

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

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JUN 07 2012

WATER RESOURCES
WESTERN 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?
PD 67-14781	Yes ☐		Yes ☐		Yes ☐
PD 67-14782	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐

2. Previous Owner's Name: CELTIC BANK CORP
Name of current water right holder/claimant

3. New Owner(s)/Claimant(s): JAMES F SEAL
Name of each new owner as listed on the conveyance document
RUTH L SEAL
New owner continued ☒ and ☐ or ☐ and/or
787 N TROUTNER WAY
Mailing address
BOISE ID 83712
City State ZIP
208 338-1349 jfseal@palconsult.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: 2 May 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] 5 June 2012
Signature of new owner/claimant Title, if applicable Date
Signature: [Signature] 5 June 2012
Signature of new owner/claimant Title, if applicable Date

For IDWR Office Use Only:

Received by JA Date 6/7/2012 Receipt No. W040253 Receipt Amt. \$50.00
Approved by _____ Processed by RS Date 6.14.12

SUPPORT DATA

IN FILE # 67-14781



1414 West Bannock Street
Boise, ID 83702

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Instrument # 123446

COUNCIL, ADAMS, IDAHO

5-4-2012 01:16:09 No. of Pages: 3

Recorded for : TIMBERLINE TITLE & ESCROW

SHERRY WARD

Ex-Officio Recorder Deputy

Index to: DEED

WATER RESOURCES
WESTERN REGION

Fee: 16.00

File No. 503817/JB 100-12-1083

CORPORATE WARRANTY DEED

(For Bank-Owned Properties Only)

FOR VALUE RECEIVED,

Celtic Bank Corporation, a Utah corporation

a corporation duly organized and existing under the laws of the State of Utah, Grantor does hereby Grant,
Bargain, Sell and Convey unto

James F. Seal and Ruth L. Seal, Husband and Wife

Grantee, whose address is 787 Troutner Way Boise, ID 83712, the following described real estate, to-
wit:

See Exhibit A attached hereto and made a part hereof.

SUBJECT TO current years taxes, irrigation district assessment, public utility easements,
subdivision, restrictions, U.S. patent reservations, easements of record and easements visible upon the
said premises.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee,
his heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee,
that it is the owner in a fee simple of said premises; that they are free from all encumbrances EXCEPT
those to which this conveyance is expressly made subject and those made, suffered or done by the
Grantee; and subject to all existing patent reservations, easements, right(s) of way, protective covenants,
zoning ordinances, and applicable building codes, laws and regulations, general taxes and assessments,
including irrigation and utility assessments (if any) for the current year, which are not due and payable,
and that Grantor will warrant and defend the same from all lawful claims whatsoever. Whenever the
context so requires, the singular number includes the plural.

The property is hereby conveyed "As Is", "Where Is" and with all faults, and Grantors made no
representation or warranty whatsoever whether expressed implied or statutory with respect to the
property (with the exception of the warranty of title contained herein), the availability of utilities, access
of the property to public roads, appliances or the condition, adequacy or suitability of the property for
any purposes.

Grantee agrees that grantee is not relying on any warranty or representation of the Grantors of any agent, employee or representative of Grantors, and that Grantee is buying the property "As Is", "Where Is", subject to all faults and without any expressed or implied warranties of any kind (except the warranty of title contained herein), including, but not limited to materials, workmanship, good and workmanlike construction, designed, condition, habitability, tenant ability, fitness for a particular purpose, merchantability or the environmental condition of the property and the presence of our contamination by hazardous materials and Grantors hereby disclaim any such warranty)except the warranty of title contained herein). Grantee has determined on Grantee's behalf (I) the physical condition of the property and that there is not defect or condition which is unacceptable to Grantee, (II) whether any portion of the property lies in any flood plain, flood way or special flood hazard area, (III) whether any geological fault or unsatisfactory soil condition exists on any portion of the property and (IV) that all environmental conditions relating to the property are acceptable to Grantee

IN WITNESS WHEREOF, the Grantor, pursuant to a resolution of its Board of Directors has caused its corporate name to be hereunto subscribed by its officers.

