

DE ✓

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

RECEIVED
OCT 10 2009
DEPT. OF WATER RESOURCES
SOUTHERN REGION

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)
47-8122		-			
47-8123		-			

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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)

Lorraine Arms & A&A Broadcasting Inc
5042 Lakemidge Terrace E
Reno, NV 89509

4. New Owner/Claimant(s)

J Don Sessions & Nedra Sessions

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

New Mailing Address

2390 Hwy 93

City, State and ZIP Code

Twin Falls, ID 83301

New Telephone Number

(208) 655-4449
home

Email:

SUPPORT DATA
IN FILE # 47-8122

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 _____		
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 Claimant(s)

J. Don Sessions

 (title if applicable)
Melba J. Sessions

 (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 *gd*
 Received by *gd*
 Processed by _____ AJ

Date 10-1-09
 Date 10-1-09
 Date _____

Receipt Amt. \$50.00
 Receipt No. 5031124
 WR _____ Date _____

BILL OF SALE

KNOW ALL MEN BY THESE PRESENTS, that on this 18th of March, 2003, Lorraine Arms and A & A Broadcasting, Inc., of Twin Falls, County of Twin Falls, State of ID the party of the first part, for and in valuable consideration, to it in hand paid by J. Don Sessions and Nedra Sessions, the party of the second part, the receipt whereof is hereby acknowledged, does by these presents, grant, bargain, sell and convey unto said party of the second part, its heirs and assigns, the following property:

SEE ATTACHED LIST.

To Have and to Hold, the same unto the said party of the second part, its heirs and assigns forever; and the said party of the first part hereby covenants that it is the lawful owner of said property, have good right, full power and lawful authority to convey the same, and that it will defend the title thereto against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said party of the first part has hereunto set its hand the day and year first above written.

Lorraine Arms by William W. Walker POA
Lorraine Arms by William W. Walker her attorney in fact

A & A Broadcasting, Inc.

BY: William W. Walker
William W. Walker

Western Heritage Park
2390 HWY 93
Hollister, Idaho 83301

QTY. ITEM

1	Wyott Hot Dog Cooker
1	Esquire Chicken Rottissire Roaster
1	Instant Burger Burger Machine
1	QNC Quick 'n' Crispy Fryer
1	Otis Cookie Oven
1	Red Baron Pizza Oven
1	Montgomery Ward Microwave Oven
1	Gehl's Cheese Sauce Machine
1	Stainless Steel Triple Sink
6	Tables
22	Chairs
4	15 ft. Display racks & shelving
2	Desks
3	Office Chairs
1	Drop Safe
2	File Cabinets
1	Walk-in Double Door Display Cooler
1	Walk-in Beer/Wine Cooler
1	Cash register
1	Veeder Root System
1	Ice Machine
1	Walk-in Freezer
1	Craftsman Power Vac
2	Rheem Hot Water Heaters
1	Step ladder
1	5 door display freezer
	Display Cases (c-store)
	Display Cases (Museum Bldg.)
	Close Circuit Security System (museum bldg.)
	Ceiling tile inventory
	Store inventory (paper, cups, etc.)

Order No.: TF34130

BORROWER'S STATEMENT

Borrower: J. Dor Sessions and Nedra Sessions
Seller: Lone Arms and A & A Broadcasting, Inc.
Settlement Agent: First American Title Company
(208)734-2905
Place of Settlement: 280 Third Ave. North
Twin Falls, ID 83301
Settlement Date: March 18, 2003
Property Location: 2390 HWY 93
Hollister, ID 83301
Twin Falls County, Idaho
Pt. WY/SW 10/13/16
Twin Falls, ID

DEBITS

Purchase Price		
Settlement or Closing Fee	First American Title Company	643.00
Recording Fees	First American Title Company	12.00
Gross Amount Due From Borrower	TOTAL DEBITS	

CREDITS

Deposit or Earnest money		5,000.00
County Taxes	01/01/03 to 03/18/03 Twin Falls County Tax Collector	1,339.23
Less Total Credits to Borrower	TOTAL CREDITS	6,339.23

BALANCE

From Borrower

APPROVED:

J. Don Sessions

Nedra Sessions

First American Title Company

Ang Bowden
Bank #

CONFIDENTIAL BUSINESS REVIEW

For

Western Heritage Park

Highway 93 South
Hollister, Idaho 83709

NOTICE

The information provide herein has been provided by the seller. Laska Company makes no representation as to its reliability. No correspondence or communication of any form to owners, stockholders, employees, or professional services firms of seller shall occur until such time that prior written permission is granted by Laska Company. Such written permission will specify the person for contact. All correspondence shall be directed to the undersigned at Laska Company.

