

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED

AUG 22 2011

Notice of Change in Water Right Ownership

DEPARTMENT OF
WATER RESOURCES

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?
63-32954	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐

2. Previous Owner's Name: Mountain West IRA, David Bohecker
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Brett Alyn Keller, Marcie Moss Keller
Name of each new owner as listed on the conveyance document

New owner continued Name connector ☐ and ☐ or ☐ and/or

79 Lounsbury Rd

Mailing address

Ridgefield

CT

06877

City

State

ZIP

203-515-4959

bkeller@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: July 22, 2011

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: Brett Keller Title, if applicable _____ Date _____
Signature of new owner/claimant

Signature: Marcie Keller Title, if applicable _____ Date _____
Signature of new owner/claimant

For IDWR Office Use Only:

Received by SRF Date 8/22/2011 Receipt No. 0093815 Receipt Amt. \$25-
Approved by _____ Processed by SR Date 8-22-11

Bella Vista Estates Subdivision

A Portion of the Southeast Quarter of Section 25, Township 5 North, Range 1 West, Boise Meridian, Ada County, Idaho

— 2004 —

Legend

- SUBDIVISION BOUNDARY
- PROPERTY LINE
- COMBINED 30-FOOT PRIVATE LANE CENTERLINE / LOT PROPERTY LINE
- 30-FOOT WIDE PRIVATE LANE
- SECTION LINE / LAND TIE LINE
- SET 5/8-INCH x 30-INCH IRON PIN WITH PLASTIC CAP - LS 4116
- SET 1/2-INCH x 24-INCH IRON PIN WITH PLASTIC CAP - LS 4116
- △ FOUND 5/8-INCH IRON PIN WITH PLASTIC CAP - LS 4116

Curve Table

CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C 1	180°00'00"	50.00'	157.08'	INFINITE	100.00'	S 89°36'26"E
C 2	90°00'00"	50.00'	78.54'	50.00'	70.71'	N 45°23'34"E
C 3	90°00'00"	50.00'	78.54'	50.00'	70.71'	S 44°36'26"E
C 4	41°48'09"	125.00'	91.20'	47.74'	89.19'	N 20°30'31"W
C 5	70°54'09"	125.00'	154.69'	89.00'	145.00'	N 05°57'31"W
C 6	82°50'00"	125.00'	137.08'	76.35'	130.31'	N 01°55'27"W

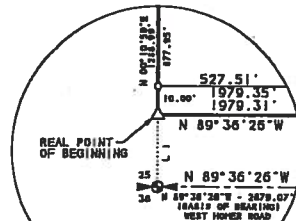
Notes

- The owner shall comply with the requirements of Idaho Code 31-3805 concerning irrigation water.
- A 10 foot wide permanent public utility, irrigation and drainage easement is hereby reserved adjacent to the portion boundary of this subdivision.
- A permanent public utility, irrigation and drainage easement is hereby reserved on the private roads shown herein.
- A perpetual ingress-egress easement is hereby reserved on the private roads shown herein for the lot owners within this subdivision. Said easement shall run with the land.
- This development recognizes Section 22-4503 of the Idaho Code, Right to Farm Act, which states: "No agricultural operation or use appurtenant to it shall be or become a nuisance, private or public, by any changes conditions in or about the surrounding nonagricultural activities after the same has been in operation for more than one (1) year, when the operation was not a nuisance at the time the operation began; provided, that the provisions of this section shall not apply to those who a nuisance results from the improper or negligent operation of any agricultural operation or appurtenance to it."
- Building setbacks and dimensional standards in this subdivision shall be in compliance with the applicable zoning regulations of Ada County.
- Any re-subdivision of this plat shall comply with the applicable regulations in effect at the time of the re-subdivision.

