

DEV ✓

Rocky Mtn. Environmental
WD # 01
Bonneville Jefferson

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES
NOTICE OF CHANGE IN WATER RIGHT OWNERSHIP

Please print or type. Attach pages with additional information. Instructions are included at the end of this form. Incomplete forms will be returned.

1. Please list the water right number(s) and/or adjudication claim number(s) (if any) for each water right to be changed. List just the adjudication claim number if there is no corresponding water right record on file with the department. Indicate, by checking the space provided (Under the "split" heading), if the change in ownership is limited to a portion of a water right in which case IDWR will produce new water right number(s) for the split(s).

Water Right No(s)	Adjudication Claim No(s)	Split(s)	Water Right No(s)	Adjudication Claim No(s)	Split(s)
WR 35-7780		Y			

2. The following **REQUIRED** information must be submitted with this form:

- A. The appropriate **Filing Fee**. See instructions for fee amounts.
- B. A copy of the most recent **DEED, TITLE POLICY, CONTRACT OF SALE** or other legal document indicating your ownership of the property and water right(s) or claims(s) in question, **WITH ATTACHED LEGAL DESCRIPTION**.
- C. Either of the following (If necessary to clarify diversion of water rights or other complex property descriptions); **PLAT OF PROPERTY** or **SURVEY MAP** clearly showing the location of the point(s) of diversion and place of use of your water right(s) and/ or adjudication claim(s) (there are on file with the county Planning and Zoning or Recorder's Office).
- OR**
- D. If your water right(s) and /or adjudication claim(s) is for ten or more acres of irrigation, you must submit a USDA Farm Service Agency or equivalent **AERIAL PHOTO** with the irrigated acres outlined and point(s) of diversion clearly marked. The AERIAL PHOTO should be submitted in place of the PLAT OF PROPERTY or SURVEY MAP.

3. Name and Address of Former Owner/Claimant(s) IDA-BEST HAY FARMS LLC
212 N 3785 E
RIGBY, ID 83442
4. New Owner Claimant(s) Clifton & Gloria Rhodehouse Family Turst
Name Connector (Check one): ☐ and, ☐ or, ☐ and/or
- New Mailing Address: PO Box 10
- City, State and ZIP Code: Menan, ID 83434
- New Telephone Number (208) 745 - 7816 Email: _____

5. Date you acquired the property: September 18, 2007
6. If the change in ownership affects the entire water right for each water right or adjudication claim number listed in line 1, then skip this line and go to line 7. If the change in ownership divides the water right(s) among multiple owners, you must describe, in detail, your portion of each water right after the change. Fill in the appropriate spaces in the box(es) below to describe your water right(s) after the change (you may copy this page, if necessary). If your quantity of water is greater than a proportionate split, you must attach documentation to show justification for a larger amount. If you are not sure how to identify your portion of the original water right or adjudication claim records, please contact the nearest IDWR office for assistance.

Description of your portion of water right		
(If the right will not be split, skip this area and proceed to line 7)		
Water Use	Diversion Rate or Volume (cubic feet per second or acre-feet per annum)	Description (acres, number & type of stock, homes, etc)
Water Right and/or Adjudication Claim Number		
Irrigation		
Stock		
Domestic		
Other		
Totals		
Water Right and/or Adjudication Claim Number		
Irrigation		
Stock		
Domestic		
Other		
Totals		
Water Right and/or Adjudication Claim Number		
Irrigation		
Stock		
Domestic		
Other		
Totals		

For Snake River Basin Adjudication Claims: Please attach a Notice of Appearance completed by your attorney, if you wish IDWR to correspond with him/her for all matters related to your claims.

7. Signature(s) of New Owner(s) or Claimants(s)

Clifton Rhodehouse
Storia Rhodehouse

IT IS IMPORTANT TO FILE THIS COMPLETED FORM AT THE APPROPRIATE IDWR OFFICE, WITH PAYMENT OF THE FILING FEE AND THE OWNERSHIP DOCUMENT(S), AS REFERRED TO IN LINE 2.

For IDWR Office Use Only:

Received by BMK Date 1-20-10 Receipt Amt. \$100.00
 Receipted by BMK Date 1-20-10 Receipt No. E035557
 Processed by _____ Date _____ WR _____ Date _____

RECORDING REQUESTED BY
First American Title Company

AND WHEN RECORDED MAIL TO:
First American Title Company
110 N. Clark Street
Rigby, ID 83442

Instrument # 362391

RIGBY, JEFFERSON, IDAHO
2007-09-20 12:02:00 No. of Pages: 3
Recorded for: FIRST AMERICAN TITLE - RI
CHRISTINE BOULTER Fee: 9.00
Ex-Officio Recorder Deputy PMillar
Index To: WARRANTY DEED
Electronically Recorded by Simplifile

Space Above This Line for Recorder's Use Only

WARRANTY DEED

File No.: **223978-RI (dm)**

Date: **September 18, 2007**

For Value Received, **IDA-Best Hay Farms, LLC, an Idaho Limited Liability Company**, hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto **Clifton and Gloria Rhodehouse Family Trust**, hereinafter called the Grantee, whose current address is **P.O. Box 10, Menan, ID 83434**, the following described premises, situated in **Jefferson County, Idaho**, to-wit:

See Attached "Exhibit A"

SUBJECT TO all easements, right of ways, covenants, restrictions, reservations, applicable building and zoning ordinances and use regulations and restrictions of record, and payment of accruing present year taxes and assessments as agreed to by parties above.

