company that executed the instrument and the foregoing instrument was signed on behalf of said company by authority of consent of its members and acknowledged to me that he/she/they executed the same.

WITNESS MY HAND AND OFFICIAL SEAL.


Notary Public: RAYMOND D. SCHILD
Residing at: Boise, Idaho
My commission expires 4-3-13

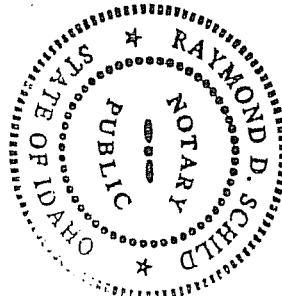


Exhibit A
LEGAL DESCRIPTION

Order No.: 108060845

Real property in the County of Ada, State of Idaho, described as follows:

Parcel I:

The East Half of the Northwest Quarter; the Southwest Quarter of the Northeast Quarter; the South Half of the Southeast Quarter of the Northeast Quarter, all in Section 10, Township 1 North, Range 1 East, Boise Meridian, Ada County, Idaho.

EXCEPTING THEREFROM the North Half of the Northeast Quarter of the Northwest Quarter and the North Half of the Southeast Quarter of the Northeast Quarter of the Northwest Quarter.

Parcel II:

The Northwest Quarter of the Northeast Quarter of Section 10, Township 1 North, Range 1 East, Boise Meridian, Ada County, Idaho.

EXCEPT THEREFROM the following described parcel of land:

Part of the Northwest Quarter of the Northeast Quarter in Section 10, Township 1 North, Range 1 East, Boise Meridian, Ada County, Idaho described as follows:

COMMENCING at a point on the half section line 407.00 feet North of the half inch steel pin marking the north center 1/16 corner of said Section 10; thence continuing North along the half section line 200.0 feet; thence East 217.8 feet; thence South 200.0 feet; thence West 217.8 feet to the POINT OF BEGINNING.

Parcel III:

The North Half of the Southeast Quarter of the Northeast Quarter in Section 10, Township 1 North, Range 1 East, Boise Meridian, Ada County, Idaho.

Parcel IV:

Southwest Quarter of the Northwest Quarter of Section 11, Township 1 North, Range 1 East, Boise Meridian, Ada County, Idaho.



RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:

Raymond D. Schild
10280 W. Ustick Rd.
Boise, ID 83704

(Space Above For Recorder's Use)

QUITCLAIM DEED

For the consideration of ten dollars (\$10.00) and other good and valuable consideration the receipt and sufficiency of which is hereby acknowledged, Onsite Graphics, LLC, a Wyoming limited liability company registered and doing business in Idaho as Onsite, LLC ("Grantor"), does hereby release and forever quitclaim unto Osprey Ridge Partners, LLLP, an Idaho limited liability limited partnership, whose address is 10280 W. Ustick Road, Boise, Idaho 83704 ("Grantee"), and its successors and assigns forever, all right, title and interest which Grantor now has or may hereafter acquire in the following described real property situated in Ada County, State of Idaho, to-wit:

First Parcel: consisting of 115 acres, more or less, described as:

The East Half of the Northwest Quarter; the Southwest Quarter of the Northeast Quarter; the South Half of the Southeast Quarter of the Northeast Quarter, all in Section 10, Township 1 North, Range 1 East, Boise Meridian, Ada County, Idaho. EXCEPTING THEREFROM the North Half of the Northeast Quarter of the Northwest Quarter and the North Half of the Southeast Quarter of the Northeast Quarter of the Northwest Quarter.

Second Parcel: consisting of 40 acres, more or less, described as:

The Southwest Quarter of the Northwest Quarter of Section 11, Township 1 North, Range 1 East, Boise Meridian, Ada County Idaho.

Third Parcel: consisting of 59 acres, more or less, described as:

The Northwest Quarter of the Northeast Quarter of Section 10, Township 1 North, Range 1 East, Boise Meridian, Ada County Idaho.

and

The North Half of the Southeast Quarter, of the Northeast Quarter in Section 10, Township 1 North, Range 1 East, Boise Meridian, Ada County Idaho.

EXCEPTING THEREFROM: a one acre parcel described as: part of the Northwest Quarter of the Northeast Quarter in Section 10, Township 1 North, Range 1 East, Boise Meridian, Ada County, Idaho, described as follows: Commencing at a point on the Half Section line 407.0 feet North of a half-inch steel pin marking the North center 1/16 corner of said Section 10; thence continuing North along the Half section line 200.0 feet; thence East 217.8 feet; thence South 200.0 feet; thence West 217.8 feet to the POINT OF BEGINNING.

