

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED

SEP 06 2011

Notice of Change in Water Right Ownership

WATER RESOURCES
WESTERN REGION

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 63-7742	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐

2. Previous Owner's Name: Robert D. Jones, Larinda L McNearney
Name of current water right holder/claimant

3. New Owner(s)/Claimant(s): Joe Neves, Carolyn Neves
Name of each new owner as listed on the conveyance document

New owner continued Name connector ☐ and ☐ or ☐ and/or
2183 W Homer Rd
Mailing address
Eagle ID 83616
City State ZIP
208 229-0098 joeboise@gmail.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: 7/28/11

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: Joe Neves Signature of new owner/claimant Title, if applicable Date 8/16/11

Signature: Carolyn Neves Signature of new owner/claimant Title, if applicable Date 8/16/11

For IDWR Office Use Only:

Received by gmk Date 9-6-11 Receipt No. W039607 Receipt Amt. 25

Approved by gmk Processed by gmk Date 9-6-11

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

(X) 2
WARRANTY DEED

Order No.:106312

FOR VALUE RECEIVED

OW

Robert D. Jones a married man as his sole and separate property

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

Joe E. Neves and Carolyn S. Neves husband and wife

whose current address is

**2183 Homer Rd.
Eagle, ID 83616**

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

A parcel of land located in the Northwest Quarter of the Northeast Quarter of Section 31, Township 5 North, Range 1 East of the Boise Meridian, Ada County, Idaho, more particularly described as follows:

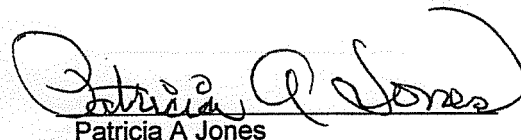
BEGINNING at a brass cap marking the North quarter corner of Section 31, Township 5 North, Range 1 East of the Boise Meridian, Ada County, Idaho; thence North 89°47'46" East 225.00 feet along the Northerly boundary of said Section 31 to a 5/8 inch pin; thence South 8°54'47" West 25.31 feet to a 1/2 inch iron pin; thence North 89°47'46" East 456.55 feet to the Northerly boundary of said Section 31 to a 1/2 inch iron pin, which is the REAL POINT OF BEGINNING; thence South 0°55'33" East 732.65 feet to a 1/2 inch iron pin; thence North 89°26'03" East 298.00 feet to a 1/2 inch iron pin; thence North 0°55'39" West 730.77 feet to a 1/2 inch iron pin; thence South 89°47'46" West 298.00 feet parallel to the Northerly boundary of said Section 31 to the REAL POINT OF BEGINNING.

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.

