

RECEIVED

JUL 22 2009

WATER RESOURCES
WESTERN REGION

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)
PD 2-2173	5-11-09		PD 57-235	12-24-02	
PD 2-2357A	"		LC 57-11666		
2-10235	"		LC 57-11667		
PD 2-10244	"		LC 57-11709		
PD 2-10332	6-9-09				
PD 2-10396	6-8-09				

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

- A. The appropriate **FILING FEE**. See instructions for fee amounts. (\$25 x 10 = \$250)
- 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) W. Duane Lemon and Margaret Lemon
21874 Wees Road
Oreana, ID 83650

4. New Owner/Claimant(s) SV Ranch, LLC
Name Connector (Check one): ☐ and, ☐ or, ☐ and/or
New Mailing Address 999 Third Ave., Suite 3000
City, State and ZIP Code Seattle, WA 98104
New Telephone Number (425) 460-2542 Email: gregv(at)pistolcreek.com

SUPPORT DATA

IN FILE #

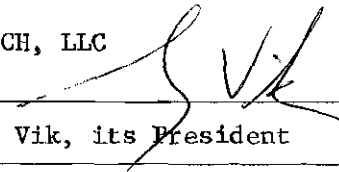
2-2173

5. Date you acquired the property July 17, 2009
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.

SV RANCH, LLC

7. Signature(s) of New Owner(s) or Claimant(s)  (title if applicable)
 By: Gregory Vik, its President (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 DB Date 7-22-09
 Received by DB Date 7-22-09
 Processed by AJ Date 7-22-09

Receipt Amt. \$250-
 Receipt No. W037716
 WR Jan Date 7-28-09

Instrument # 268706

MURPHY, OVYHEE, IDAHO
2009-07-17 02:06:18 PM No. of Pages: 9
Recorded for: ALLIANCE TITLE - CALDWELL
CHARLOTTE SHERBURN Fee: 27.00
Ex-Officio Recorder Deputy mpeterson
Index To: DEED WARRANTY
Electronically Recorded by Simplifile

WARRANTY DEED

Order No.: AT-5100823207JM

FOR VALUE RECEIVED

W. Duane Lemon and Margaret Lemon, Husband and Wife,

the grantor(s), do(es) hereby grant, bargain, sell and convey unto

SV Ranch LLC, a Washington Limited Liability Company,

whose current address is

999 3rd Avenue, Suite 3000, Seattle, WA, 98104,

the grantee(s), the following described premises, in Owyhee County, Idaho, TO WIT:

Exhibit "A" Legal Description Attached

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee(s), that (s)he is/are the owner(s) in fee simple of said premises; that they are free from all encumbrances Except: Current Year Taxes, conditions, covenants, restrictions, reservations, easements, rights and rights of way, apparent or of record, TOGETHER WITH all water rights and other entitlements to receive water for beneficial use on the real property purchased hereunder including, without limitation, all rights represented by any contract, decree, license, permit, permit application, claim or storage entitlement, and those water rights identified in the records of the Idaho Department of Water Resources ("IDWR") as 2-2173, 2-2357A, 2-10235, 2-10244, 2-10332, 2-10396, 57-235, 57-11666, 57-11667, 57-11709 and 57-7604, all ditches, ditch rights, easements and rights-of-way associated with the delivery of such water rights, and SUBJECT TO the Exceptions to Title 1 through 7, inclusive, and 36 through 64, inclusive, in Schedule B - Section II of Title Commitment No. 5100823207JM dated July 10, 2009 and revised July 15, 2009, a copy of which list of exceptions is attached hereto as Exhibit B and made a part hereof.

And that (s)he will warrant and defend the same from all lawful claims whatsoever.

