

RECEIVED

APR 20 2011

WATER RESOURCES
WESTERN 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?
PD 63-32954	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐

2. Previous Owner's Name: CHRIS P. AND CAREY L. LOMBARDI
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): MOUNTAIN WEST IRA FBO DAVID BOHECKER
Name of each new owner as listed on the conveyance document
- c/o MOUNTAIN WEST IRA
New owner continued ☐ Name connector ☐ and ☐ or ☐ and/or
- 100910 W. FAIRVIEW, STE 160
Mailing address
- BOISE ID 83704
City State ZIP
- 208-377-3311
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: 12/23/10
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: David Boecker 4-20-11
Signature of new owner/claimant Title, if applicable Date

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

For IDWR Office Use Only:

Received by SB Date 4-20-11 Receipt No. W039152 Receipt Amt. \$25.00

Approved by _____ Processed by gmh Date 4-21-11



111004042

After Recording, Return to:
Mountain West IRA FBO David Bohecker IRA
c/o Mountain West IRA
10096 W. Fairview, Ste. 160
Boise, ID 83704

TRUSTEE'S DEED

Northwest Trustee Services, Inc. (herein called Trustee) as successor trustee under the Deed of Trust hereinafter particularly described, does hereby Bargain, Sell and Convey, without warranty, to Mountain West IRA FBO David Bohecker IRA c/o Mountain West IRA, 10096 W. Fairview, Ste. 160, Boise, ID 83704 (herein called Grantee) all of the real property situated in the County of Ada, State of Idaho, ("Property") described as follows:

Lot 5 in Block 1 of Bella Vista Estates Subdivision, according to the official plat thereof, filed in Book 88 of Plats at Page(s) 10071 and 10072, official records of Ada County, Idaho.

This conveyance is made pursuant to the powers conferred upon the Trustee by the deed of trust between Christopher P. Lombardo Sr. and Carey Lee Lombardo, husband and wife, as grantor for the benefit and security of Washington Trust Bank, as beneficiary, recorded August 11, 2006, as Instrument No. 106129803, Mortgage Records of Ada County, Idaho ("Deed of Trust") and after the fulfillment of the conditions specified in the Deed of Trust authorizing this conveyance as follows:

(a) Default occurred in the obligations for which the Deed of Trust was given as security and the beneficiary made demand upon the Trustee to sell said property pursuant to the terms of the Deed of Trust.

Notice of default was recorded as Instrument No. 110074924, Mortgage Records of Ada County, Idaho ("Notice of Default") and in the office of the Recorder of each other county in which the property described in the Deed of Trust, or any part thereof, is situated, the nature of such default being as set forth in the Notice of Default. The described default still existed at the time of sale.

(b) After recordation of the Notice of Default, the Trustee gave notice of the time and place of the sale of the Property by registered/certified mail, return receipt requested, by personal service upon the occupants of said real property and/or 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 ("Notice of Sale"). Affidavits of mailing, service/posting and publication were recorded in the county or counties where the Property is situated at least 20 days prior to date of sale as Instrument No. 110110522, Mortgage Records of Ada County, Idaho.

(c) The provisions, recitals and contents of the Notice of Default referred to in paragraph (a) and of the Affidavits referred to in paragraph (b) shall be and are incorporated herein and made an integral part hereof for all purposes as though set forth herein at length.

(d) All requirement of law regarding the mailing, personal service, posting, publication and recording of the Notice of Default, notice of sale and all other notices have been complied with.

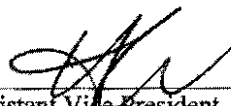
(e) Not less than 120 days elapsed between the giving of Notice of Sale by registered or certified mail and the sale of the Property.

Trustee, on December 23, 2010, at the time and place of sale fixed by the Notice of Sale or by publicly proclaimed postponement, sold the Property in one parcel at public auction to Grantee, the highest bidder, for the sum of \$103,100.00. The trustee's sale to Grantee was made subject to all prior liens and encumbrances. No person

or corporation offered to take any part of the Property constituting less than the Property's whole for the amount of principal, interest, advances and costs.

IN WITNESS WHEREOF, The Trustee, pursuant to a resolution of its Board of Directors has caused its corporate name to be hereunto subscribed by its Assistant Vice President, this 28 day of December, 2010.