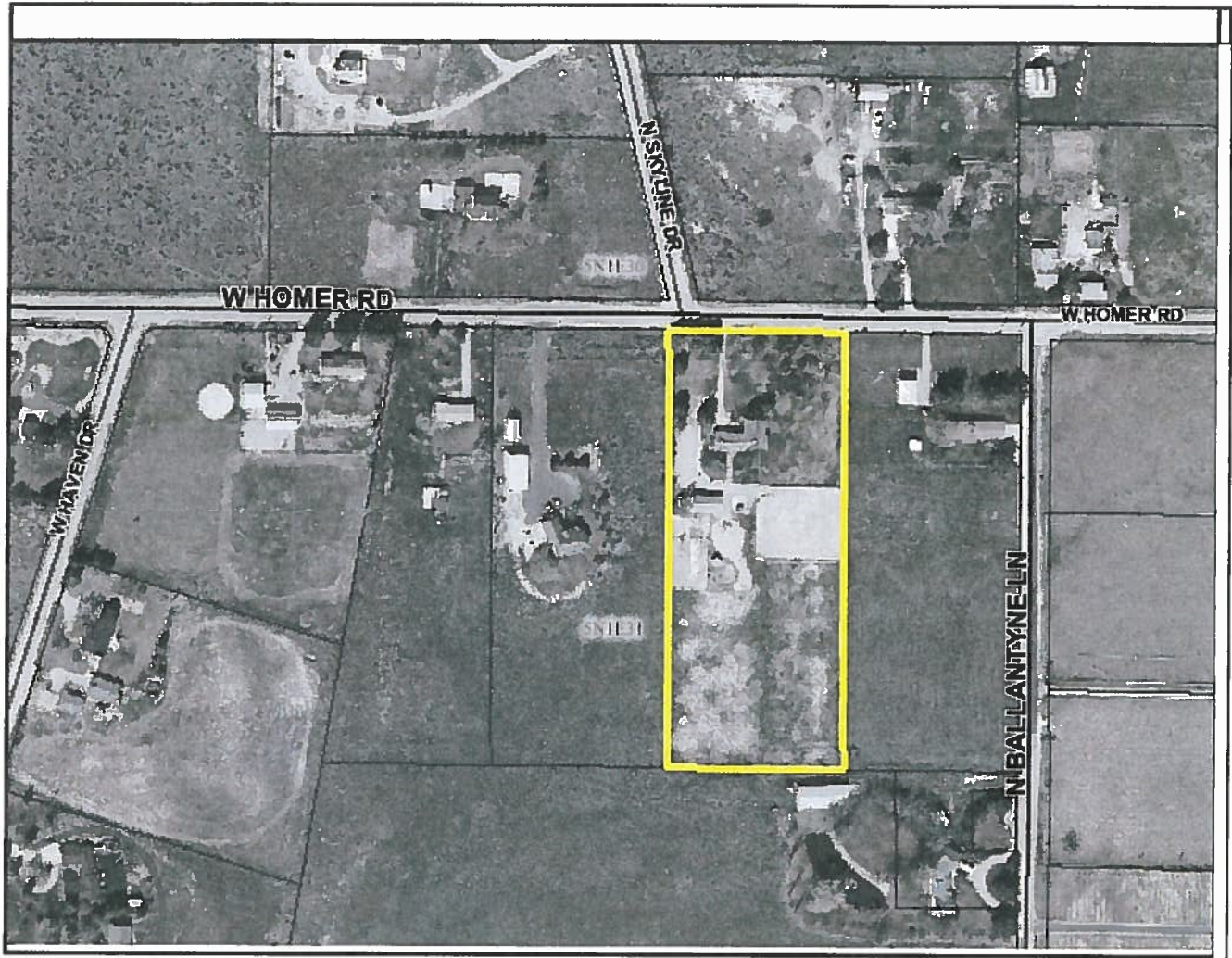
And that (s)he will warrant and defend the same from all lawful claims whatsoever.

Dated: July 20, 2011


Robert D. Jones


Patricia A Jones

Homer



THIS MAP NOT INTENDED FOR NAVIGATIONAL USE

Full Report

* Master

Parcel Number	S0231121225	Owner Name	JONES ROBERT D
Prop St Num	2183	Secondary Owner	
Prop St Dir	W	Mailing St Num	577
Prop St Name	HOMER	Mailing St Dir	W
Prop St Type	RD	Mailing St Name	COLCHESTER
Prop CSZ	EAGLE, ID 83616-0000	Mailing St Type	DR
Prop Zip	83616	Mailing City	EAGLE
Primary Char	Residential	Mailing State	ID
Zoning	RUT	Mailing Zip	83616-1909
Bedrooms	5	Subdivision	5N 1E 31
Bathrooms	3.5	Residential Sqft	3408
Last Sale Date	5/1/1986	Commercial Sqft	
Last Sale Price	\$130,000.00	Acres	5
Year Built	1971	Garage Type	Attached
Tax Year	2010	Total Assessed Value	\$353,100.00
County Assessor Website	View County Assessor Record		

Location & Ownership

Acres	5	Section	31
Township	5N	Range	1E
Zoning	RUT		

Legal

PAR #1225 OF NE4
SEC 31 5N 1E
#9367569

Taxes & Assessment

Assessment Year	2010	Taxable Value	\$353,100.00
Land Assessed Value	\$190,000.00	Tax Year	2010
Imp Assessed Value	\$163,100.00	Total Taxes	\$3,831.25
Total Assessed Value	\$353,100.00	Taxes Due	