Dated: July 16, 2009

W. Duane Lemon
W. Duane Lemon

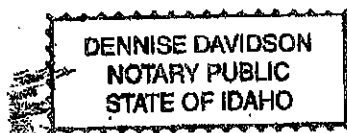
Margaret Lemon
Margaret Lemon

State of Idaho

County of Canyon

On this 17th day of July, 2009, before me, a Notary Public in and for said state, personally appeared W. Duane Lemon and Margaret Lemon, known or identified to me to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed 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.



Dennise Davidson
Notary Public for the State of Idaho
Residing at:
My Commission Expires:

DENNISE DAVIDSON
RESIDING IN MERIDIAN, IDAHO
MY COMMISSION EXPIRES ON 4/20/10

Exhibit "A"

Parcel 1:

In Township 4 South, Range 1 East, Boise Meridian, Owyhee County, Idaho

Section 1:

Lots 3 and 4, the South Half of the Northwest Quarter, The Southwest Quarter, and the West Half of the West Half of the Southeast Quarter EXCEPTING THEREFROM a portion of the West Half of the Northwest Quarter, and the Southwest Quarter that lies Westerly of a line and Northerly of said irrigation ditch, said line and ditch being more particularly described as follows:

COMMENCING at the Northwest corner of said Section 1; thence South 89°47'40" East along the North boundary of said Northwest Quarter of the Northwest Quarter, Section 1, a distance of 434.91 feet to the TRUE POINT OF BEGINNING; thence South 50°18'33" East a distance of 205.14 feet; thence South 46°15'23" East a distance of 108.41 feet; thence South 33°02'08" East a distance of 72.67 feet; thence South 20°46'08" East a distance of 95.00 feet; thence South 0°14'15" West a distance of 377.58 feet; thence South 25°11'43" West a distance of 88.00 feet; thence South 9°52'00" West a distance of 54.43 feet; thence South 21°16'02" East a distance of 77.07 feet; thence South 39°18'21" East a distance of 281.33 feet; thence South 18°37'25" East a distance of 96.39 feet; thence South 9°29'26" West a distance of 41.48 feet; thence South 31°37'45" West a distance of 113.25 feet; thence South 19°16'38" West a distance of 142.14 feet; thence South 36°22'41" West a distance of 74.77 feet; thence South 44°45'57" West a distance of 112.82 feet; thence South 30°19'46" West a distance of 52.82 feet; thence South 15°33'05" West a distance of 153.08 feet; thence South 8°29'25" East a distance of 88.15 feet; thence South 27°55'28" East a distance of 64.90 feet; thence South 53°16'26" East a distance of 116.21 feet; thence South 20°00'03" East a distance of 66.60 feet; thence South 14°56'58" West a distance of 143.75 feet; thence South 8°26'21" West a distance of 189.05 feet; thence South 26°25'53" West a distance of 133.97 feet; thence South 11°44'55" West a distance of 71.65 feet; thence South 7°28'01" East a distance of 74.74 feet; thence South 27°46'00" East a distance of 152.71 feet; thence South 44°58'50" East a distance of 95.27 feet; thence South 30°06'37" East a distance of 167.45 feet; thence South 42°30'55" East a distance of 138.78 feet; thence South 59°32'09" East a distance of 93.42 feet; thence South 32°29'34" East a distance of 53.36 feet; thence South 14°28'42" East a distance of 275.44 feet; thence South 22°46'37" East a distance of 162.18 feet; thence South 44°29'47" East a distance of 100.85 feet; thence South 31°02'08" East a distance of 151.32 feet; thence South 17°40'53" East a distance of 126.46 feet; thence South 9°14'17" West a distance of 177.88 feet; thence South 26°29'36" West a distance of 115.23 feet; thence South 16°05'10" West a distance of 105.81 feet; thence South 64°18'04" West a distance of 111.56 feet; thence North 68°53'24" West a distance of 46.89 feet; thence North 46°55'15" West a distance of 58.00 feet; thence North 40°27'42" West a distance of 102.14 feet; thence North 74°03'10" West a distance of 80.46 feet; thence South 19°25'50" West a distance of 23.75 feet to the centerline of an irrigation easement; thence South 64°16'59" West along said centerline a distance of 1,568.15 feet; thence

South 86°13'09" West along said centerline a distance of 925.84 feet; thence North 85°01'46" West along said centerline a distance of 70.00 feet, more or less, to a point on the West boundary of Southeast Quarter of the Southeast Quarter.