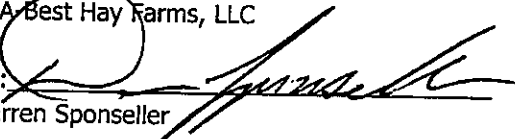
TO HAVE AND TO HOLD the said premises, with its appurtenances, unto the said Grantee, and to the Grantee's heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that the Grantor is the owner in fee simple of said premises; that said premises are free from all encumbrances except current years taxes, levies, and assessments, and except U.S. Patent reservations, restrictions, easements of record and easements visible upon the premises, and that Grantor will warrant and defend the same from all claims whatsoever.

Date: 09/18/2007

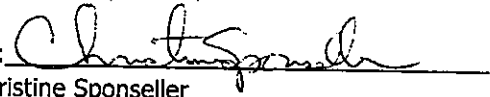
Warranty Deed
- continued

File No.: 223978-RI (dm)

IDA-Best Hay Farms, LLC

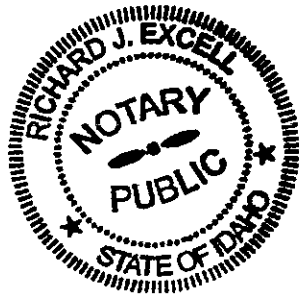
By: 
Darren Sponseller

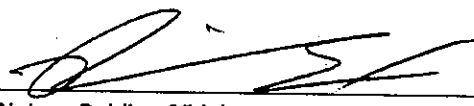
IDA-Best Hay Farms, LLC

By: 
Christine Sponseller

STATE OF Idaho)
SS.
COUNTY OF Jefferson)

On this **Nineteenth day of September, 2007**, before me, a Notary Public in and for said State, personally appeared **Darren Sponseller and Christine Sponseller**, known or identified to me to be the person whose name is subscribed to the within Instrument as one of the Managers/Members of the **IDA-Best Hay Farms, LLC**, which is known or identified to me to be the entity whose name is subscribed to the within instrument and acknowledged to me that they executed the same in said Limited Liability Company's name.




Notary Public of Idaho
Residing at: Rigby, Idaho
Commission Expires: ~~09-23-2010~~
4-11-09

Date: September 18, 2007

File No.: 223978-RI (dm)

EXHIBIT 'A'

LEGAL DESCRIPTION:

LOTS 1, 2 AND 3, BLOCK 1, LOTS 1, 2, 3, 4, 5, 6 AND 7, BLOCK 2 AND LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9 AND 10, BLOCK 3, WILLOW LAKE ESTATES, DIVISION NO. 1, JEFFERSON COUNTY, IDAHO, AS SHOWN ON THE PLAT RECORDED JULY 19, 2007, AS INSTRUMENT NO. 360480.

Reserving unto the Grantor herein the following described easement:

A Twelve (12') Foot Water Easement Situated in Jefferson County, State of Idaho, Township 4 North, Range 37 East of the Boise Meridian, Section 16, The Boundary More Particularly Described as Follows: Beginning at the Northeast Corner of Section 16, Township 4 North, Range 37 East, B.M.

Thence N89°57'21"W for a Distance of 2629.14 Feet to the North Quarter (N1/4) Corner of said Section 16;