Residential

Property Type	REAL PROPERTY	Num Dwellings	1
Market Grade	VERY GOOD	Year Built	1971
Year Remodeled		Effective Age	
Design	OTHER	Heat	Y
Air Conditioning	Y	Roof Type	AVERAGE
Num Bedrooms	5	Num Kitchens	1
Num Baths	3.5	Fireplaces	1
Porch Sqft	156	Patio Sqft	210
Patio Cover	Y	Deck Sqft	276
Deck Cover	N	Shed Sqft	0
Pool Sqft	0	Bsmnt Sqft Unfinished	0
Bsmnt Sqft Finished	0	Attic Sqft Unfinished	0
Attic Sqft Finished	0		

Description	Finished Sqft	Unfinished Sqft	Floor Type	Shape Factor
Ground Floor:	1872	0	BRICK	AVERAGE
Lower Level:	1536	0	SIDING	AVERAGE
Totals	3408	0		

Description	Car Storage 1	Car Storage 2
Type:	Attached	None
Square Feet:	600	
Class:	4	4

Commercial

Disclaimer: This information is deemed reliable but not guaranteed.



RE-21 REAL ESTATE PURCHASE AND SALE AGREEMENT

JULY 2010 EDITION

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THIS IS A LEGALLY BINDING CONTRACT. READ THE ENTIRE DOCUMENT, INCLUDING ANY ATTACHMENTS.
IF YOU HAVE ANY QUESTIONS, CONSULT YOUR ATTORNEY AND/OR ACCOUNTANT BEFORE SIGNING.



1 ID# 3812 DATE 6-17-2011

2

3 LISTING AGENCY Boise Real Estate Company Office Phone # 322-2928 Fax # 322-2990

4 Listing Agent Robert D Jones E-Mail bob@boiserealestate.com Phone # 761-2800

5 SELLING AGENCY Group One Real Estate Office Phone # 939-8000 Fax # 422-2799

6 Selling Agent Cyndi Elliot/Andy Elliot E-Mail celliot@group-one.com Phone # 573-0099

7

8 1. BUYER: Joe E. Neves and Carolyn S. Neves

9 (Hereinafter called "BUYER") agrees to purchase, and the undersigned SELLER agrees to sell the following described real estate hereinafter referred to as

10 "PROPERTY" COMMONLY KNOWN AS 2183 Homer Road

11 Eagle City Ada County, ID, Zip 83616 legally described as:

12

13 OR Legal Description Attached as addendum # 1 (Addendum must accompany original offer.)

14 2. \$310,000.00 PURCHASE PRICE: Three hundred ten thousand dollars and no/100 DOLLARS,

15 payable upon the following TERMS AND CONDITIONS (not including closing costs):

16

17 3. FINANCIAL TERMS: Note: A+C+D+E must add up to total purchase price.

18

19 (A). \$ 500.00 EARNEST MONEY: BUYER hereby deposits Five hundred dollars and no/cents

20 DOLLARS as Earnest Money evidenced by: ☐ cash ☒ personal check ☐ cashier's check ☐ note (due date): _____

21 and a receipt is hereby acknowledged. Earnest Money to be

22 ☐ other _____ deposited in trust account ☐ upon receipt, or ☒ upon acceptance by BUYER and SELLER and shall be held by: ☐ Listing Broker ☒ Selling Broker

23 for the benefit of the parties hereto.

24 ☐ other _____

25 THE RESPONSIBLE BROKER SHALL BE: Kalinn Dishon

26

27 (B). ALL CASH OFFER: ☒ NO ☐ YES If this is an all cash offer do not complete Sections 3C and 3D, fill blanks with "0" (ZERO). IF CASH

28 OFFER, BUYER'S OBLIGATION TO CLOSE SHALL NOT BE SUBJECT TO ANY FINANCIAL CONTINGENCY. BUYER agrees to provide SELLER

29 within _____ business days (five [5] if left blank) from the date of acceptance of this agreement by all parties, evidence of sufficient funds and/or proceeds

30 necessary to close transaction. Acceptable documentation includes, but is not limited to, a copy of a recent bank or financial statement or contract(s) for

31 the sale of BUYER'S current residence or other property to be sold.