Parcel 2:

Section 2: Township 4 South, Range 1 East

Lots 2 and 3, the Southwest Quarter of the Northeast Quarter, the South Half of the Northwest Quarter, the Southwest Quarter, the West Half of the Southeast Quarter, and the Southeast Quarter of the Southeast Quarter, lying South of the irrigation ditch.

Parcel 3:

Section 11: Township 4 South, Range 1 East

The Northeast Quarter, the Northeast Quarter of the Northwest Quarter, and the West Half of the Southeast Quarter.

Parcel 4:

Section 12: Township 4 South, Range 1 East

The West Half of the West Half of the East Half, the Northwest Quarter, the North Half of the Southwest Quarter.

Parcel 5:

Section 12: Township 4 South, Range 1 East

South Half Southwest Quarter

Parcel 6:

Section 13: Township 4 South, Range 1 East

The West Half of the Northwest Quarter of the Northeast Quarter and the Northeast Quarter of the Northwest Quarter.

In Township 4 South, Range 1 East, Boise Meridian, Owyhee County, Idaho.

Parcel 7:

Section 13: Southwest Quarter Northwest Quarter, West Half of the Southwest Quarter

Parcel 8:

Section 14: Southeast Quarter Southeast Quarter, Township 4 South, Range 1 East

Northeast Quarter Southeast Quarter lying East of Wees Road

A portion of the South Half Southeast Quarter Northeast Quarter lying East of Wees Road described as follows:

BEGINNING at the Southwest corner of the Southeast Quarter Northeast Quarter; thence North along the West boundary of the Southeast Quarter Northeast Quarter a distance of 469 feet to a point; thence Easterly along a line that lies parallel to the South boundary line of the Southeast Quarter Northeast Quarter to a point on the section line between Sections 13 and 14; thence South along said section line a distance of approximately 469 feet to the Southeast corner of the Southeast Quarter Northeast Quarter; thence West along the South boundary line to the POINT OF BEGINNING.

Parcel 9:

Section 23: Northeast Quarter Northeast Quarter, Township 4 South, Range 1 East

Parcel 10:

Section 24: Northwest Quarter Northwest Quarter, Township 4 South, Range 1 East

Parcel 11:

Section 11: East One-Half Southeast Quarter

Parcel 12:

Section 13: Northwest Quarter Northwest Quarter

Parcel 13:

Section 14: North One-Half Northeast Quarter Northeast Quarter

In Township 4 South, Range 1 East, Boise Meridian, Owyhee County, Idaho:

Parcel 14:

Section 14: South One-Half Northeast Quarter Northeast Quarter, Northeast Quarter
Southeast Quarter lying West of Wees Road, Southeast Quarter Northeast Quarter

Less a portion of the South One-Half Southeast Quarter Northeast Quarter lying East of Wees
Road described as follows:

BEGINNING at the Southwest corner of the Southeast Quarter Northeast Quarter; thence
North along the West boundary a distance of 469 feet to a point; thence
Easterly along a line that lies parallel to the South boundary line to a point on the section line
between Sections 13 and 14; thence
South along said section line a distance of approximately 469 feet to the Southeast corner of the
Southeast Quarter Northeast Quarter; thence
West along the South boundary line to the TRUE POINT OF BEGINNING.