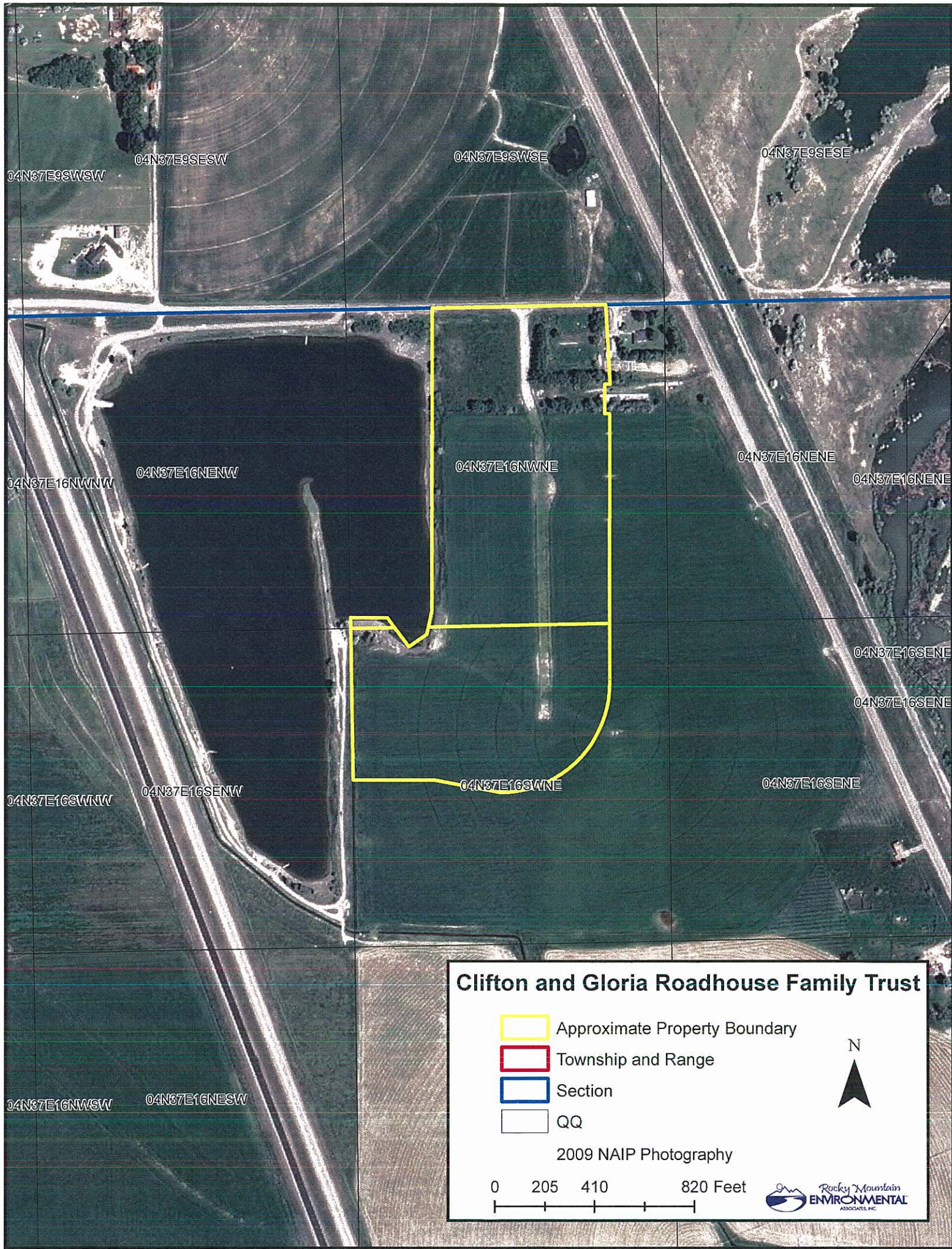
Thence S00°28'35"W along the West line of the Northeast Quarter (NE1/4) of said Section 16 for a Distance of 1280.00 Feet to the True Point of Beginning.

Thence S89°57'21"E for a Distance of 12.00 Feet;

Thence S00°28'35"W for a Distance of 680.06 Feet;

Thence N89°57'21"W for a Distance of 12.00 Feet to a point on the West line of said Northeast Quarter (NE1/4) of Section 16;

Thence N00°28'35"E along said West line for a Distance of 680.06 Feet to the True Point of Beginning.



