

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 in 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 35-2382		✓			
WR 35-7541		✓			
WR 35-2142		✓			
WR 35-13059		✓			

RECEIVED

DEC 29 2009

Department of Water Resources
 Eastern Region

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 claim(s) in question, **WITH ATTACHED LEGAL DESCRIPTION**.
 - C. Either of the following (if necessary to clarify division 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) (these 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)

JOHN M. Ritchie **SUPPORT DATA**
 KAYE Ritchie **ON FILE # 35-2142**
 377 West 150 North
 BLACKFOOT, ID 83221

4. New Owner/Claimant(s)

MORGAN ENTERPRISES, LLC

Name Connector (Check one): ☐ and, ☐ or, ☐ and/or

New Mailing Address

762 WEST HWY 39

City, State and ZIP Code

BLACKFOOT, ID. 83221

New Telephone Number

208.684-3060 Email: Centennial
 221-9700 @onewest.net

5. Date you acquired the property _____

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 and type of stock, homes, etc)
Water Right and/or Adjudication Claim Number <u>35-2382</u>		
Irrigation	<u>0.43 CFS</u>	<u>40.3 ac.</u>
Stock		
Domestic		
Other		
Totals		
Water Right and/or Adjudication Claim Number <u>35-7541</u>		
Irrigation	<u>0.95 CFS</u>	<u>72.8 AC.</u>
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 Claimant(s) _____

(title if applicable)

(title if applicable)

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 BMIL
 Received by BMIL
 Processed by _____ AJ

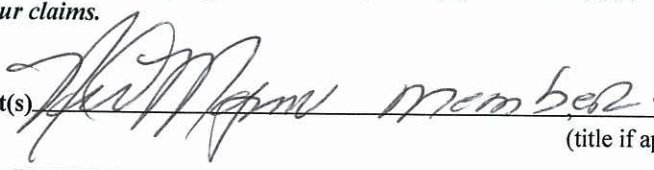
Date 12/29/2009
 Date 12/29/2009
 Date _____

Receipt Amt. \$400
 Receipt No. E035520
 WR _____ Date _____

5. Date you acquired the property _____
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 and type of stock, homes, etc)
Water Right and/or Adjudication Claim Number <u>35-2142</u>		
Irrigation	<u>0.46 CFS</u>	<u>29.5 ac.</u>
Stock		
Domestic		
Other		
Totals		
Water Right and/or Adjudication Claim Number <u>35-13059</u>		
Irrigation	<u>0.13 CFS</u>	<u>11.5 ac.</u>
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 Claimant(s)** 
 (title if applicable) _____
 (title if applicable) _____

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.