TO HAVE AND TO HOLD, all and singular the said real property, together with all appurtenances, easements, tenements, hereditaments, reversions, remainders, rents, issues, profits, rights-of-way, mineral rights and water rights in anywise appertaining to the real property herein described, as well in law as in equity, unto Grantee, and to its heirs, successors and assigns forever.

WITNESS the hand of said Grantor this 5th day of March, 2009.

Onsite Graphics, LLC d/b/a Onsite, LLC

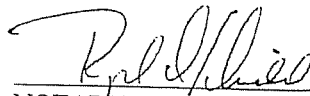
By: A Wade Massey

Manager, A. Wade Massey

STATE OF Idaho)
) ss.
County of Ada)

On this 5th day of March, 2009, before me, Raymond D. Schild, a Notary Public, personally appeared A. Wade Massey known or identified to me to be the manager of Onsite Graphics, LLC d/b/a Onsite, LLC, the limited liability company which executed the foregoing instrument and who executed this instrument in the name of said limited liability company, and whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.

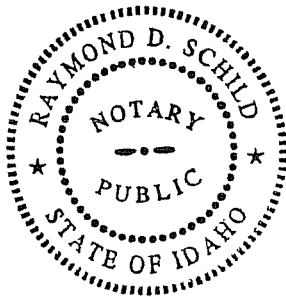
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



NOTARY PUBLIC FOR Idaho

Residing at Boise, Idaho

My Commission Expires April 3, 2013





Order No. 1060194-ch

ADA COUNTY RECORDER J. DAVID NAVARRO
BOISE IDAHO 11/21/07 04:40 PM
DEPUTY Lisa Irby
RECORDED-REQUEST OF
Transaction Title

AMOUNT 6.00 2



QUITCLAIM DEED

FOR VALUE RECEIVED

Onsite Graphics, LLC, a Wyoming limited liability company registered and doing business in Idaho as Onsite, LLC who acquired title as Onsite, LLC, an Idaho Limited Liability Company and Onsite Graphics, LLC, an Idaho Limited Liability Company

do(es) hereby convey, release and forever quitclaim unto:

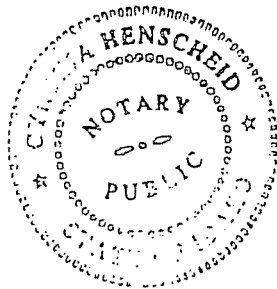
Onsite Graphics, LLC, a Wyoming limited liability company registered and doing business in Idaho as Onsite, LLC
whose current address is: 10280 W. Ustick Rd., Boise ID 83704
the following described premises, to-wit:

SEE ATTACHED EXHIBIT "A"

Date: November 20, 2007

ONSITE GRAPHICS, LLC

By A. Wade Massey
Its Managing Member



ACKNOWLEDGEMENT - L.L.C.

STATE OF Idaho County of Ada, ss.

On this 20 day of November
in the year of 2007, before me, the undersigned, a Notary Public in and for said State, personally appeared

A. Wade Massey
known or identified to me to be the person whose name is

subscribed to the within instrument as the Managing member of Onsite Graphics, LLC
and acknowledged to me that he

executed the same as such Managing member

Signature: Cynthia Henscheid
Name: Cynthia Henscheid
(type or print)

Residing at: Residing In: Boise, Idaho

My commission expires: Commission expires: 10-07-2010

87-002A

Order No. 1060194-ch
Deed-Quit Claim

11/20/07 8:57 AM

EXHIBIT "A"

PARCEL I

The East half of the Northwest quarter; the Southwest quarter of the Northeast quarter; the South half of the Southeast quarter of the Northeast quarter, all in Section 10, Township 1 North, Range 1 East, Boise Meridian, Ada County, Idaho.

EXCEPTING THEREFROM the North half of the Northeast quarter of the Northwest quarter and the North half of the Southeast quarter of the Northeast quarter of the Northwest quarter.

PARCEL II

The Northwest quarter of the Northeast quarter of Section 10, Township 1 North, Range 1 East, Boise-Meridian, Ada County, Idaho.

EXCEPT THEREFROM the following described parcel of land:

Part of the Northwest quarter of the Northeast quarter in Section 10, Township 1 North, Range 1 East, Boise Meridian, Ada County, Idaho, described as follows:

Commencing at a point on the half section line 407.0 feet North of a half inch steel pin marking the North center 1/16 corner of said Section 10; thence continuing North along the half section line 200.0 feet; thence East 217.8 feet; thence South 200.0 feet; thence West 217.8 feet to the POINT OF BEGINNING.

PARCEL III

The North half of the Southeast quarter of the Northeast quarter in Section 10, Township 1 North, Range 1 East, Boise Meridian, Ada County, Idaho.