Clifton and Gloria Roadhouse Family Trust

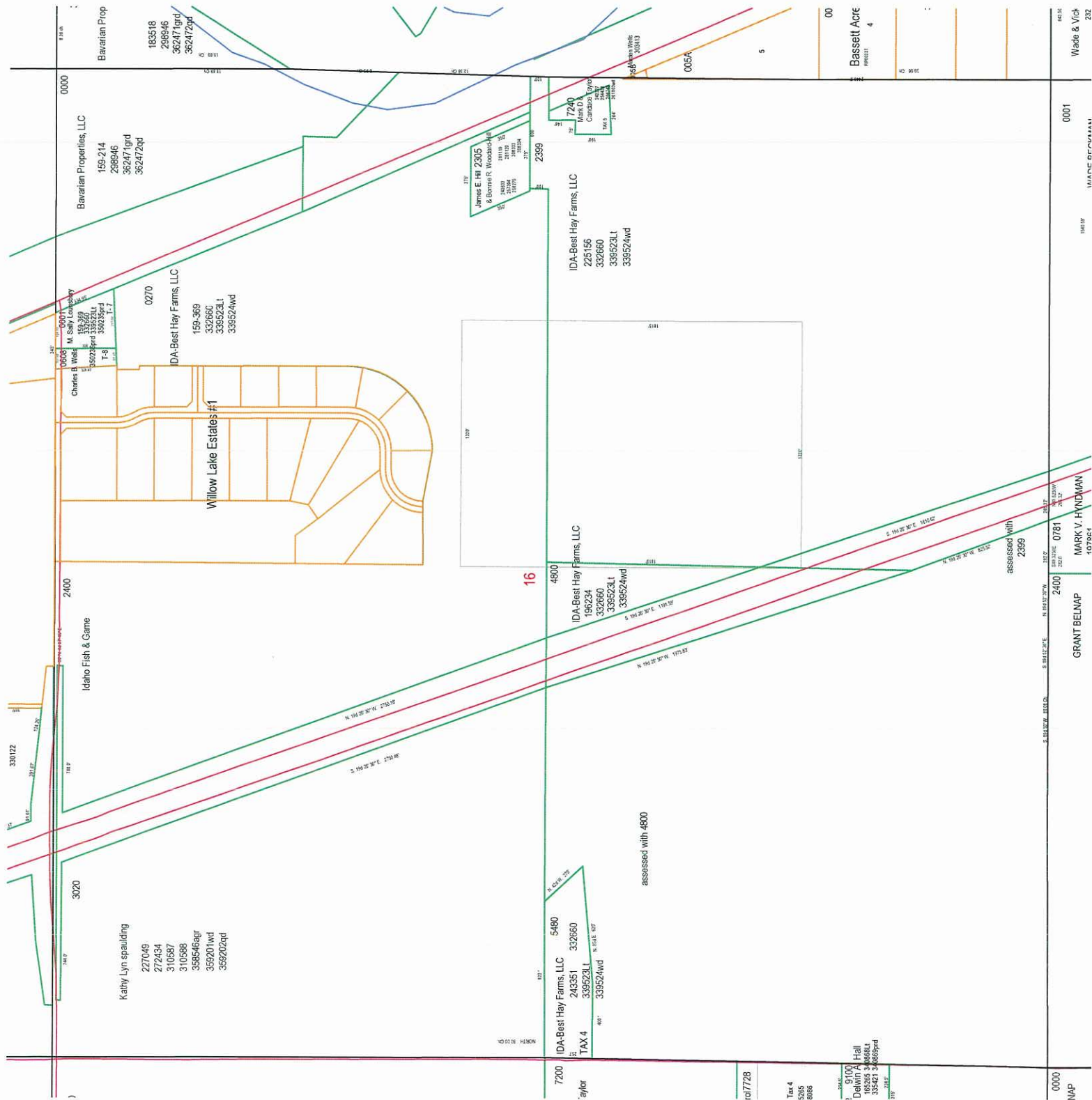
- Approximate Property Boundary
- Township and Range
- Section
- QQ



2009 NAIP Photography

0 205 410 820 Feet





Kathy Lyn Spaulding
227049
272434
310587
310588
358546agr
359201wd
359202qld

Idaho Fish & Game

Willow Lake Estates #1

IDA-Best Hay Farms, LLC

IDA-Best Hay Farms, LLC

IDA-Best Hay Farms, LLC

IDA-Best Hay Farms, LLC

IDA-Best Hay Farms, LLC
5480
243351
332660
TAX 4
339523L
339524wd

James E. Hall 2305

Mark D. Taylor

Bassett Acre

GRANT BELAP

MARK V. HYNDMAN

Wade & Vick

0000

0001

0002

0003

0004

0005

0006

0007

0008

0009

0010

0011

0012

0013

0014

0015

0016

0017

0018

0019

R

DIVISION 1
T4N-R37E-SECTION 16
360480
PG 2 of 2
S&C PRODUCTS • NEW HIRE, MINNESOTA
RENDER BY PAUL M. HARRIS

DRAWING NUMBER

E
S&C

#360480



WILLOW LAKE ESTATES

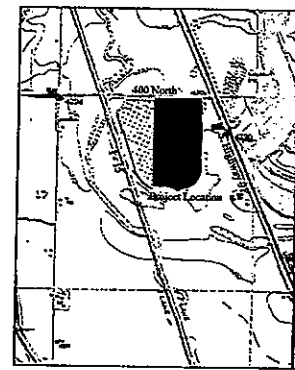
DIVISION NO. 1
JEFFERSON COUNTY, IDAHO
LOCATED IN THE NE 1/4 OF SECTION 16, T4N R37E, B.M.
(Total Area = 2628.14)
S89°57'21"E 1021.10'

Instrument # 360480
RIGBY, IDAHO, 83442
2006-01-19
Recorded by 1 THOMPSON ENGINEERING, INC.
CHRISTINE SOUTER
Deputy
Scale 1" = 100'

Fd. 1/2" Iron Rod
Inst. No. 317598

Fd. Iron Rod
Inst. No. 213750

- NOTES:
- NOTE 1: This Subdivision falls outside the 500 year Flood Plain as per FIRMA Map No. 160551C0500 B.
 - NOTE 2: This property is Zoned Agricultural 20. A clustering permit was submitted on January 3, 2006 to allow 20 Residential Single Family Lots.
 - NOTE 3: All Lots will be served by Enhanced Septic Systems.
 - NOTE 4: See Record of Survey Instrument No. 317615 for information relating to how the Basis of Bearing and the Boundary of the Subdivision was determined.
 - NOTE 5: All Lots shall access the Subdivision road and will not Front Directly onto 400 North.
 - NOTE 6: Easements will not be Minus from any one Lot and shall not be excavated over a depth of 5'.
 - NOTE 7: Temporary Turnaround Easements within the Lots will revert back to the Lot Owner when the Country Streets are Extended.
 - NOTE 8: The Lots within this Subdivision will be provided with irrigation water.

