

RECEIVED

FEB 28 2012

DEPT. OF WATER RESOURCES
SOUTHERN REGIONSTATE 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?
AS 47-17473	Yes ☐		Yes ☐		Yes ☐
WR 47-17474	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐

2. Previous Owner's Name: Lela Rae Masters
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Lancaster Properties, LLC
Name of each new owner as listed on the conveyance document
- New owner continued Name connector ☐ and ☐ or ☐ and/or
- 4029 N. 3300 E.
- Mailing address
- Twin Falls ID 83301
- City State ZIP
- 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: 2-24-2012

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] Title, if applicable: Member Date: 2/24/12

- Signature: _____ Title, if applicable: _____ Date: _____

For IDWR Office Use Only:

Received by DB Date 2/28/2012 Receipt No. 5032380 Receipt Amt. \$50 -

Approved by _____ Processed by _____ Date _____

WARRANTY DEED

TWIN FALLS COUNTY
RECORDED FOR:
LAND TITLE AND ESCROW - TWIN FALLS COUNTY
03:43:08 PM 02-24-2012
2012003484
NO. PAGES 2 FEE: \$13.00
KRISTINA GLASCOCK
COUNTY CLERK
DEPUTY: DJW
Electronically Recorded by Simplifile

For Value Received

Larry D. Braga, CPA as Permanent Conservator of Lela Rae Masters, a protected person

Hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto

Lancaster Properties, LLC

Address: 4029 North 3300 East, Twin Falls, ID 83301

Hereinafter called the Grantee, the following described premises situated in **Twin Falls** County, Idaho, to-wit:

TOWNSHIP 9 SOUTH, RANGE 14 EAST OF THE BOISE MERIDIAN, TWIN FALLS COUNTY, IDAHO

Section 5: S½SW¼

EXCEPT that portion deeded to the State of Idaho for a right of way for a public highway in Right of Way Deed State Highway recorded May 20, 1955 as Instrument Number 445393, records of Twin Falls County, Idaho.

Section 8: N½NW¼ and SE¼NW¼

EXCEPT that portion deeded to the State of Idaho for a right of way for a public highway in Right of Way Deed State Highway recorded May 20, 1955 as Instrument Number 445393, records of Twin Falls County, Idaho.

ALSO EXCEPT a portion of land located in the NW¼NW¼ of Section 8, Township 9 South, Range 14 East of the Boise Meridian, Twin Falls County, Idaho, described as follows:

Beginning at the Southwest corner of the NW¼NW¼ of said Section 8, approximately 1320.0 feet South from the Northwest corner of said Section 8;
Thence North along the West line of Section 8 for a distance of 410.0 feet, more or less, to the point of intersection of the West line of Section 8 and the Easterly right of way line of the present U.S. Highway No. 30;
Thence Southeasterly along the Southerly right of way line of the present highway for a distance of 410.0 feet, more or less, to the South line of the NW¼NW¼ of said Section 8;
Thence East along said South line for a distance of 35.0 feet, more or less, to the POINT OF BEGINNING.

SUBJECT TO:

All reservations in patents or deeds in the chain of title.

Taxes for 2011 and subsequent years, a lien, but not yet due or payable.

Liens, levies, and assessments of the Twin Falls Canal Company, and the rights, powers, and easements of said Company as by law provided.

Assessments of the American Falls Reservoir District and the rights and powers of said District as by law provided.

Rights-of-way for ditches, tunnels and telephone and transmission lines constructed by authority of the United States, as granted to the United States under provisions of Section 58-604, Idaho Code.

Rights of Twin Falls Canal Company and/or third parties under Drainage Agreement dated December 28, 1925 as Instrument Number 183179, records of Twin Falls County, Idaho.

WARRANTY DEED

#3342

For Value Received

≠ 3342

Larry D. Braga, CPA as Permanent Conservator of Lela Rae Masters, a protected person

Hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto

Lancaster Properties, LLC

Address: 4029 North 3300 East, Twin Falls, ID 83301

Hereinafter called the Grantee, the following described premises situated in **Twin Falls** County, Idaho, to-wit:

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Thence North along the West line of Section 8 for a distance of 410.0 feet, more or less, to the point of intersection of the West line of Section 8 and the Easterly right of way line of the present U.S. Highway No. 30;

Thence Southeasterly along the Southerly right of way line of the present highway for a distance of 410.0 feet, more or less, to the South line of the NW¼NW¼ of said Section 8;

Thence East along said South line for a distance of 35.0 feet, more or less, to the POINT OF BEGINNING.

SUBJECT TO:

All reservations in patents or deeds in the chain of title.

Taxes for 2011 and subsequent years, a lien, but not yet due or payable.

Liens, levies, and assessments of the Twin Falls Canal Company, and the rights, powers, and easements of said Company as by law provided.

Assessments of the American Falls Reservoir District and the rights and powers of said District as by law provided.

Rights-of-way for ditches, tunnels and telephone and transmission lines constructed by authority of the United States, as granted to the United States under provisions of Section 58-604, Idaho Code.