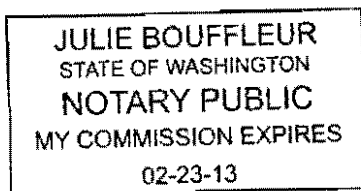
Northwest Trustee Services, Inc., Trustee

BY: 
Its: Assistant Vice President

STATE OF WASHINGTON)
) ssf
COUNTY OF KING)

On this 28 day of December, 2010, before me, a Notary Public in and for said State, personally appeared Heather Westfall, known to me to be the Assistant Vice President of the corporation that executed this instrument or the person who executed the instrument on behalf of said corporation, and acknowledged to me that such corporation 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 in and for the State of
Washington, residing at King Co.
My commission expires 2/23/2013

NORTHWEST TRUSTEE SERVICES, INC.

P.O. Box 997
BELLEVUE, WA 98009-0997

425-586-1900
FAX 425-586-1997

File No: 7839.20159
Client: Washington Trust Bank
Borrower: Lombardo, Chris and Carey

SERVING WASHINGTON, OREGON, IDAHO, ALASKA & MONTANA

Bella Vista Estates Subdivision

A Portion of the Southwest Quarter of Section 25, Township 5 North, Range 1 West, Blaine Meridian, Ada County, Idaho
— 2004 —

Notes

1. The owner shall comply with the requirements of Idaho Code 21-3403 concerning irrigation water.
2. A 10 foot wide permanent public utility, irrigation and drainage easement is hereby reserved adjacent to the particular boundary of this subdivision.
3. A permanent public utility, irrigation and drainage easement is hereby reserved as the private roads shown herein.
4. A perpetual easement-right-of-way is hereby reserved as the private roads shown herein for the lot owners within this subdivision. Said easement shall run with the land.
5. This development recognizes Section 21-4007 of the Idaho Code, Right in Farm Act, which states: "No agricultural operation or use shall be subject to the provisions of this act if the operation or use is in operation for more than 111 years, thus the operation can not be a violation of this act the operation is hereby provided, that the provisions of this section shall not apply to the owner or reference results from the improper or negligent operation of any agricultural operation or operation to it."
6. Building authority and dimensional standards in this subdivision shall be in compliance with the applicable zoning regulations of Ada County.
7. Any re-subdivision of this plat shall comply with the applicable regulations in effect at the time of the re-subdivision.

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 34-INCH IRON PIN WITH PLASTIC CAP - LS 4116

FOUND 3/8-INCH IRON PIN WITH PLASTIC CAP - LS 4116

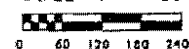
Curve Table

CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C 1	180°00'00"	50.00'	157.08'	INFINITE	105.00'	S 89°36'26"E
C 2	90°00'00"	30.00'	78.54'	30.00'	70.71'	N 45°23'34"E
C 3	90°00'00"	30.00'	78.54'	30.00'	70.71'	N 45°23'34"E
C 4	41°46'09"	125.00'	91.30'	47.74'	85.10'	N 20°30'35"E
C 5	70°54'50"	125.00'	91.30'	47.74'	85.10'	N 09°57'31"E
C 6	61°53'00"	128.90'	127.08'	76.35'	130.31'	N 01°55'27"E

SOUTHWEST CORNER
NORTHWEST QUARTER
SOUTHEAST QUARTER
SECTION 25 - FOUND
O.L.C. ALUMINUM CAP
CAP # 103301106

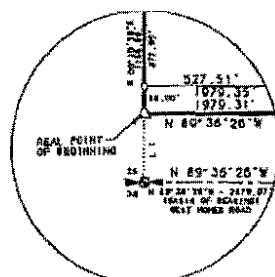
SOUTHEAST CORNER
NORTHWEST QUARTER
SOUTHEAST QUARTER
SECTION 25 - FOUND
O.L.C. ALUMINUM CAP
CAP # 103301106

SCALE: 1" = 120'

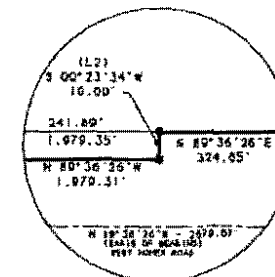


Line Table

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°45'03"E	100.00'
L 4	S 89°23'34"W	50.80'



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



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

30-FOOT EASEMENT / CORNER EASEMENT
TO ADJACENT LOTS 1 AND 2, BLOCK 1 AND
LANDS TO THE NORTH - PUBLIC UTILITIES
AND EASEMENT DRAINAGE EASEMENT



Unplatted

Unplatted

Unplatted

REAL POINT OF BEGINNING

DETAIL "A"

SOUTH QUARTER
CORNER - SECTION 25
FOUND 3/8" IRON PIN
CAP # 103301106

5322

BLOCK 1

2

Unplatted

Weather Haven Estates Block 3 Subdivision

SOUTHEAST CORNER
SECTION 25 - FOUND
O.L.C. ALUMINUM CAP
CAP # 103301106