Dated: May 2, 2012

Celtic Bank Corporation, a Utah corporation

By: [Signature]
Reese S. Howell Jr., Chief Executive Officer

State of Utah, County of Salt Lake

On this 2 day of May in the year of 2012, before me, the undersigned, a Notary Public in and for said State, personally appeared Reese S. Howell, Jr. known or identified to me to be the Chief Executive Officer of the corporation that executed the instrument or the person who executed the instrument on behalf of said corporation, and acknowledged to me that such corporation executed the same.

Printed Name: Cassandra Jones

Residing at: N. Salt Lake

Commission Expires: March 1, 2016

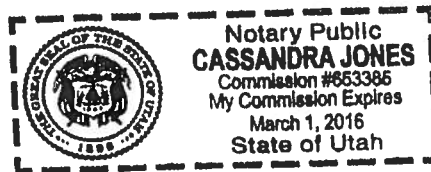


EXHIBIT 'A'

PARCEL 1

Tract M of Cuddy Mountain Ranches

Township 15 North, Range 2 West, Boise Meridian, Adams County, Idaho

Section 1: Lot 4

Section 2: Lot 1

EXCEPTING THEREEFROM the following parcel:

A portion of Tract M of Cuddy Mountain Ranches as set forth on the official Survey recorded as Inst. No. 92497

Township 15 North, Range 2 West, Boise Meridian, Adams County, Idaho

Section 2: A portion of Government Lot 1 more particularly described as follows:

BEGINNING at the SE corner of said Lot 1 the real point of beginning;

Thence North 00° 12' 30" East along the East boundary of Lot 1 a distance of 677.6 feet;

Thence South 89° 14' 54" West 659.6 feet;

Thence South 00° 12' 30" West 677.6 feet to a point on the South boundary of said Lot 1;

Thence North 89° 14' 54" East along the South boundary of said Lot 1 a distance of 659.6 feet to the REAL POINT OF BEGINNING.

PARCEL 2

A portion of Tract M of Cuddy Mountain Ranches as set forth on the official Survey recorded as Inst. No. 92497

Township 15 North, Range 2 West, Boise Meridian, Adams County, Idaho

Section 2: A portion of Government Lot 1 more particularly described as follows:

BEGINNING at the SE corner of said Lot 1 the real point of beginning;

Thence North 00° 12' 30" East along the East boundary of Lot 1 a distance of 677.6 feet;

Thence South 89° 14' 54" West 659.6 feet;

Thence South 00° 12' 30" West 677.6 feet to a point on the South boundary of said Lot 1;

Thence North 89° 14' 54" East along the South boundary of said Lot 1 a distance of 659.6 feet to the REAL POINT OF BEGINNING.

PARCEL 3

Tract N of Cuddy Mountain Ranches

Township 15 North, Range 2 West, Boise Meridian, Adams County, Idaho

Section 1: A tract of land located in the S1/2NW1/4 and NW1/4SW1/4 more particularly described as follows:

Beginning at the Northwest 1/16 corner of Section 1, T15NR2WBM;

Thence North 88° 45' 08" East 1065.37 feet along the North line of the SE1/4NW1/4 of

Section 1 to a point on the thread of the Weiser River;

Thence downstream along said thread through the following six courses:

1. South 64° 40' 57" West 162.40 feet;
2. South 34° 25' 53" West 310.79 feet;
3. South 44° 46' 04" West 294.72 feet;
4. South 64° 25' 31" West 187.38 feet;
5. South 24° 00' 42" West 516.49 feet;
6. South 05° 51' 12" East 59.31 feet;

Thence South 45° 56' 00" West 715.63 feet;

Thence South 87° 18' 00" West 300.82 feet;

Thence North 18° 00' 00" West 524.32 feet;

Thence along a 400.00 foot radius curve to the left an arc distance of 162.32 feet (chord North 29° 37' 30" West 161.20 feet);

Thence North 41° 15' 00" West 28.68 feet;

Thence along a 1000.00 foot radius curve to the right an arc distance of 271.98 feet (chord North 33° 27' 30" West 271.14 feet);

Thence North 25° 40' 00" West 312.23 feet;

Thence North 12° 13' 00" West 449.43 feet to a point on the North line of the SW1/4NW1/4 of Section 1;

Thence North 88° 45' 08" East 1293.55 feet along the North line of the SW1/4NW1/4 of Section 1 to the REAL POINT OF BEGINNING.