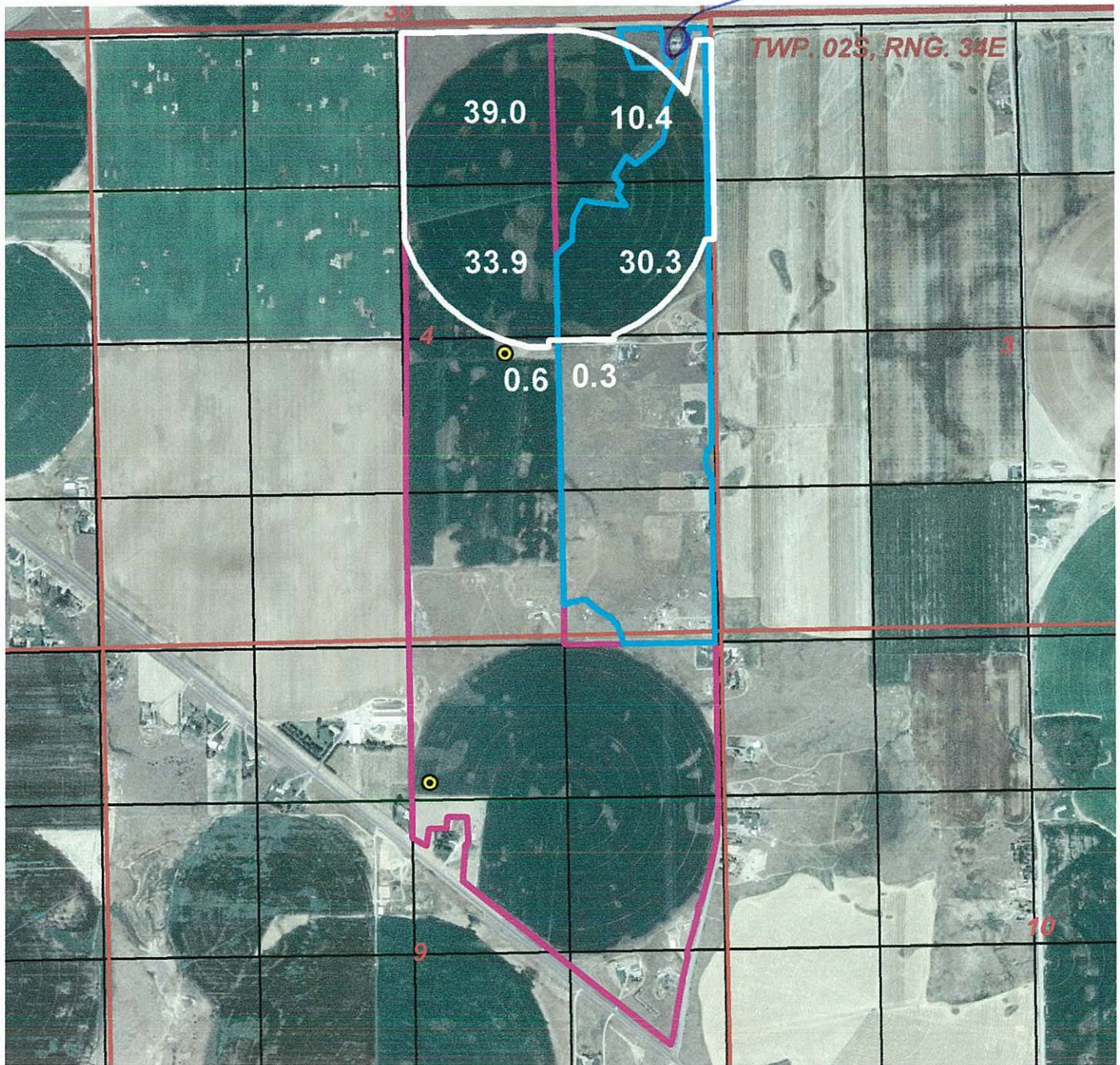
For IDWR Office Use Only:

Received by _____	Date _____	Receipt Amt. _____
Received by _____	Date _____	Receipt No. _____
Processed by _____ AJ	Date _____	WR _____ Date _____

EXHIBIT A

John & Kaye Ritchie - Morgan Enterprises, LLC
Land & Water Right Purchase / Sell Agreement
(TWP. 2S, RNG. 34E, Sections 4 & 9)

well



0.25 0 0.25 0.5 Miles

2006 NAIP Aerial Photo

Existing Wells

(White) Land & Water Right Purchase Area

Existing Place of Use (35-2382, 35-7541)

Existing Place of Use (35-2142, 35-13059)

PLSS Township Boundaries
PLSS Section Lines
40's



East Half Water Rights

WATER RIGHT SPLIT: John & Kaye Ritchie --> Morgan Enterprises, LLC
 Located Within TWP. 02S, RNG. 34E, Section 4

				John & Kaye Ritchie EAST HALF (Rights As Recorded)		Water Right POU Purchase (by 40-acre tract)
Water Right #				35-2142	35-13059	
Source				GW	GW	
Status				Decreed	Decreed	
Priority				5/11/1949	4/1/1966	
Diversion [cfs]				1.40	0.39	
Acres				90	35	
Combined Diversion LIMIT				1.40		
Combined Acre LIMIT				125		
Combined Volume LIMIT				500		
TWP	RNG	Sec.	QQ			
2S	34E	4	NENE	14.00	14.00	
				SENE	36.00	
				NESE	39.00	
				SESE	36.00	
TOTAL:				125.0	125.0	

