

DE✓

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED
DEC 09 2010
DEPT. OF WATER RESOURCES
SOUTHERN 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?
45-13997	Yes ☐		Yes ☐		Yes ☐
45-13999	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐

2. Previous Owner's Name: Pickett Ranch & Sheep Co

Name of current water right holder/claimant

3. New Owner(s)/Claimant(s): Cranney Land Company, LLC

Name of each new owner as listed on the conveyance document

New owner continued

Name connector ☐ and ☐ or ☐ and/or

1310 South 600 West

Mailing address

Oakley

ID

83346

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: 11/30/2010

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: Willard D Cranney

Signature of new owner/claimant

Member

Title, if applicable

12-2-10

Date

Signature: Willard D Cranney

Signature of new owner/claimant

Member

Title, if applicable

12-2-10

Date

For IDWR Office Use Only:

Received by Chen

Date

12/9/10

Receipt No.

5031716

Receipt Amt.

50⁰⁰

Approved by Chen

Processed by

Date

SUPPORT DATA
45-13997
IN FILE #

COPY

SPECIAL WARRANTY DEED

CASSIA COUNTY
RECORDED FOR:
LAND TITLE AND ESCROW
4:15:26 pm 12-03-2010
2010-005575 #48053
NO. PAGES: 3 FEE: \$16.00
JOSEPH W. LARSEN
COUNTY CLERK
DEPUTY: VIKI

For Value Received

PICKETT RANCH & SHEEP CO., also known as PICKETT RANCH & SHEEP COMPANY, an Idaho corporation

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

CRANNEY LAND COMPANY, L.L.C., an Idaho limited liability company
Address: 1310 South 600 West, Oakley, ID 83346

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

SEE ATTACHED EXHIBIT 'A'

TOGETHER WITH all water and water rights, ditches and ditch rights used thereon or appurtenant thereto including but not limited to 70 shares of Oakley Canal Company and Idaho Department Water Resources water right nos. 45-13997 and 45-13999.

SUBJECT TO:

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

Taxes subsequent to the year 2010, a lien, but not yet due or payable.

Assessments levied, or to be levied, by the Goose Creek Irrigation District.

Any assessments levied, or to be levied, by the Oakley Canal Company.

Assessments of the Southwest Irrigation District and the rights and powers of said District as by law provided.

Easement Deed, from Oakley Highway District, Grantor, to North Oakley Water Company, Inc., Grantee, dated January 10, 1946 and recorded January 12, 1946 as Instrument No. 153618, records of Cassia County, Idaho, which states: "The right to erect, construct, install and lay and thereafter use, operate, inspect, repair, maintain, replace and remove a water pipe line upon, over, under and across the property." (Parcel Nos. 1, 2 and additional property not included herein)

Power Line Easement, executed by David C. Okelberry and Florence M. Okelberry, his wife, Grantors, to Idaho Power Company, a corporation, Grantee, dated June 18, 1949 and recorded March 7, 1950 as Instrument No. 168565, records of Cassia County, Idaho, granting a right of way and easement for the erection and continued maintenance of electrical transmission lines and other equipment over the herein described real property, together with all rights of ingress and egress. (Covers the NW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 32, Township 12 South, Range 22 East of the Boise Meridian)

Effects, if any, of Statement of Claim and Notice of Intent To Preserve from Ladd Petroleum Corporation, to the public, dated September 17, 1984 and recorded September 24, 1984 as Instrument No. 163826 on Film No. 167, records of Cassia County, Idaho, for the purpose of providing public notice of the mineral interest claimed and preserved by Ladd Petroleum Corporation in and to the oil, gas, coal, clay, gravel, uranium and all other minerals of every kind and nature.

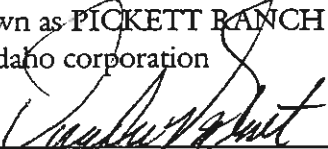
Grant Of Right-Of-Way To Flood Control District, by and between Pickett Ranch & Sheep Company, an Idaho corporation, Grantor, to Goose Creek Flood Control District No. 16, Grantee, dated March 28, 1990 and recorded April 2, 1990 as Instrument No. 206893, records of Cassia County, Idaho. (Parcel No. 3 and additional property not included herein)

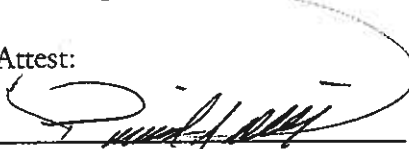
Pipeline Easement, by Pickett Ranch & Sheep Company, Grantor, to Southwest Irrigation District, Grantee, dated August 31, 2009 and recorded September 23, 2010 as Instrument No. 2010-004450, records of Cassia County, Idaho. (Parcel No. 3 and additional property not included herein)

TO HAVE AND TO HOLD, the said premises, with their appurtenances unto the said Grantee. 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: November 30 2010

PICKETT RANCH & SHEEP CO., also
known as PICKETT RANCH & SHEEP COMPANY,
an Idaho corporation