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WESTERN REGION

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IDAHO DEPARTMENT OF WATER RESOURCES
Water Right Report

2/26/2012

WATER RIGHT NO. 67-14781

<u>Owner Type</u>	<u>Name and Address</u>
Current Owner	CELTIC BANK CORP 340 E 400 S SALT LAKE CITY, UT 84111
Directors Report Owner	JOE H MUSGROVE
Directors Report Owner	TERESA MUSGROVE 68706 HWY 82 SUMMERVILLE, OR 97876
Original Owner	BACON VALLEY RANCHES INC HC 62 BOX 1840 COUNCIL, ID 83612 (208)253-4728
Original Owner	WILDERNESS WEST LLC PO BOX 18213 SEATTLE, WA 98118

Priority Date: 05/19/1905

Basis: Decreed

Status: Active

<u>Source</u>	<u>Tributary</u>
JOHNSON CREEK	WEISER RIVER

<u>Beneficial Use</u>	<u>From</u>	<u>To</u>	<u>Diversion Rate</u>	<u>Volume</u>
IRRIGATION	03/15	10/31	0.18 CFS	
Total Diversion			0.18 CFS	

Location of Point(s) of Diversion:

JOHNSON CREEK	NWNW Lt 4	Sec. 01	Township 15N	Range 02W	ADAMS County
JOHNSON CREEK	SESE Lt 1	Sec. 35	Township 16N	Range 02W	ADAMS County

Place(s) of use:

Place of Use Legal Description: IRRIGATION ADAMS County

Township	Range	Section	Lot	Tract	Acres	Lot	Tract	Acres	Lot	Tract	Acres	Lot	Tract	Acres
15N	02W	1	4	NWNW	2.2									
		2	1	NENE	6.7									

Total Acres: 8.9

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.
2.	C03	Right includes accomplished change in point of diversion pursuant to Section 42-1425, Idaho Code.
3.	C05	Right includes accomplished change in place of use pursuant to Section 42-1425, Idaho Code.

Dates:

Licensed Date:

Decreed Date: 11/17/2008

Enlargement Use Priority Date:

Enlargement Statute Priority Date:

Water Supply Bank Enrollment Date Accepted:

Water Supply Bank Enrollment Date Removed:

Application Received Date:

Protest Deadline Date:

Number of Protests: 0

Other Information:

State or Federal: S

Owner Name Connector:

Water District Number:

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

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WATER RESOURCES
WESTERN REGION

Close

IDAHO DEPARTMENT OF WATER RESOURCES
Water Right Report

2/26/2012

WATER RIGHT NO. 67-14782

<u>Owner Type</u>	<u>Name and Address</u>
Current Owner	CELTIC BANK CORP 340 E 400 S SALT LAKE CITY, UT 84111
Directors Report Owner	CAROL LEE JONES 1393 N BENNETT CR FARMINGTON, UT 84025
Original Owner	BACON VALLEY RANCHES INC HC 62 BOX 1840 COUNCIL, ID 83612 (208)253-4728
Original Owner	WILDERNESS WEST LLC PO BOX 18213 SEATTLE, WA 98118

Priority Date: 05/19/1905

Basis: Decreed

Status: Active

<u>Source</u>	<u>Tributary</u>
JOHNSON CREEK	WEISER RIVER

<u>Beneficial Use</u>	<u>From</u>	<u>To</u>	<u>Diversion Rate</u>	<u>Volume</u>
IRRIGATION	03/15	10/31	0.17 CFS	
Total Diversion			0.17 CFS	

Location of Point(s) of Diversion:

JOHNSON CREEK	NWNW Lt 4	Sec. 01	Township 15N	Range 02W	ADAMS County
JOHNSON CREEK	SESE Lt 1	Sec. 35	Township 16N	Range 02W	ADAMS County

Place(s) of use:

Place of Use Legal Description: IRRIGATION ADAMS County

Township	Range	Section	Lot	Tract	Acres	Lot	Tract	Acres	Lot	Tract	Acres	Lot	Tract	Acres
15N	02W	1		SWNW	8									
				NWSW	0.6									

Total Acres: 8.6

Conditions of Approval:

1.	C03	Right includes accomplished change in point of diversion pursuant to Section 42-1425, Idaho Code.
2.	C05	Right includes accomplished change in place of use pursuant to Section 42-1425, Idaho Code.
3.	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: 11/17/2008

