

STATE OF IDAHO
IDAHO DEPARTMENT OF WATER RESOURCES

RECEIVED

DEC 02 2008

DEPARTMENT OF
WATER RESOURCES

NOTICE OF CHANGE OF WATER RIGHT OWNERSHIP

Please print or type. Attach pages with additional information. Instructions are on the back of this page.

WIC Incomplete forms will be returned. *WIC*

1. Water Right No(s).: 22-07753, 22-07723, 22-07678
 Adjudication Claim No(s).: same as above
2. The following REQUIRED information must be submitted with this form:
 - A. A copy of the most recent DEED, TITLE POLICY, CONTRACT OF SALE or other legal document indicating your ownership of the property and water rights or claims in question, WITH ATTACHED LEGAL DESCRIPTION.
AND
 - B. PLAT OF PROPERTY or SURVEY MAP for parcel of ten acres or less. (These are usually attached to your deed or on file with the county.)
OR
 - C. For water rights or adjudication claims involving ten or more irrigated acres, a USDA Farm Service Agency AERIAL PHOTO with irrigated acres outlined and point(s) of diversion clearly marked.
3. Name and Address of Former Owner/Claimant Charles C. Ross & Alexandra Ross
PO Box 3281 Jackson, WY 83001
4. New Owner/Claimant(s) Jeffrey R. Gladden & Karen A. Cummings
 Name Connector (Check one): ☒ and, ☐ or, ☐ and/or
 New Mailing Address 1804 Millstream Ct
 City, State and ZIP Code Westlake, TX 76262
 New Telephone Number (817) 742-2233
5. Date you acquired the property 9/1/2005
6. If you have acquired only a portion of the former owner's property, IDWR may need to split the water right(s) or adjudication claim(s). If this applies, describe in detail your portion of each water right or adjudication claim in the spaces below. If necessary, attach additional pages. NA
 Number of acres you irrigate _____ Number and type of stock _____
 Diversion rate in CFS _____ Number of homes _____ Other uses _____
 If a water right or adjudication claim is being split and you are not sure how to identify your portion of the original right or claim, please contact the nearest IDWR office for assistance.
7. Signature of New Owner or Claimant(s) [Signature] Date 11/25/08
 Date 11/26/08
 (Corporations or other organizations must submit a list of directors and/or officers demonstrating authority to sign form.)
8. For Snake River Basin Adjudication Claims: Please attach a Notice of Appearance completed by your attorney, if you wish IDWR to correspond with him or her for all matters related to your claims..

SUPPLEMENTARY

IN FILE # 22-7678

RECORDING REQUESTED BY
First American Title Company

AND WHEN RECORDED MAIL TO:
First American Title Company
81 North Main Street/P.O. Box 42
Driggs, ID 83422

170759

RECEIVED

SEP - 1 2005

TETON CO., ID
CLERK RECORDER

Instrument # 170759

DRIGGS, TETON, IDAHO

2005-09-01

03:12:21

No. of Pages: 3

Recorded for : FIRST AMERICAN TITLE CO

NOLAN G. BOYLE

Fee: 9.00

Ex-Officio Recorder Deputy

Index to. DEED. WARRANTY

Space Above This Line for Recorder's Use Only

WARRANTY DEED

File No.: **125617-T (km)**

Date: **August 05, 2005**

For Value Received, **Charles C. Ross and Alexandra A. Ross, husband and wife**, hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto **GC Teton Properties Limited Partnership, a Texas Limited Partnership**, hereinafter called the Grantee, whose current address is **6444 Mimosa Lane, Dallas, TX 75230-5137**, the following described premises, situated in **Teton County, Idaho**, to-wit:

Legal Description attached hereto as Exhibit A, and by this referenced incorporated herein.

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.

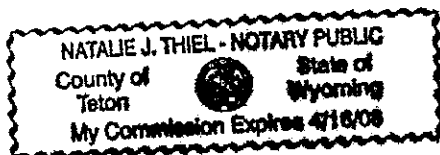
170759

File No.: 125617-T (km)


Alexandra A. Ross

By: Shauna Romrell, President

On this **day of August, 2005**, before me, a Notary Public in and for said State, personally appeared **Charles C. Ross and Alexandra A. Ross and Exchange Services**, 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.



Natalie J. O'Dell
Notary Public for the State of Wyoming
Residing at: 1535 Charles Ave. Jackson
My Commission Expires: 4-16-2008

Page 2 of 3

EXHIBIT A

The South portion of the SE1/4SW1/4, Section 32, TWP 4 North, RNG. 45 East, B.M., Teton County, Idaho, being further described as:

Commencing at the Southeast Corner of the SW1/4 of said Section 32; thence N 89 32'07" W. along the South line of the SW1/4, 1330.30 feet, to the SW Corner of the SE1/4SW1/4; thence N 0 26'19" E. along the West line of the SE1/4SW1/4, 757.20 feet; thence S 81 40'18" E. 1340.78 feet, to a point on the East line of the SW1/4; thence S 0 13'03" W. 573.77 feet along the East line of the SW1/4 to the point of beginning.