-10.40
-30.30
-0.30

-41

				Water Rights Appurtenant to Land Purchased by Morgan Enterprises, LLC	
Water Right #				35-2142	35-13059
Source				GW	GW
Status				Decreed	Decreed
Priority				5/11/1949	4/1/1966
Diversion [cfs]				0.46	0.13
Acres				29.5	11.5
Combined Diversion LIMIT				0.46	
Combined Acre LIMIT				41.0	
Combined Volume LIMIT				164.0	
TWP	RNG	Sec.	QQ		
2S	34E	4	NENE	10.4	10.4
			SENE	30.3	30.3
			NESE	0.3	0.3
			SESE		
TOTAL:				41.0	41.0

John & Kaye Ritchie EAST HALF Remaining Water Rights	
35-2142	35-13059
GW	GW
Decreed	Decreed
5/11/1949	4/1/1966
0.94	0.26
60.5	23.5
0.94	
84.0	
336.0	
3.6	3.6
5.7	5.7
38.7	38.7
36.0	36.0
84.0	
84.0	

West Half Water Rights

WATER RIGHT SPLIT: John & Kaye Ritchie --> Morgan Enterprises, LLC

Located Within TWP. 02S, RNG. 34E, Section 4 & 9

				John & Kaye Ritchie WEST HALF (Rights As Recorded)	
Water Right #				35-2382	35-7541
Source				GW	GW
Status				Decreed	Decreed
Priority				7/13/1954	11/2/1975
Diversion [cfs]				1.82	4.00
Acres				170	307
Combined Diversion LIMIT				5.19	
Combined Acre LIMIT				310	
Combined Volume LIMIT				1240	
TWP	RNG	Sec.	QQ		
2S	34E	4	NWNE	39	39
			SWNE	39	39
			NWSE	40	40
			SWSE	40	40
2S	34E	9	NENE	40	40
			NWNE	40	40
			SWNE	24	24
			SENE	36	36
			NESE	11	11
			NWSE	1	1

TOTAL:	310.0	310.0
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**Water Right POU
Purchase (by 40-acre
tract)**

-39
-33.9
-0.6

-73.5

				Water Rights Appurtenant to Land Purchase by Morgan Enterprises, LLC	
Water Right #				35-2382	35-7541
Source				GW	GW
Status				Decreed	Decreed
Priority				7/13/1954	11/2/1975
Diversion [cfs]				0.43	0.95
Acres				40.3	72.8
Combined Diversion LIMIT				1.23	
Combined Acre LIMIT				73.5	
Combined Volume LIMIT				294.0	
TWP	RNG	Sec.	QQ		
2S	34E	4	NWNE	39.0	39.0
			SWNE	33.9	33.9
			NWSE	0.6	0.6
			SWSE		
2S	34E	9	NENE		
			NWNE		
			SWNE		
			SENE		
			NESE		
			NWSE		

TOTAL:	73.5	73.5
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John & Kaye Ritchie WEST HALF Remaining Water Rights	
35-2382	35-7541
GW	GW
Decreed	Decreed
7/13/1954	11/2/1975
1.39	3.05
129.7	234.2
3.96	
236.5	
946.0	
0.0	0.0
5.1	5.1
39.4	39.4
40.0	40.0
40.0	40.0
40.0	40.0
24.0	24.0
36.0	36.0
11.0	11.0
1.0	1.0

236.5	236.5
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RECORDING REQUESTED BY
First American Title Company

AND WHEN RECORDED MAIL TO:
First American Title Company
168 West Pacific/P.O. Box 868
Blackfoot, ID 83221

Instrument # 599854
BINGHAM COUNTY, IDAHO
10-15-2008 04:19:00 PM No. of Pages: 3
Recorded for: FIRST AMERICAN TITLE - BL
SARA J. STAUB Fee: 9.00
Ex-Officio Recorder Deputy CMiles
Index To: WARRANTY DEED
Electronically Recorded by Simplifile