Enlargement Use Priority Date:

Enlargement Statute Priority Date:

Water Supply Bank Enrollment Date Accepted:

Water Supply Bank Enrollment Date Removed:

Application Received Date:

Protest Deadline Date:

Number of Protests: 0

Other Information:

State or Federal: S

Owner Name Connector:

Water District Number:

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:

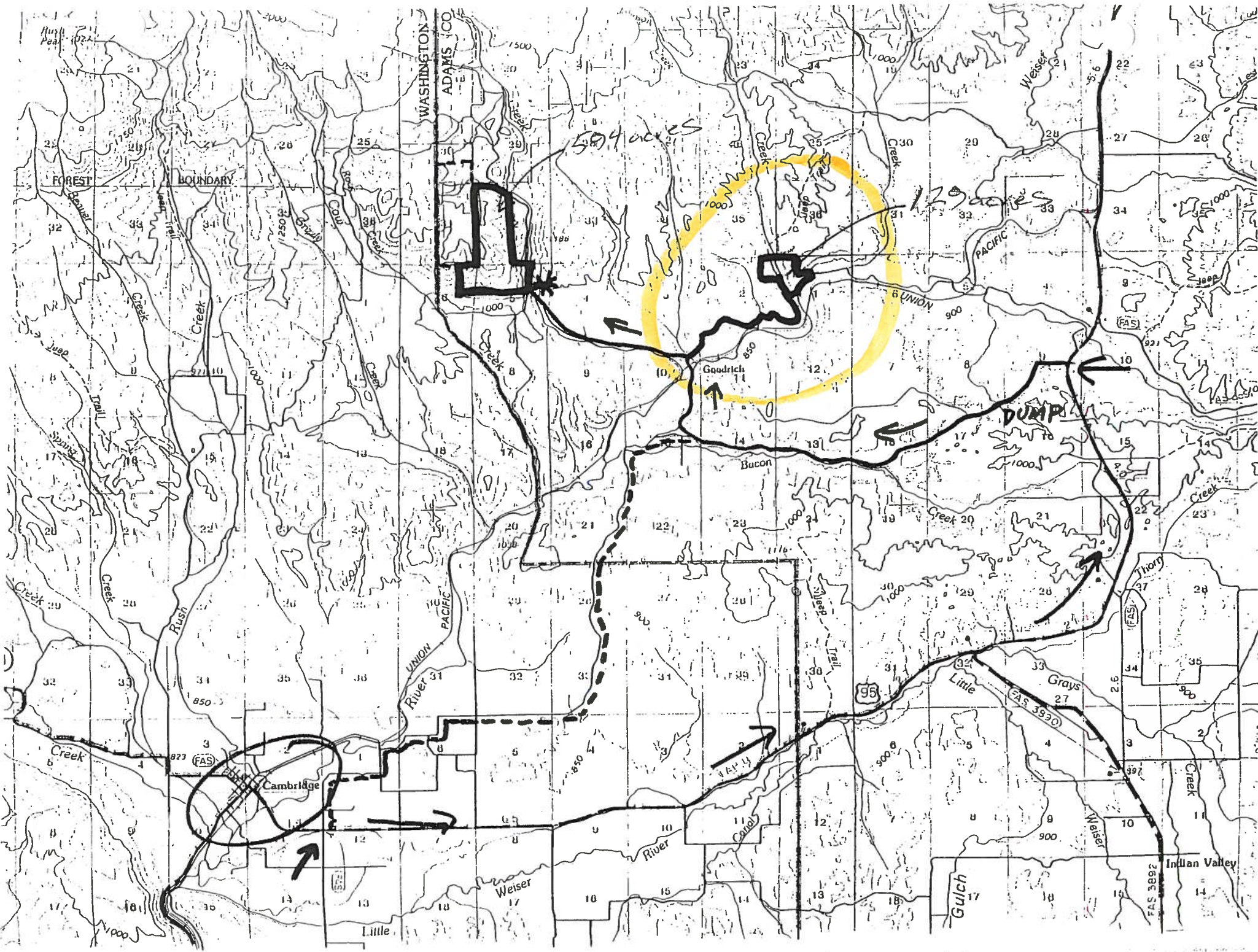
Swan Falls Dismissed:

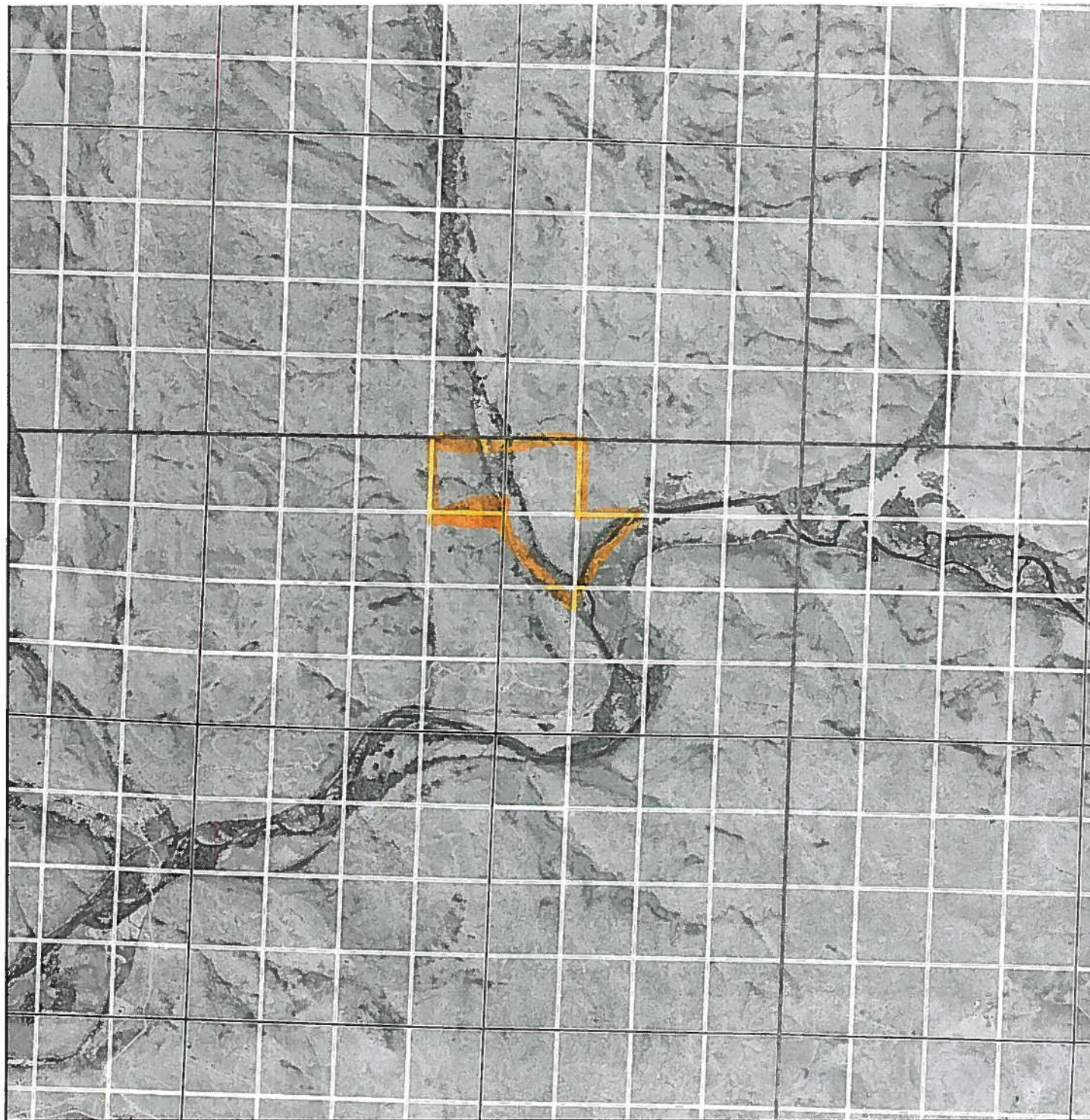
DLE Act Number:

Cary Act Number:

Mitigation Plan: False

Close





Legend

-  ESPA
-  GCDB Township/Range
-  GCDB Section
-  GCDB Quarter-Quarter
-  Counties

0 1,200 2,400 4,800 7,200 9,600
Feet