For further information contact:

William J. Laska
Laska Company
1020 Main St., Suite 210
Boise, Idaho 83702
(208) 331-1116
FAX: 331-1117

Home



Laska Company

Confidential--Professional- Knowledgeable-- Experienced
Business for Sale

Businesses
For Sale

Investment
Banking Services

Confidentiality
Agreement

Sell Your
Business

Contact Us

Amoco Convenience Store with 38 acres for development

ASKING PRICE: \$600,000

ASSETS: \$1,500,000

TERMS: Cash

BUSINESS: This state of the art fuel facility, internal deli/restaurant and a proposed 90 unit RV park on 38 acres operated less than two years before the owner closed the doors. The store operated as an Amoco convenience store/deli with 5,000 sq. ft. built new in 1997.

Approximately 1,000 sq. ft. of the building consists of a laundry room area planned for coin operated washers and dryers, and an unfinished area planned for a men's and women's coin operated shower/restroom. On the south side of the store there is a 7,000 sq. ft. building formerly used as a museum, that is suitable for commercial use, an indoor swimming pool, or just about anything. Additionally, there is a detached 1,500 sq. ft. shop building that houses the pumphouse for the on-site well. The fueling facility has a 28'x80' lighted fuel island canopy over three fuel pumping islands/dispensers with six hoses each (18 hoses total) offering 6 fueling positions with multi-product dispensers. A total of \$1,800,000 was invested into the construction of the facility in 1997, and the original plan was to put in 90 RV spaces on the property along with the C-Store. It is located on Highway 93 south of Twin Falls, Idaho along the route from Twin Falls to Jackpot, Nevada. Thousands of cars, trucks, and RV's pass by daily. Jackpot turns many RV's away almost daily because of no vacancy, making this location prime for the addition of the RV park. This offering is far below original cost and value. A rare opportunity.

SALES: N/A

CASH FLOW: N/A

REASON FOR SALE: Liquidation

MAJOR CUSTOMERS: Cars, trucks, and RV's along Highway 93 south of Twin Falls, Idaho

EMPLOYEES: N/A

LOCATION: 11 miles south of Twin Falls, Idaho

FACILITIES: 38 Acres, 5,000 sq. ft. store, 7,000 sq. ft. warehouse, 1,500 sq. ft. pumphouse, 2,240 sq. ft. covered fuel canopy, two 12,000 gallon fiberglass fuel tanks.



SCHEDULE C

The land referred to in this policy is situated in the State of Idaho and is described as follows: County of Twin Falls

Township 13 South, Range 16 East, Boise Meridian, Twin Falls County, Idaho

Section 10: A parcel of land located in the SW $\frac{1}{4}$ more particularly described as follows:

Commencing at the West quarter corner of said Section 10;
Thence South 89°21'23" East along the North boundary of the SW $\frac{1}{4}$ for a distance of 40.00 feet to a point on the Easterly right of way line of State Highway 93 and being the TRUE POINT OF BEGINNING;
Thence South 89°21'23" East along the North boundary of the SW $\frac{1}{4}$ of Section 10 for a distance of 959.71 feet;
Thence South 00°02'00" East parallel with the West boundary of the NW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 10 for a distance of 1743.00 feet;
Thence North 89°21'23" West parallel with the North boundary of the NW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 10 for a distance of 959.71 feet to a point on the Easterly right of way of State Highway 93;
Thence North 00°02'00" West along the Easterly right of way line of State Highway U.S. 93 for a distance of 1743.00 feet to the TRUE POINT OF BEGINNING.

SUBJECT TO: Twin Falls County Highway Right of Way

SUBJECT TO:

An easement for ingress and egress along the West 25 feet and the South 25 feet of a parcel of land more particularly described as follows:

Township 13 South, Range 16 East, Boise Meridian, Twin Falls County, Idaho

Section 10: A parcel of land located in the SW $\frac{1}{4}$, more particularly described as follows:

Commencing at the West quarter corner of said Section 10;
Thence South 89°21'23" East along the North boundary of the SW $\frac{1}{4}$ for a distance of 40.00 feet to a point on the Easterly right of way line of State Highway 93 and being the TRUE POINT OF BEGINNING;
Thence South 89°21'23" East along the North boundary of the SW $\frac{1}{4}$ of Section 10 for a distance of 959.71 feet;
Thence South 00°02'00" East parallel with the West boundary of the SW $\frac{1}{4}$ of Section 10 for a distance of 1452.50 feet;
Thence North 89°21'23" West for a distance of 300.00 feet;
Thence South 00°02'00" East for a distance of 290.50 feet;
Thence North 89°21'23" West parallel with the North boundary of the SW $\frac{1}{4}$ of Section 10 for a distance of 659.71 feet to a point on the Easterly right of way of State Highway 93;
Thence North 00°02'00" West along the Easterly right of way line of State Highway 93 for a distance of 1743.00 feet to THE TRUE POINT OF BEGINNING.