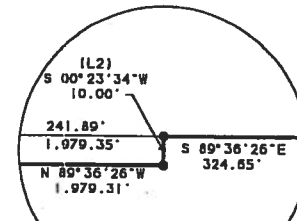


SOUTHWEST CORNER
NORTHWEST QUARTER
SOUTHEAST QUARTER
SECTION 25 - FOUND
G.L.O. ALUMINUM CAP
C/P# 103201106

SOUTHEAST CORNER
NORTHWEST QUARTER
SOUTHEAST QUARTER
SECTION 25 - FOUND
G.L.O. ALUMINUM CAP
C/P# 103201099



DETAIL "A"
SCALE: 1-INCH = 30-FEET

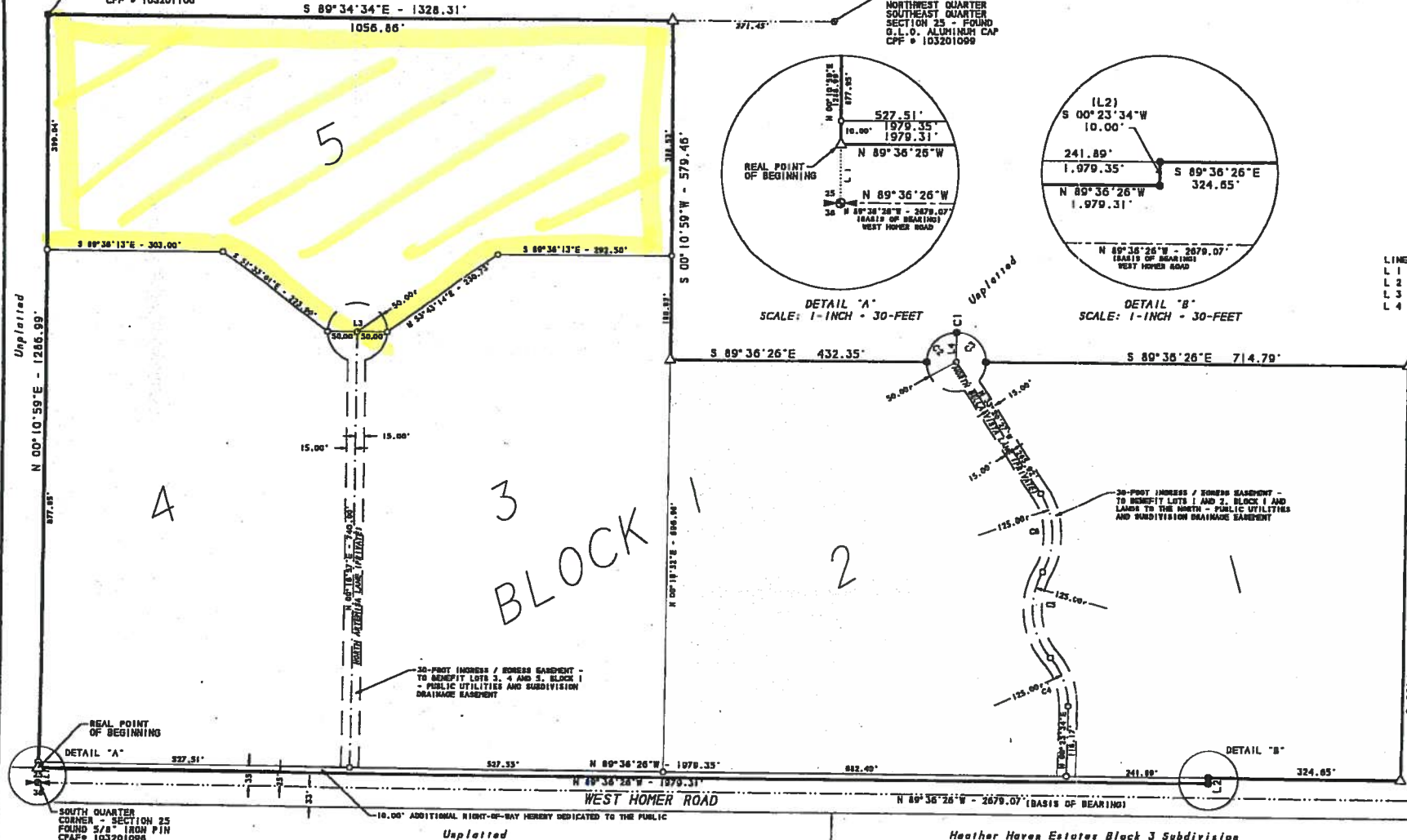


DETAIL "B"
SCALE: 1-INCH = 30-FEET

SCALE: 1" = 120'

Line Table

LINE	BEARING	DISTANCE
L 1	N 00°10'59"E	25.00'
L 2	S 00°23'34"W	10.00'
L 3	S 89°43'03"E	100.00'
L 4	S 00°23'34"W	50.00'