Rights of Twin Falls Canal Company and/or third parties under Drainage Agreement dated December 28, 1925 as Instrument Number 183179, records of Twin Falls County, Idaho.

Rights of Twin Falls Canal Company and/or third parties under Drainage Agreement dated January 19, 1927, recorded February 3, 1927 as Instrument Number 194750, records of Twin Falls County, Idaho.

Grant of Right of Way by and between Marlin J. Sweeley, a widower and Everett M. Sweeley and Hazel B. Sweeley, husband and wife, dated March 29, 1937, recorded April 3, 1937 as Instrument Number 283149, records of Twin Falls County, Idaho, granting a right of way for an irrigating ditch, which ditch is now located and begins near the Southwest corner of the NE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 8 in Township 9 South, Range 14 East Boise Meridian.

Power Line Easement given by Joseph W. Robertson and Margaret J. Robertson, his wife to Idaho Power Company, a corporation, dated October 12, 1949, recorded June 1, 1950 as Instrument Number 399988, Twin Falls County records, affecting the NW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 8, Township 9 South, Range 14 East of the Boise Meridian.

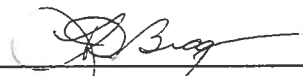
Easement contained in Right of Way Deed given by Margaret J. Robertson, a widow to the State of Idaho, dated April 5, 1955, recorded May 20, 1955 as Instrument Number 445393, records of Twin Falls Count, Idaho, granting an easement adjacent to the above described land, a highway right of way for relocation of all irrigation and drainage ditches and structures and such surface drain ditches as may be necessary to the proper construction of the highway, no buildings or structures, except irrigation or drainage structures, will be permitted to be constructed within 20 feet of the right of way line of the highway.

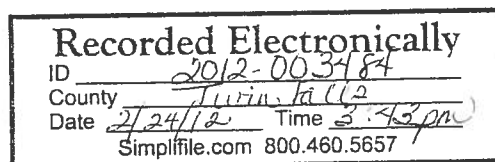
Easement contained in Quitclaim Deed given by Erban B. Keyser and Edith Keyser, his wife to the State of Idaho, dated April 8, 1955, recorded July 28, 1955 as Instrument Number 447410, records of Twin Falls County, Idaho, granting an easement adjacent to the above described land for relocation of all irrigation and drainage ditches and structures and such surface drain ditches as may be necessary to the proper construction of the highway, no buildings or structures, except irrigation or drainage structures, will be permitted to be constructed within 20 feet of the right of way line of the highway.

TOGETHER WITH all water and water rights, ditches and ditch rights used thereon or appurtenant thereto including but not limited to 120 shares of Twin Falls Canal Company water.

TO HAVE AND TO HOLD, the said premises, with their appurtenances unto the said Grantee and to the successors heirs and assigns of the Grantee forever. The Grantor does hereby covenant to and with the said Grantee, that the Grantor is the owner in fee simple of said premises; that they are free from all incumbrances except as above described and that Grantor will warrant and defend the same from all lawful claims whatsoever.

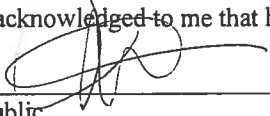
Dated: February 24, 2012

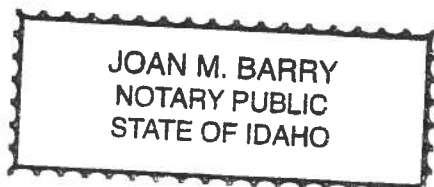

Larry D. Braga, CPA as Permanent
Conservator of Lela Rae Masters,
a protected person



STATE OF IDAHO)
) ss.
COUNTY OF TWIN FALLS)

On this 24th day of February, 2012, before me, the undersigned, a Notary Public in and for said State, personally appeared LARRY D. BRAGA, known or identified to me to be the person whose name is subscribed to the within instrument as the Permanent Conservator of LELA RAE MASTERS, a protected person, and acknowledged to me that he executed the same as conservator.


Notary Public
Residing at: Twin Falls, ID
My Commission expires: 6/9/17





Land Title and Escrow, Inc.

Focused on Service, Positioned for the Future

#3342

Twin Falls

February 27, 2012

Idaho Dept. of Water Resources
1341 Fillmore Street, Ste. 200
Twin Falls, ID 83301

RECEIVED

FEB 28 2012

**DEPT. OF WATER RESOURCES
SOUTHERN REGION**

Re: Water Right Transfers/LienHolders Interest
Lancaster Properties, LLC

Dear Sir or Madame:

Enclosed please find a Notice of Change in Water Right Ownership for Water Right #47-17473 & 47-1474 along with our check in the amount of \$50.00.

Also enclosed are 2 Notice of Security Interest in Water Rights to be filed with your office along with a copy of the recorded Mortgage and our check in the amount of \$50.00.

If you have any questions, please do not hesitate to contact our office at (208) 933-2650.

Sincerely,

LAND TITLE AND ESCROW, INC.

DeNene M. Dixon
Escrow Assistant

Box 177 • Burley, Idaho • 83318
Ph: 208.878.3524
Fx: 208.878.4435
lteb@pmt.org

Box 5375 • Twin Falls, Idaho • 83303-5375
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