Space Above This Line for Recorder's Use Only

WARRANTY DEED

File No.: **272427-B (Id)**

Date: **October 15, 2008**

For Value Received, **John M. Ritchie**, a married man dealing with his sole and separate property and **John M. Ritchie and Kaye Ritchie**, husband and wife, as their interests appear of record, hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto **Morgan Enterprises, LLC**, hereinafter called the Grantee, whose current address is **762 W Highway 39, Blackfoot, ID 83221**, the following described premises, situated in **Bingham County, Idaho**, to-wit:

PARCEL 1:

PART OF SECTION 4, TOWNSHIP 2 SOUTH, RANGE 34 EAST, BOISE MERIDIAN, BINGHAM COUNTY, IDAHO, DESCRIBED AS:
COMMENCING AT THE NE CORNER OF SECTION 4, TOWNSHIP 2 SOUTH, RANGE 34 EAST, BOISE MERIDIAN AND RUNNING THENCE S. 00°23'16" W. 106.14 FEET ALONG THE EAST LINE OF SECTION 4 TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING S. 00°23'16" W. 1724.27 FEET ALONG SAID EAST LINE; THENCE S. 90°00'00" W. 73.59 FEET ALONG THE NORTH LINE OF A PARCEL AS DESCRIBED IN BINGHAM COUNTY INSTRUMENT NUMBER 478479; THENCE ALONG SAID PARCEL THE FOLLOWING SIX (6) COURSES: (1) S. 25°00'00" W. 235.89 FEET, (2) S. 35°00'00" W. 235.89 FEET, (3) S. 45°00'00" W. 235.89 FEET, (4) S. 55°00'00" W. 235.89 FEET, (5) S. 65°00'00" W. 235.89 FEET, (6) S. 00°00'00" E. 35.42 FEET; THENCE N. 90°00'00" W. 558.56 FEET; THENCE S. 00°00'00" E. 50.28 FEET; THENCE S. 90°00'00" W. 165.82 FEET; THENCE N. 73°40'52" W. 241.74 FEET; THENCE N. 64°31'19" W. 200.00 FEET; THENCE N. 56°13'48" W. 200.00 FEET; THENCE N. 47°56'17" W. 200.00 FEET; THENCE N. 39°38'45" W. 200.00 FEET; THENCE N. 31°21'14" W. 200.00 FEET; THENCE N. 22°10'08" W. 242.96 FEET MORE OF LESS TO THE MERIDIONAL CENTERLINE OF SAID SECTION 4; THENCE N. 00°26'13" E. 1794.39 FEET ALONG SAID MERIDIONAL CENTERLINE TO THE NORTH QUARTER CORNER OF SAID SECTION 4; THENCE S. 89°36'14" E. 1451.24 FEET ALONG THE NORTH LINE OF SAID SECTION 4 TO THE NW CORNER OF A PARCEL AS DESCRIBED IN BINGHAM COUNTY INSTRUMENT NUMBER 500967; THENCE ALONG SAID PARCEL THE FOLLOWING THREE (3) COURSES; (1) THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT 1170.96 FEET (CURVE DATA: RADIUS = 1383.25 FEET, DELTA = 48°30'09", CHORD = S. 59°48'47" E. 1136.31 FEET), (2) THENCE N. 11°42'28" E. 467.48 FEET; (3) THENCE S. 89°36'43" E. 127.13 FEET TO THE EAST LINE OF SECTION 4, SAID POINT BEING THE POINT OF BEGINNING.

EXCEPT: COUNTY ROAD

PARCEL 2:

TOGETHER WITH A 50 FOOT INGRESS/EGRESS EASEMENT:

COMMENCING AT THE NE CORNER OF SECTION 4, TOWNSHIP 2 SOUTH, RANGE 34 EAST, BOISE MERIDIAN, BINGHAM COUNTY, IDAHO AND RUNNING THENCE S. 00°23'16" W. 2724.94 FEET ALONG THE EAST LINE OF SECTION 4; THENCE N. 90°00'00" W. 30.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING N. 90°00'00" W. 1404.91 FEET ALONG THE NORTH LINE OF TWO (2) PARCELS AS DESCRIBED IN BINGHAM COUNTY INSTRUMENT NUMBERS 581645 AND 494494; THENCE N. 00°00'00" W. 50.28 FEET; THENCE S. 90°00'00" E. 1405.25 FEET MORE OR LESS ALONG THE SOUTH LINE OF A PARCEL AS DESCRIBED IN BINGHAM COUNTY INSTRUMENT NUMBER 478479 TO THE WESTERLY RIGHT-OF-WAY OF A COUNTY ROAD; THENCE S. 00°23'16" W. 50.28 FEET ALONG SAID RIGHT-OF-WAY TO THE POINT OF BEGINNING.