(Continued)



EXCEPT

Township 13 South, Range 16 East, Boise Meridian, Twin Falls
County, Idaho

Section 10: A parcel of land located in the SW¼, more particularly
described as follows:

Commencing at the West quarter corner of said Section 10;
Thence South 89°21'23" East, along the North boundary of the SW¼
for a distance of 40.00 feet to a point on the Easterly right of
way line of State Highway 93;
Thence South 00°02'00" East along the Easterly right of way line of
State Highway 93 for a distance of 1743.00 feet;
Thence South 89°21'23" East for a distance of 659.71 feet to the
TRUE POINT OF BEGINNING;;
Thence South 89°21'23" East for a distance of 300.00 feet;
Thence North 00°02'00" West for a distance of 290.50 feet;
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TRUE POINT OF BEGINNING.

TOGETHER WITH an easement for ingress and egress along the West 25
feet and the South 25 feet of a parcel of land more particularly
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County, Idaho

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described as follows:

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Thence South 89°21'23" East along the North boundary of the SW¼ for
a distance of 40.00 feet to a point on the Easterly right of way
line of State Highway 93 and being the TRUE POINT OF BEGINNING;
Thence South 89°21'23" East along the North boundary of the SW¼ of
Section 10 for a distance of 959.71 feet;
Thence South 00°02'00" East parallel with the West boundary of the
SW¼ of Section 10 for a distance of 1452.50 feet;
Thence North 89°21'23" West for a distance of 300.00 feet;
Thence South 00°02'00" East for a distance of 290.50 feet;
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SW¼ of Section 10 for a distance of 659.71 feet to a point on the
Easterly right of way of State Highway 93;
Thence North 00°02'00" West along the Easterly right of way line of
State Highway 93 for a distance of 1743.00 feet to THE TRUE POINT
OF BEGINNING.

NOTE: Assessment records indicate the address to be:

2390 Highway 93, Hollister, ID 83301

This information is outside of the insuring provisions of the policy.

WARRANTY DEED

For Value Received **Lorraine Arms**

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

J. Don Sessions and Nedra Sessions, husband and wifewhose address is: **HC 64 Box 9696, Ketchum, ID 83340**Hereinafter called the Grantee, the following described premises situated in **Twin Falls** County, Idaho, to-wit:

SEE ATTACHED LEGAL DESCRIPTION

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 their 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.

Dated: March 18, 2003

Lorraine Arms by William W Walker POA
Lorraine Arms by William W. Walker, her attorney in fact

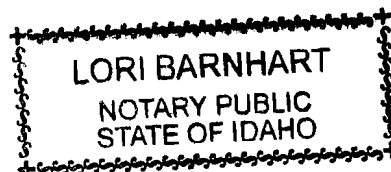
STATE OF Idaho

)ss.

COUNTY OF TWIN FALLS

On this 18th day of March, 2003, before me the undersigned, personally appeared William W. Walker, known or identified to me (or proved to me on the oath of), to be the person(s) whose name(s) is subscribed to the within instrument as the attorney in fact of Lorraine Arms, and acknowledged to me that he subscribed the name of Lorraine Arms, and his own name as attorney in fact.

Lori Barnhart
Notary Public of Idaho
Residing at: Twin Falls, Idaho
Commission Expires: 11/06/06



Twin Falls County, Idaho
Recorded for:
FIRST AMERICAN TITLE CO.
12:32pm **Mar. 18, 2003**
2003 - 006708
No. of Pages: 3 Fee: \$9.00
ROBERT S. FORT
Ex-Officio Recorder
Deputy: JA

RECEIVED

OCT 08 2009

DEPT. OF WATER RESOURCES
SOUTHERN REGION

Township 13 South, Range 16 East, Boise Meridian, Twin Falls County, Idaho

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Thence South 89°21'23" East along the North boundary of the SW¼ for a distance of 40.00 feet to a point on the Easterly right of way line of State Highway 93 and being the TRUE POINT OF BEGINNING;

Thence South 89°21'23" East along the North boundary of the SW¼ of Section 10 for a distance of 959.71 feet;
Thence South 00°02'00" East parallel with the West boundary of the NW¼SW¼ of Section 10 for a distance of 1743.00 feet;

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