EXHIBIT "B"

1. Rights or claims of parties in possession not shown by the public records.
 2. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.
 3. Easements, or claims of easements, not shown by the public records.
 4. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
 5. Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the public records.
 6. Taxes or special assessments which are not shown as existing liens by the public records of any taxing authority that levies taxes or assessments on real property or by the public records. Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
 7. General Taxes for the year 2009, a Lien, but not yet due and payable.
36. Ditch, road and public utility easements as the same may exist over said premises.
37. Right of way for ditches, tunnels, telephone and distribution lines constructed by authority of the United States, as granted to the United States under the provisions of Section 58-604 Idaho Code.
Affects: Portions of Sections 1, 2, 11 and 13 and all of Section 12
38. Rights of the State of Idaho in and to that portion of said premises, if any, lying in the bed or former bed of the Castle Creek, if it is navigable.
39. Any prohibition or limitation on the use, occupancy, or improvements of the land resulting from the rights of the public, appropriators, or riparian owners to use any waters, which may now cover the land or to use any portion of the land which is now or may formerly have been covered by water.
40. Right-of-way for Irrigation Ditch, and the rights of access thereto for maintenance of said ditch.
Affects: Portions of Sections 1 and 2
41. An easement for the purpose shown below and rights incidental thereto as set forth in a document.
Granted to: Owyhee County.
Purpose: A public road.
Recorded: May 17, 1966.
Book: 59 of Deeds.
Page: 123, of Official Records.
Affects: Portion of Sections 1, 2, 11
42. An easement for the purpose shown below and rights incidental thereto as set forth in a document.
Granted to: Owyhee County.
Purpose: A public road.

Recorded: June 14, 1966.
Book: 59 of Deeds.
Page: 147, of Official Records.
Affects: Portions of Sections 1 and 2

43. An easement for the purpose shown below and rights incidental thereto as set forth in document:
Granted to: Idaho Power Company, a corporation.
Purpose: Public Utilities.
Recorded: August 16, 1965.
Book: 58 of Deeds.
Page: 238, of Official Records.
Affects: Portion of Section 1
44. An easement for the purpose shown below and rights incidental thereto as set forth in document:
Granted to: Idaho Power Company.
Purpose: Public Utilities.
Recorded: November 26, 1973.
Instrument No.: 138514, of Official Records.
Affects: Portion of Section 23
45. An easement for the purpose shown below and rights incidental thereto as set forth in document:
Granted to: Idaho Power Company, a corporation.
Purpose: Public Utilities.
Recorded: April 11, 1972.
Instrument No.: 131826, of Official Records.
Affects: Portion of Sections 11, 12 and 14
46. An easement for the purpose shown below and rights incidental thereto as set forth in document:
Granted to: Idaho Power Company, a corporation.
Purpose: Public Utilities.
Recorded: April 11, 1972.
Instrument No.: 131827, of Official Records.
Affects: Portion of Section 14
47. An easement for the purpose shown below and rights incidental thereto as set forth in document:
Granted to: Idaho Power Company, a corporation.
Purpose: Public Utilities.
Recorded: April 11, 1972.
Instrument No.: 131828, of Official Records.
Affects: Portion of Section 11
48. Exceptions and reservations contained in the deed from the State of Idaho
Recorded: May 19, 1972.
Instrument No.: 132195, of Official Records.
Records of: Owyhee County.

Wherein mineral rights are reserved to the state. (47-701 Idaho Code).
Affects: Portion of Section 11