Bella Vista Estates Subdivision

CERTIFICATE OF OWNERS

KNOW ALL MEN BY THESE PRESENTS: That P. & F. Development, an Idaho Limited Liability Company, does hereby certify that it is the owner of a certain tract of land to be known as BELLA VISTA ESTATES SUBDIVISION, and that it intends to include the following described land in this plat:

A parcel of land situate in the south one-half of the southeast quarter of Section 25, Township 5 North, Range 1 West, Boise Meridian, Ada County, Idaho, being more particularly described as follows:

Commencing at the south quarter corner of said Section 25; thence N00°10'59"E, 25.00 feet along the westerly boundary of the southeast quarter of the southeast quarter of said Section 25 to the northerly right-of-way of West Homer Road, which also is the REAL POINT OF BEGINNING;

Thence continuing N00°10'59"E, 1286.29 feet along the westerly boundary of the southeast quarter of the southeast quarter of said Section 25 to the northeast corner of the southeast quarter of the southeast quarter of said Section 25;

Thence S89°34'34"E, 1,056.86 feet along the northerly boundary of the southeast quarter of the southeast quarter of said Section 25 to a point that bears N89°34'34"W, 273.45 feet from the northeast corner of the southeast quarter of the southeast quarter of said Section 25;

Thence S00°10'59"W, 579.46 feet along a line parallel to the westerly boundary of the southeast quarter of the southeast quarter of said Section 25;

Thence S89°36'26"E, 432.35 feet along a line parallel to the southerly boundary of the southeast quarter of said Section 25;

Thence 157.08 feet along a non-tangent curve deflecting to the right, with a radius of 50.00 feet, a central angle of 180°00'00", a long chord of 100.00 feet and a chord bearing S 89°36'26"E;

Thence S89°36'26"E, 714.79 feet along a line parallel to the southerly boundary of the southeast quarter of said Section 25;

Thence S00°10'59"W, 696.96 feet along a line parallel to the westerly boundary of the southeast quarter of the southeast quarter of said Section 25 to the northerly right-of-way of West Homer Road;

Thence N89°36'26"W, 324.65 feet along the northerly right-of-way of West Homer Road;

Thence S00°23'34"W, 10.00 feet to the northerly right-of-way of West Homer Road;

Thence N89°36'26"W, 1,979.31 feet along the northerly right-of-way of West Homer Road to the REAL POINT OF BEGINNING.

Comprising 51.474 acres, more or less.

The public street (West Homer Road) is hereby dedicated to the public. The private roads, utility, drainage and irrigation easements shown on this plat are not dedicated to the public, but the right to use said private roads and easements are hereby reserved for the uses specifically depicted on the plat, and no permanent structures are to be erected within the lines of said easements. At this time, the lots within this subdivision are not eligible to receive water service from any community water supply. Each lot is to be served by an individual well.

IN WITNESS WHEREOF: We have hereunto set our hands this 16th day of July, 2003.

Paul A. Beckman

Paul A. Beckman, Member
P. & F. Development, L.L.C.

ACKNOWLEDGEMENT

State of Idaho) ss.
County of Ada)

On this 16th day of July, 2003, before me, the undersigned, a notary public in and for said State, personally appeared Paul A. Beckman, known or identified to me to be a member of P. & F. Development, an Idaho Limited Liability Company, that executed the instrument or the person who executed the instrument on behalf of said Limited Liability Company, and acknowledged to me that such Limited Liability Company executed the same.

IN WITNESS WHEREOF: I have set my hand and seal this 16th day and year in this certificate first above written.

Sandy A. Smallwood
Notary Public for Idaho
Residing in Boise, Idaho
My Commission Expires 7/27/06



CERTIFICATE OF SURVEYOR

I, Joseph D. Canning, do hereby certify that I am a Land Surveyor, licensed by the State of Idaho, and that this plat of BELLA VISTA ESTATES SUBDIVISION, as described in the Certificate of Owners and as shown on the attached plat, was drawn from an actual survey made on the ground under my supervision, and accurately represents the points plotted thereon, and is in conformance with the State of Idaho Code relating to surveys.