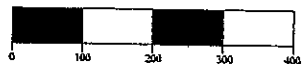


VICINITY MAP
(No Scale)

CURVE DATA				
Curve No.	Delta	Radius	Radius	Arc
C1	50°00'00"	250.00'	250.00'	120.43'
C2	30°00'00"	200.00'	200.00'	104.72'
C3	30°00'00"	170.00'	170.00'	89.91'
C4	20°00'00"	170.00'	170.00'	59.34'
C5	70°00'00"	170.00'	170.00'	207.69'
C6	90°00'00"	200.00'	200.00'	314.16'
C7	10°00'00"	250.00'	250.00'	40.14'
C8	55°00'00"	250.00'	250.00'	140.50'
C9	45°00'00"	250.00'	250.00'	180.64'
C10	90°00'00"	170.00'	170.00'	267.04'
C11	10°00'00"	450.00'	450.00'	78.54'
C12	35°00'00"	450.00'	450.00'	274.89'
C13	45°00'00"	450.00'	450.00'	353.43'

LINE DATA		
Line No.	Bearing	Distance
L1	S44°57'21"E	42.43'
L2	N45°02'39"E	42.43'

- LEGEND
- Set 5/8" X 30" Iron Rod W/Cap No. 10563
 - Set 1/2" X 30" Iron Rod W/Cap No. 10563
 - Set 1/2" X 30" Iron Rod Nails for Witness Corner
 - Adjacent Property Line
 - - - 12" Utility Easement Unless Noted Otherwise



TE THOMPSON ENGINEERING, INC.
CONSULTING ENGINEERS
RIGBY, IDAHO 83442

FINAL PLAT

LOCATED IN THE NE 1/4 OF SECTION 16, TOWNSHIP 4 NORTH, RANGE 37 EAST, JEFFERSON COUNTY, IDAHO

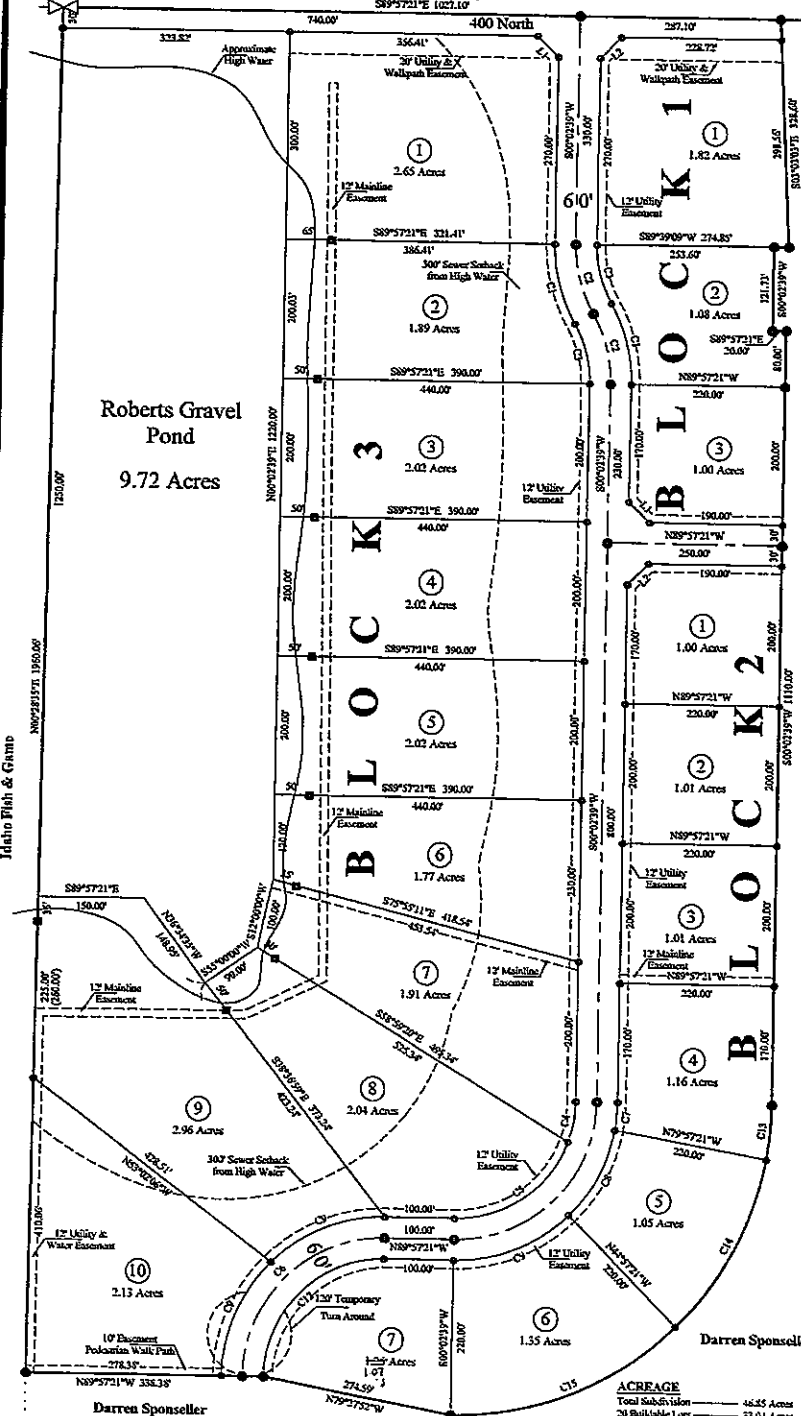
Project Name: Darren Sponseller
Job Number: 2006-01
CoGo File: SponsellerDarren2006-01
Date: December 28, 2006
Surveyor: K.L.T.