TOGETHER with all water and water rights appurtenant to the premises, including but not limited to IDWR water right numbers 35-2382, 35-2142, 35-13059, 35-7541 and other applicable water rights. Furthermore, together with such additional water rights as agreed upon and is necessary to provide a total diversion rate of 0.02 c.f.s. per acre for each acre of the premises to be provided by Grantor to Grantee of the premises.

TOGETHER with the existing irrigation equipment.

ALSO TOGETHER with any current Bingham County building/divisional rights.

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.

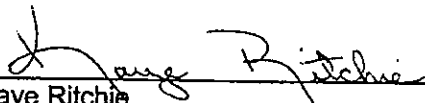
Date: 10/14/2008

Warranty Deed
- continued

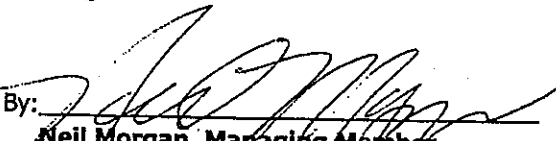
File No.: 272427-B (Id)



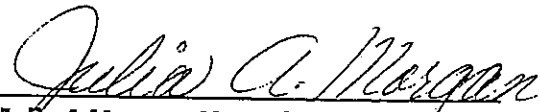
John M. Ritchie



Kaye Ritchie

By: 

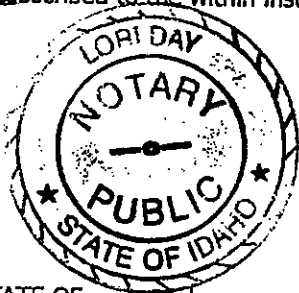
Neil Morgan, Managing Member

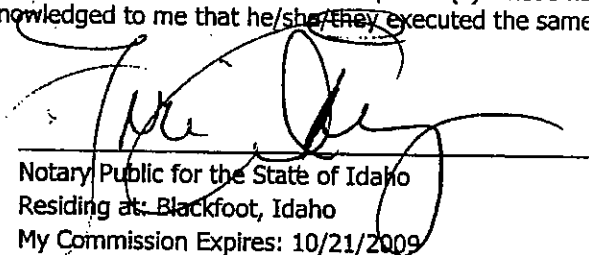
By: 

Julia A Morgan, Managing Member

STATE OF Idaho)
SS.
COUNTY OF Bingham)

On this **Fifteenth day of October, 2008**, before me, a Notary Public in and for said State, personally appeared **John M. Ritchie and Kaye Ritchie**, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same.

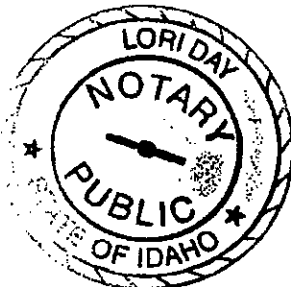


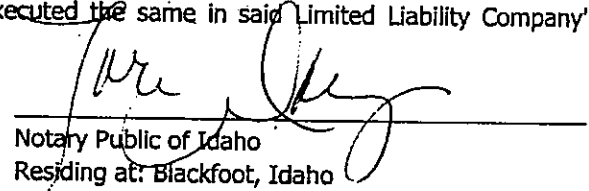


Notary Public for the State of Idaho
Residing at: Blackfoot, Idaho
My Commission Expires: 10/21/2009

STATE OF Idaho)
SS.
COUNTY OF Bingham)

On this **Fifteenth day of October, 2008**, before me, a Notary Public in and for said State, personally appeared **Neil Morgan and Julia A Morgan**, 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 **Morgan Enterprises, 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: Blackfoot, Idaho
Commission Expires: 10/21/2009