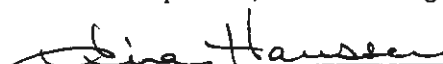
BY: 
Douglas T. Pickett, Vice President

Attest:

David J. Pickett, Secretary

STATE OF IDAHO)
) ss.
COUNTY OF CASSIA)

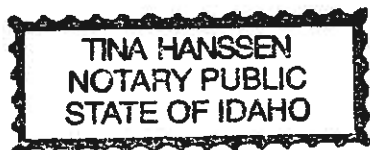
On this 2nd day of December, 2010, before me, the undersigned, a Notary Public in and for said State, personally appeared DOUGLAS T. PICKETT, known or identified to me to be the VICE PRESIDENT of the corporation that executed the instrument or the person who executed the instrument on behalf of said corporation, and acknowledged to me that such corporation executed the same.




Notary Public
Residing at: Rupert, ID
My Commission expires: 05/07/15

STATE OF IDAHO)
) ss.
COUNTY OF CASSIA)

On this 2nd day of December, 2010, before me, the undersigned, a Notary Public in and for said State, personally appeared DAVID J. PICKETT, known or identified to me to be the SECRETARY 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.




Notary Public
Residing at: Rupert, ID
My Commission expires: 05/07/15

EXHIBIT 'A'

PARCEL NO. 1:

TOWNSHIP 12 SOUTH, RANGE 22 EAST OF THE BOISE MERIDIAN,
CASSIA COUNTY, IDAHO

Section 32: NE $\frac{1}{4}$ SW $\frac{1}{4}$ and that part of the NW $\frac{1}{4}$ SW $\frac{1}{4}$, more particularly described as follows:

Beginning at the Northwest corner of said NW $\frac{1}{4}$ SW $\frac{1}{4}$; Thence South 89°26'11"East along the quarter section line for 605.03 feet (East for 611 feet rec.) to the Point of Beginning;
Thence South 89°26'11"East along the quarter section line for 707.68 feet (East for 709 feet rec.) to the Northeast corner of the NW $\frac{1}{4}$ SW $\frac{1}{4}$;
Thence South 0°30'32"East for 1308.49 feet (South for 80 rods rec.) to the Southeast corner of the NW $\frac{1}{4}$ SW $\frac{1}{4}$;
Thence North 89°24'35"West along the South line of the NW $\frac{1}{4}$ SW $\frac{1}{4}$ for 1172.27 feet (West for 1180 feet rec.);
Thence North 0°31'40"West (North rec.), parallel with and 140 feet perpendicular from the section line, for 445.93 feet;
Thence South 87°08'44"East for 183.28 feet (South 88°00'East for 183.11 feet rec.);
Thence North 0°31'40"West (North 0°18'West rec.) for 404.35 feet;
Thence South 89°26'11"East (East rec.) for 282.00 feet;
Thence North 0°31'40"West (North rec.) for 465.00 feet to the Point of Beginning.

PARCEL NO. 2:

TOWNSHIP 12 SOUTH, RANGE 22 EAST OF THE BOISE MERIDIAN,
CASSIA COUNTY, IDAHO

Section 32: Part of the W $\frac{1}{2}$ SE $\frac{1}{4}$, more particularly described as follows;

Beginning at the Southwest corner of the SE $\frac{1}{4}$, said corner marked by a 5/8 inch rebar which shall be the Point of Beginning;
Thence North 00°16'21"West along the West line of the SE $\frac{1}{4}$ for a distance of 2616.56 feet to the Center quarter corner of Section 32;
Thence South 89°33'07"East along the North line of the SE $\frac{1}{4}$ of Section 32 for a distance of 210.08 feet to a 1/2 inch rebar on the centerline of the Oregon Short Line Railroad(abandoned);
Thence South 00°13'10"East along said centerline for a distance of 2616.69 feet to a 1/2 inch rebar on the South line of the SE $\frac{1}{4}$ of Section 32;
Thence North 89°30'35"West along said line for a distance of 108.16 feet to the North quarter corner of Section 5 in Township 13 South, Range 22, said corner marked by a 5/8 inch rebar;
Thence North 89°30'35"West for a distance of 99.49 feet to the Point of Beginning.

PARCEL NO. 3:

TOWNSHIP 12 SOUTH, RANGE 21 EAST OF THE BOISE MERIDIAN,
CASSIA COUNTY, IDAHO

Section 4: S $\frac{1}{2}$

EXCEPTING AND RESERVING UNTO THE GRANTOR, its successors and assigns of the Dominant Parcel, being the N $\frac{1}{2}$ of Section 4, Township 12 South, Range 21 East of the Boise Meridian, Cassia County, Idaho, a sixty (60) foot right of way for vehicles and livestock on, over and across the West (60) sixty feet of the Southwest Quarter (SW $\frac{1}{4}$) and the East (60) sixty feet of the Southeast Quarter (SE $\frac{1}{4}$) of said Section 4, being the Servient Parcels.