Scale
1" = 100'
Sheet
OF

ACREAGE

Total Subdivision	46.85 Acres
20 Bulkable Lots	33.04 Acres
1 Common Area Lot	9.72 Acres
Dedicated County Road	4.24 Acres
1 Iron Rod of Road	0.45 Acres

UNPLATTED



DIVISION NO. 1
JEFFERSON COUNTY, IDAHO
LOCATED IN THE NE 1/4 OF SECTION 16, T4N R37E, B1M.

#360480

Instrument # 360480
 ROY, JEFFERSON, RANG
 2007-07-13 61-22-00 NY
 Recorded for: THOMPSON ENDO
 CHRISTINE BOUTER
 ES-AMCO Recorder Deputy

[illegible]

Hereby Certify that the Salary Restrictions Required by Idaho Code Title 50, Chapter 13, have been satisfied. Salary Restrictions may be re-imposed in accordance with Idaho Code Title 50, Chapter 13, Section 50-1326, by the issuance of a Certificate of Rescission.

Raymond Keating R.E.T.S. 16 Apr 07
JAL, No. 242 Date

I, Karin L. Thompson, a Registered Professional Land Surveyor in the State of Idaho, do Herby Certify that the survey of this subdivision, designated as the **WILLOW LAKE ESTATES**, Division No. 1, Jefferson County, Idaho, was made by me or under my direction, and that said subdivision is truly and correctly situated as Required by Law and in Accordance with the Accompanying Plat.



I hereby certify that I have Examined this Substitution Plot and find it to be Correct and Acceptable as Required in Section 50-1303 of the Idaho State Code.

Deborah L. Jones
Deborah L. Jones

When rights are not protected, people are not free to express their opinions, and the government is not free to express its opinion. When rights are not protected, people are not free to express their opinions, and the government is not free to express its opinion.

Utilities shall have the right to install, maintain, and operate their equipment above and below ground and all other related facilities within the Public Utility Easements identified on this plan as may be necessary or desirable to provide utility services within and without the boundaries of the identified parcels. Nothing in this section shall be construed to limit the right of the utility to install, maintain, and operate its facilities within the identified parcels. The utility shall have the right to require removal of any obstructions including structures, trees and vegetation that may be placed within the PUE. The utility may require the lot owner to remove all structures within the PUE at the lot owner's expense. At no time may any permanent structures be placed within the PUE or any other obstruction which interferes with the use of the PUE without the prior written approval of the utilities with facilities to be placed within the PUE.

We, the Undersigned County Treasurer and County Assessor in and for the County of Jefferson, State of Idaho, having reviewed this Plat as per the Requirements of Idaho Code 56-1008, do hereby Certify that all County taxes for the Property shown and described in this Plat as being Subdivided, are Current.

Jayman Briggs REFUND 100520
 Referring Office Address Parcel Number
 Delmar Madison 4-13-207
 Referring Office Address Parcel Number

KNOWN ALL MEN BY THESE PRESENTS: That We the undersigned, as the Owners of the Tract of Land, included within the boundary Description shown hereon and have caused the same to be Placed into Books, Lots, and Streets to be hereafter known as the WILLOW LAKE ESTATES SUBDIVISION, Division No. 1, Affection County, Idaho and do do hereby dedicate to the Public all the said Lots and Right-of-Ways as shown hereon. The Easements shown hereon are not dedicated to the public but the right to use said easements are hereby personally reserved for Public Utilities, or for any other use designated on the Plan. We also Certify that the Lots shown on this Plan, will be reserved for Individual Lots.

in Witness Whereof the Undersigned Have Daily Signed this Certificate this 11th Day of April 2007.