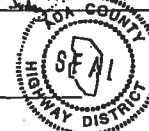
Joseph D. Canning
Joseph D. Canning, No. 4116

APPROVAL OF ADA COUNTY HIGHWAY DISTRICT

The foregoing plat was accepted and approved by the Board of Ada County Highway District Commissioners on the 23rd day of July, 2003.

Ada County Highway District

Sherry R. Huber
Commissioner Chairman



APPROVAL OF CENTRAL DISTRICT HEALTH DEPARTMENT

Sanitary restrictions of this plat are hereby removed according to the letter of approval on file with the Ada County Recorder or his agent.

Will W. Orr 16/03
Agent Date



CERTIFICATE OF COUNTY SURVEYOR

I, the undersigned, County Surveyor, in and for Ada County, Idaho, do hereby certify that I have checked this plat and that it is in compliance with the State of Idaho code relating to plats and surveys.

John E. Reister 19/04
Ada County Surveyor PELS 3026



CERTIFICATE OF COUNTY TREASURER

I, the undersigned, County Treasurer in and for the County of Ada, State of Idaho, per requirements of Idaho Code 50-1308, do hereby certify that any and all current and/or delinquent county property taxes for the property included in this proposed subdivision have been paid in full. This certificate is valid for the next thirty (30) days only.

Linda L. H. H. H.
Ada County Treasurer

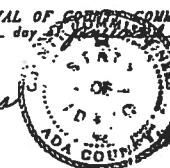
1-27-04
Date



APPROVAL OF COUNTY COMMISSIONERS

Accepted and approved this 24th day of July, 2003, by the Board of County Commissioners of Ada County, Idaho.

Judy M. Pease, Chair
Commissioner Chairman



CERTIFICATE OF COUNTY RECORDER

State of Idaho) ss.
County of Ada)

Instrument No. 104012186

I hereby certify that this instrument was filed at the request of P. & F. Development at 23 minutes past 2 o'clock P.M., this 23rd day of July, 2003, in my office, and was duly recorded in Book 88 of Plats at pages 10,071 and 10,072.

Fee: \$11.00

Alvin M. M.
Deputy

J. David Navarro
Ex-Officio Recorder



8151 W. Rifleman Street / Boise
Idaho 83704 / (208) 377-2700
**ELECTRONICALLY RECORDED - DO NOT
REMOVE THE COUNTY STAMPED FIRST
PAGE AS IT IS NOW INCORPORATED AS
PART OF THE ORIGINAL DOCUMENT.**

ADA COUNTY RECORDER Christopher D. Rich AMOUNT 10.00 1
BOISE IDAHO 07/25/2011 12:04 PM
DEPUTY Vicki Allen
Simplifile Electronic Recording
RECORDED-REQUEST OF
PIONEER TITLE COMPANY OF ADA C 111059229

CORPORATE WARRANTY DEED

328675 sm/pp

FOR VALUE RECEIVED,

Mountain West IRA, Inc., FBO David Bohecker IRA

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

Brett Alyn Keller and Marcie Moss Keller, husband and wife

whose address is: 28 Lounsbury Road, Ridgefield, CT 06877, grantee, the following described real estate, to-wit:
79

Lot 5 in Block 1 of Bella Vista Estates Subdivision, according to the plat thereof, filed in Book 88 of Plats at
Pages 10071 thru 10072, records of Ada County, Idaho.

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 and that it will warrant and defend the same from
all lawful claims whatsoever.

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 this

Mountain West IRA FBO David Bohecker

By: Lisa Galane

By: Lisa Galane, Authorized Signer

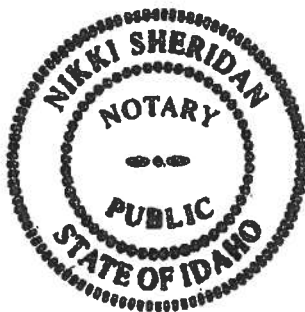
MOUNTAIN WEST IRA, INC.

BY: LISA GALANE

ITS: AUTHORIZED SIGNER

STATE OF Idaho, County of Ada, ss.

On this 22nd day of July, in the year of 2011, before me the undersigned, a notary public, personally appeared Lisa
Galane known or identified to me to be the Authorized Signer 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.



Nikki Sheridan
Notary Public of
Residing at Kuna
Commission expires: 3/21/17