49. Exceptions and reservations contained in the deed from the State of Idaho
Recorded: May 19, 1972.
Instrument No.: 132196, of Official Records.
Records of: Owyhee County.
Wherein mineral rights are reserved to the state. (47-701 Idaho Code).
Affects: Portion of Sections 1 and 2
50. Exceptions and reservations contained in the deed from the State of Idaho
Recorded: May 19, 1972.
Instrument No.: 132198, of Official Records.
Records of: Owyhee County.
Wherein mineral rights are reserved to the state. (47-701 Idaho Code).
Affects: Portion of Section 1
51. Exceptions and reservations contained in the deed from the State of Idaho
Recorded: May 19, 1972.
Instrument No.: 132199, of Official Records.
Records of: Owyhee County.
Wherein mineral rights are reserved to the state. (47-701 Idaho Code).
Affects: Portion of Section 13
52. Exceptions and reservations contained in the deed from the State of Idaho
Recorded: May 19, 1972.
Instrument No.: 132200, of Official Records.
Records of: Owyhee County.
Wherein mineral rights are reserved to the state. (47-701 Idaho Code).
Affects: Portion of Section 2
53. Exceptions and reservations contained in the deed from the State of Idaho
Recorded: May 19, 1972.
Instrument No.: 132201, of Official Records.
Records of: Owyhee County.
Wherein mineral rights are reserved to the state. (47-701 Idaho Code).
Affects: Portion of Section 12
54. Exceptions and reservations contained in the deed from the State of Idaho
Recorded: May 19, 1972.
Instrument No.: 132202, of Official Records.
Records of: Owyhee County.
Wherein mineral rights are reserved to the state. (47-701 Idaho Code).
Affects: Portion of Section 12
55. An easement for the purpose shown below and rights incidental thereto as set forth in document:
Granted to: Idaho Power Company.
Purpose: Public Utilities.
Recorded: March 27, 1974.

Instrument No.: 139547, of Official Records.
Affects: Portion of Section 23

56. An easement for the purpose shown below and rights incidental thereto as set forth in document:

Granted to: Idaho Power Company.
Purpose: Public Utilities.
Recorded: March 27, 1974.
Instrument No.: 139548, of Official Records.
Affects: Portion of Section 14

57. An easement for the purpose shown below and rights incidental thereto as set forth in document:

Granted to: Idaho Power Company.
Purpose: Public Utilities.
Recorded: March 27, 1974.
Instrument No.: 139550, of Official Records.
Affects: Portion of Section 1

58. An easement for the purpose shown below and rights incidental thereto as set forth in document:

Granted to: Idaho Power Company.
Purpose: Public Utilities.
Recorded: March 27, 1974.
Instrument No.: 139551, of Official Records.
Affects: Portion of Section 14

59. An easement for the purpose shown below and rights incidental thereto as set forth in a document:

Granted to: Owyhee County.
Purpose: Right of way for a public road.
Recorded: April 9, 1954.
Book: 45 of Deeds.
Page: 390, of Official Records.
Affects: Portion of Section 23

60. An easement for the purpose shown below and rights incidental thereto as set forth in a document:

Granted to: Raymond L. Kysar and Patsy Sue Kysar, husband and wife.
Purpose: To construct, use and maintain an irrigation water system, including such pumps, penstock and pipeline as may be necessary for the purpose of conveying water from the Snake River.
Recorded: January 22, 1975.
Instrument No.: 142913, of Official Records.
Affects: Portion of Sections 2, 11 and 14

61. An easement for the purpose shown below and rights incidental thereto as set forth in document:

Granted to: Idaho Power Company.
Purpose: Public Utilities.
Recorded: March 30, 1999.

Instrument No.: 228032, of Official Records.
Affects: Portion of Section 12

62. Terms, provisions, covenants, conditions, definitions, options, obligations and restrictions contained in an Assignment of Right of Way:
Recorded: September 13, 1999.
Instrument No.: 229839, of Official Records.

63. A Right of Way Deed/Deed Easement for the purpose shown below and rights incidental thereto as set forth in a document:
Granted to: Michael B. Ihli and Linda M. Ihli, husband and wife.
Purpose: Private Access Road.
Recorded: April 28, 2007.
Instrument No.: 256143, of Official Records.
Affects: Portion of Section 14

64. An easement for the purpose shown below and rights incidental thereto as set forth in a document:
Granted to: Michael B. Ihli and Linda M. Ihli, husband and wife.
Purpose: Private access road.
Recorded: April 28, 2006.
Instrument No.: 256144, of Official Records.
Affects: Portion of Section 13