(1995) 305-316

Society of Jefferson) ,
On this 16th Day of April, 2007, before me HEIDI MARIE THOMPSON,
Personally Appeared CHRISTINE & DARREN SPONSILLER, Known or Identified to me to be the managing member in the
limited liability company of 14000 1st Farm, LLC, and the person who subscribed said company name to the attached Owner's
petition and authorized to make the statement, and I have caused this same.

Notary Public Debra Marie Thompson
My Commission Expires on 11-16-2012

Kevin L. Thompson, P.L.S.
1115 Farnsworth Way
Rugby, ID. 83442
208 743-8771

Hereby Certify that the Forgoing Part of the WILLOW LAKE
ESTATES SUBDIVISION, Division No. 1, Jefferson County, Idaho, was
 Filed for Recording in the office of the Recorder for Jefferson County on
 this 11 day of July, 2007, at 1:25 P.M.

Instrument Number: 360420 **Quinta**
Jefferson County Recorder

The foregoing Final Plat was duly Accepted and Approved by Jefferson County, Idaho, by Resolution Adopted this 17th day of March 2007.

R. Tad. Heintz
County Criminal Justice Chairman

The foregoing Final Plat has been Approved by the Jefferson County Planning and Zoning Commission

WFO 2. Col 4 June 2. 507

THOMPSON ENGINEERING, INC.
CONSULTING ENGINEERS
PO BOX 12410 CHICAGO, IL 60612

FINAL PLAT

LOCATED IN THE NE 1/4 OF SECTION 16, TOWNSHIP 10 NORTH, RANGE 37 EAST, JEFFERSON COUNTY, IDAHO

Project Name:	Darren Sponseller	Sponsor
Job Number:	2006-01	

CoGo File:	SponsellerDarren2006-01
Date	December 28, 2006

Surveyor
Drawn By:
K.L.T.
T.S.G.
Sheet
1

#360480



WILLOW LAKE ESTATES

DIVISION NO. 1
JEFFERSON COUNTY, IDAHO

LOCATED IN THE NE 1/4 OF SECTION 16, T4N R37E, B.M.

Instrument # 360480
RIGBY, JEFFERSON, IDAHO
2007-07-29 6:22:00 No. of Pages: 1
Examined by THOMPSON ENGINEERING, INC.
CHRISTINE DOULTER
Executive Director, Deputy
Notes by: K.L.T.

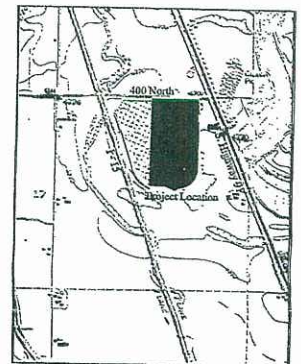
Fd. Iron Rod
Inst. No. 317593

Fd. Iron Rod
Inst. No. 213750

(Total Distance = 2693.14')
S89°57'21"E 1027.10'

N89°57'21"W
1602.04'

NOTES:
NOTE 1: This Subdivision falls outside the 500 year Flood Plain as per FIRMA Map No. 160551C0100 B.
NOTE 2: This property is Zoned Agricultural 20. A clearing permit was submitted on January 3, 2006 to allow 20 Residential Single Family Lots.
NOTE 3: All Lots will be served by Enhanced Septic Systems.
NOTE 4: See Record of Survey Instrument No. 317615 for information relating to how the Basis of Bearing and the Boundary of the Subdivision was determined.
NOTE 5: All Lots shall access the Subdivision road and will not Enter Directly onto 400 North.
NOTE 6: Firms will not be Mined from any one Lot and shall not be excavated over a depth of 3'.
NOTE 7: Temporary Turnaround Easements within the Lots will revert back to the Lot Owners when the Country Streets are Extended.
NOTE 8: The Lots within this Subdivision will be provided with irrigation water.

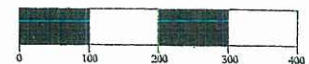


VICINITY MAP
(No Scale)

CURVE DATA			
Curve No.	Delta	Radius	Arc
C1	30°00'00"	250.00'	120.43'
C2	30°00'00"	200.00'	104.72'
C3	30°00'00"	170.00'	99.34'
C4	20°00'00"	170.00'	207.69'
C5	70°00'00"	200.00'	314.16'
C6	90°00'00"	230.00'	40.14'
C7	10°00'00"	230.00'	140.50'
C8	35°00'00"	230.00'	180.64'
C9	45°00'00"	170.00'	267.04'
C10	90°00'00"	450.00'	78.54'
C11	10°00'00"	450.00'	274.89'
C12	45°00'00"	450.00'	353.43'

LINE DATA		
Line No.	Bearing	Distance
L1	S44°57'21"E	42.43'
L2	N45°02'39"E	42.43'

- LEGEND
- Set 5/8" X 30" Iron Rod W/Cap No. 10563
 - Set 1/2" X 30" Iron Rod W/Cap No. 10563
 - Set 1/2" X 30" Iron Rod Online for Witness Corner
 - Adjacent Property Line
 - 12" Utility Easement Unless Noted Otherwise