32

33 (C). \$ 232,000.00 NEW LOAN PROCEEDS: This Agreement is contingent upon BUYER obtaining the following financing:

34 ☒ FIRST LOAN of \$ 232,000.00 not including mortgage insurance, through ☒ FHA, ☐ VA, ☐ CONVENTIONAL, ☐ IHFA, ☐ RURAL

35 DEVELOPMENT, ☐ OTHER _____ with interest not to exceed 5.5 % for a period of

36 30 year(s) at: ☒ Fixed Rate ☐ Other _____ BUYER shall pay no more than 0 point(s) plus origination fee if any. SELLER shall pay

37 no more than 0 point(s). Any reduction in points shall first accrue to the benefit of the ☐ BUYER ☐ SELLER ☐ Divided Equally ☒ N/A.

38

39 ☐ SECOND LOAN of \$ 0.00 with interest not to exceed _____ % for a period of _____ year(s) at: ☐ Fixed Rate

40 ☐ Other _____ BUYER shall pay no more than _____ point(s) plus origination fee if any. SELLER shall pay no more than

41 _____ point(s). Any reduction in points shall first accrue to the benefit of the ☐ BUYER ☐ SELLER ☐ Divided Equally ☒ N/A.

42

43 LOAN APPLICATION: BUYER ☒ has applied ☐ shall apply for such loan(s) within _____ business days (five [5] if left blank) of SELLER'S acceptance.

44 Within _____ business days (ten [10] if left blank) of final acceptance of all parties, BUYER agrees to furnish SELLER with a written confirmation

45 showing lender approval of credit report, income verification, debt ratios, and evidence of sufficient funds and/or proceeds necessary to

46 close transaction in a manner acceptable to the SELLER(S) and subject only to satisfactory appraisal and final lender underwriting. If such

47 written confirmation is not received by SELLER(S) within the strict time allotted, SELLER(S) may at their option cancel this agreement by notifying

48 BUYER(S) in writing of such cancellation within _____ business days (three [3] if left blank) after written confirmation was required. If SELLER does not

49 cancel within the strict time period specified as set forth herein, SELLER shall be deemed to have accepted such written confirmation of lender approval

50 and shall be deemed to have elected to proceed with the transaction. SELLER'S approval shall not be unreasonably withheld. If an appraisal is

51 required by lender, the PROPERTY must appraise at not less than purchase price or BUYER'S Earnest Money may be returned at BUYER'S

52 request. BUYER may also apply for a loan with different conditions and costs and close transaction provided all other terms and conditions of this

53 Agreement are fulfilled, and the new loan does not increase the costs or requirements to the SELLER. FHA / VA: If applicable, it is expressly agreed

54 that notwithstanding any other provisions of this contract, BUYER shall not be obligated to complete the purchase of the PROPERTY described herein or

55 to incur any penalty or forfeiture of Earnest Money deposits or otherwise unless BUYER has been given in accordance with HUD/FHA or VA

56 requirements a written statement by the Federal Housing Commissioner, Veterans Administration or a Direct Endorsement lender setting forth the

57 appraised value of the PROPERTY of not less than the sales price as stated in the contract. SELLER agrees to pay fees required by FHA or VA.

58

59 (D). \$ 0.00 ADDITIONAL FINANCIAL TERMS:

60 ☐ Additional financial terms are specified under the heading "OTHER TERMS AND/OR CONDITIONS" (Section 4).

61 ☐ Additional financial terms are contained in a FINANCING ADDENDUM of same date, attached hereto, signed by both parties.

62

63 (E). \$ 77,500.00 APPROXIMATE FUNDS DUE FROM BUYERS AT CLOSING (Not including closing costs): Cash at

64 closing to be paid by BUYER at closing in GOOD FUNDS, includes: cash, electronic transfer funds, certified check or cashier's check. NOTE: If

65 any of above loans being Assumed or taken "subject to", any net differences between the approximate balances and the actual balance of said loan(s)

66 shall be adjusted at closing of escrow in: ☐ Cash ☐ Other _____

BUYER'S Initials JEN x CM Date 6/17/11

SELLER'S Initials [Signature] Date _____

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