PARCEL IV

Southwest quarter of the Northwest quarter of Section 11, Township 1 North, Range 1 East, Boise Meridian, Ada County, Idaho.

Initials

A Wh

Initials



ADA COUNTY RECORDER J. DAVID NAVARRO
BOISE IDAHO 04/19/06 04:39 PM
DEPUTY Patti Thompson
RECORDED - REQUEST OF
Transnation Title

AMOUNT 9.00

3



Escrow No. a500038320 CMH

WARRANTY DEED

FOR VALUE RECEIVED

BOYD & LOA ANDERSON L.P., an Idaho Limited Partnership as a 50% undivided interest and
JOHN & ROSE ANDERSON L.P., an Idaho Limited Partnership as a 50% undivided interest

GRANTOR(s), does(do) hereby GRANT, BARGAIN, SELL AND CONVEY unto:
ONSITE, LLC., an Idaho Limited Liability Company

GRANTEES(s), whose current address is: PO Box 506, Meridian ID 83683 the following described real
property in ADA County, State of Idaho,
more particularly described as follows, to wit:
Legal description attached: "Exhibit D"

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said heirs and assigns forever. And the said Grantor(s) does(do) hereby covenant to and with the said Grantee(s), that Grantor(s) is/are the owner(s) in fee simple of said premises; that said premises are free from all encumbrances EXCEPT those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee(s); and subject to reservations, restrictions, dedications, easements, rights of way and agreements, (if any) of record, and general taxes and assessments, (including irrigation and utility assessments, if any) for the current year, which are not yet due and payable, and that Grantor(s) will warrant and defend the same from all lawful claims whatsoever.

Date: April 18, 2006

BOYD & LOA ANDERSON L.P.

Boyd Anderson Partner
By Boyd Anderson, partner
Loa Anderson, Partner
By Loa Anderson, partner

JOHN & ROSE ANDERSON L.P.

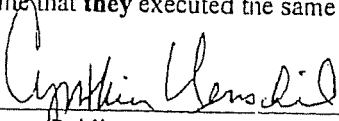
John Anderson Partner
By John Anderson, partner
Rose Anderson Partner
By Rose Anderson, partner

Notary Acknowledgment - see page 2

Attached to Warranty Deed

State of **Idaho**, County of **Ada**, ss.

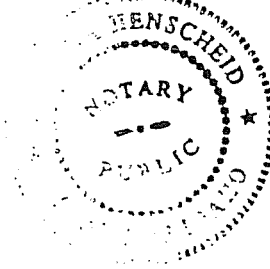
On this 18 day of **April** in the year of **2006**, before me, the undersigned, a Notary Public in and for said State, personally appeared **Boyd and Loa Anderson** known or identified to me to be the general(s) of the partners in the partnership of **BOYD & LOA ANDERSON L.P** and the partner(s) who subscribed said partnership's name to the foregoing instrument, and acknowledged to me that **they** executed the same in said partnership name.



Notary Public

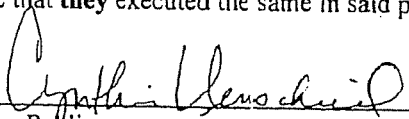
Residing at:

My Commission Expires: **Residing in: Boise, Idaho**
Commission expires: 10-07-2010



State of **Idaho**, County of **Ada**, ss.

On this 18 day of **April** in the year of **2006**, before me, the undersigned, a Notary Public in and for said State, personally appeared **John & Rose Anderson** known or identified to me to be the general(s) of the partners in the partnership of **John & Rose ANDERSON L.P** and the partner(s) who subscribed said partnership's name to the foregoing instrument, and acknowledged to me that **they** executed the same in said partnership name.



Notary Public

Residing at:

My Commission Expires: **Residing in: Boise, Idaho**
Commission expires: 10-07-2010

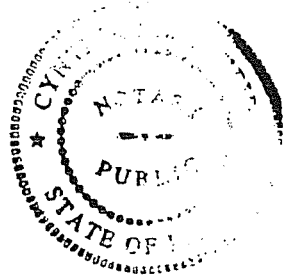


EXHIBIT "D"

The East half of the Northwest quarter; the Southwest quarter of the Northeast quarter; the South half of the Southeast quarter of the Northeast quarter, all in Section 10, Township 1 North, Range 1 East, Boise Meridian, Ada County, Idaho.

EXCEPTING THEREFROM the North half of the Northeast quarter of the Northwest quarter and the North half of the Southeast quarter of the Northeast quarter of the Northwest quarter.

(CONTAINING 115 ACRES)

Blk LWA REA JHA. AWA