TE THOMPSON ENGINEERING, INC.
CONSULTING ENGINEERS
RIGBY, IDAHO 83442

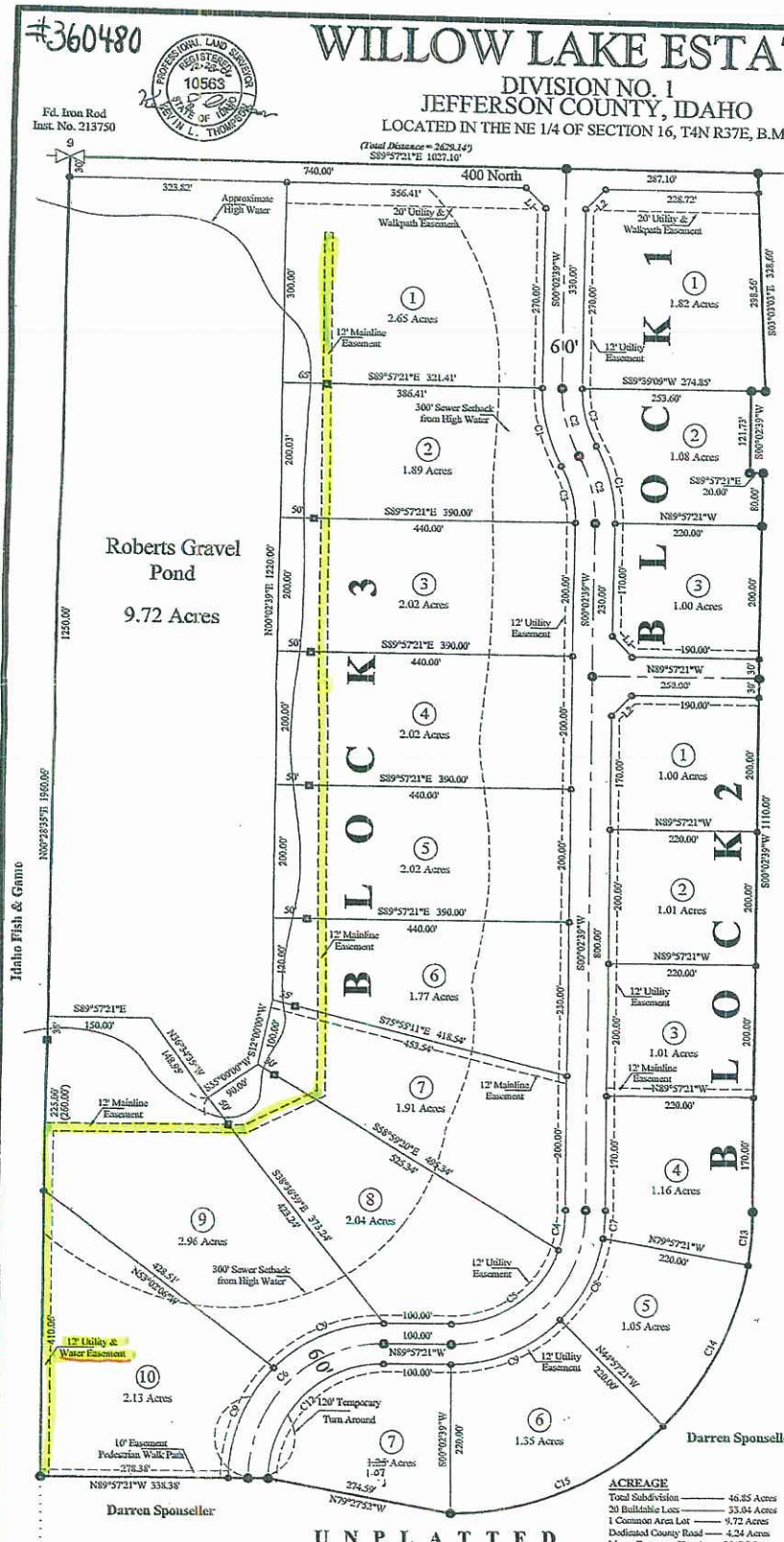
FINAL PLAT

LOCATED IN THE NE 1/4 OF SECTION 16, TOWNSHIP 4 NORTH, RANGE 37 EAST, JEFFERSON COUNTY, IDAHO

Project Name: Darren Sponseller
Job Number: 2006-01
CoGo File: SponsellerDarren2006-01
Date: December 28, 2006
Surveyor: K.L.T.

Scale
1" = 100'

Sheet Of



ACREAGE
Total Subdivision — 46.85 Acres
20 Buildable Lots — 33.84 Acres
1 Common Area Lot — 9.72 Acres
Dedicated County Road — 4.24 Acres
Unclear Features of Road — 2.47 Acres

UNPLATTED

UNPLATTED

Darren Sponseller

Darren Sponseller

Date	December 28, 2006	She
Surveyor	K.L.T.	1
Drawn By:	T.S.G.	