Subject to a 15' private road easement, along the Eastern property line.

Together with a 20 foot right-of-way, being the 20 feet West of the Center 1/4 lines of said Section 32 and Section 5, TWP 3 North, RNG. 45E.

Also together with a 15' utility easement being 7.50 feet on each side of the following described centerline; from the SE corner of the SW1/4 of said Section 32, thence N 00 13'03" E. 573.77 feet along the East line of said SW 1/4 to the NE Corner of Parcel as described above, and thence N 81 40'18" W. 790.00 feet along the North line of the above described Parcel to the true point of beginning; thence N 51 00'00" W. 697.71 feet to the point of ending.

170759

A. Settlement Statement First American Title Company Settlement Statement		B. Type of Loan 1-5. Loan Type Conv. Unins. 6. File Number 125617-T 7. Loan Number 8. Mortgage Insurance Case Number	
C. Note: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "(POC)" were paid outside this closing; they are shown here for informational purposes and are not included in the totals.			
D. Name of Borrower: GC Teton Properties 6444 Mimosa Lane, Dallas, TX 75230-5137			
E. Name of Seller: Charles C. Ross, Alexandra A. Ross; Exchange Services PO Box 254 Wilson, WY 83014			
F. Name of Lender: Bank of Jackson Hole P.O. Box 7000 Jackson, WY 83001			
G. Property Location: Zip: 83455 355 West 670 South, Victor, ID			
H. Settlement Agent: First American Title Company Address: 81 North Main Street/P.O. Box 42, Driggs, ID 83422		I. Settlement Date: 09/01/2005 Print Date: 09/01/2005, 2:14 PM Disbursement Date: 09/01/2005	
Place of Settlement Address: 81 North Main Street/P.O. Box 42, Driggs, ID 83422			
J. Summary of Borrower's Transaction		K. Summary of Seller's Transaction	
100. Gross Amount Due From Borrower		400. Gross Amount Due To Seller	
101. Contract Sales Price	839,000.00	401. Contract Sales Price	
102. Personal Property		402. Personal Property	
103. Settlement charges to borrower (line 1400)	4,441.00	403. Total Deposits	
104.		404.	
105.		405.	
Adjustments for items paid by seller in advance		Adjustments for items paid by seller in advance	
106. City/town taxes		406. City/town taxes	
107. County taxes		407. County taxes	
108. Assessments		408. Assessments	
109.		409.	
110.		410.	
111.		411.	
112.		412.	
113.		413.	
114.		414.	
115.		415.	
120. Gross Amount Due From Borrower	843,441.00	420. Gross Amount Due To Seller	
200. Amounts Paid By Or In Behalf of Borrower		500. Reductions In Amount Due to Seller	
201. Deposit or earnest money	182,988.59	501. Excess deposit (see instructions)	
202. Principal amount of new loan(s)	660,000.00	502. Settlement charges (line 1400)	
203. Existing loan(s) taken subject		503. Existing loan(s) taken subject	
204.		504. Payoff of first mortgage loan	
205.		505. Payoff of second mortgage loan	
206.		506.	
207.		507.	
208.		508.	
209.		509.	
Adjustments for items unpaid by seller		Adjustments for items unpaid by seller	
210. City/town taxes		510. City/town taxes	
211. County taxes 01/01/05 to 09/01/05 @\$551.32/yr	367.04	511. County taxes	
212. Assessments		512. Assessments	
213.		513.	
214.		514.	
215.		515.	
216.		516.	
217.		517.	
218.		518.	
219.		519.	
220. Total Paid By/For Borrower	843,355.63	520. Total Reduction Amount Due Seller	
300. Cash At Settlement From/To Borrower		600. Cash At Settlement To/From Seller	
301. Gross amount due from Borrower (line 120)	843,441.00	601. Gross amount due to Seller (line 420)	
302. Less amounts paid by/for Borrower (line 220)	843,355.63	602. Less reductions in amounts due to Seller (line 520)	
303. Cash (X From) () To Borrower	85.37	603.	
The HUD-1 Settlement Statement which I have prepared is a true and accurate account of this transaction. I have caused or will cause the funds to be disbursed in accordance with this statement.			
Settlement Agent:		Date:	

L. Settlement Charges		
700. Total Sales/Broker's Commission based on price \$839,000.00 @ 6.0000% = \$50340.00		
Division of Commission (line 700) as follows		
701. \$25,170.00 to Sotheby's		
702. \$25,170.00 to Sotheby's		
703. Commission paid at Settlement		
704.		
800. Items Payable in Connection with Loan		
801. Loan Origination Fee		
802. Loan Discount		
803. Appraisal Fee		
804. Credit Report		
805. Lender's Inspection Fee		
806. Mortgage Insurance Application Premium		
807. Assumption Fee		
808. Lender closing fees - Bank of Jackson Hole	4,061.00	
809.		
810.		
811.		
812.		
813.		
814.		
Supplemental Summary		
900. Items Required by Lender to be Paid in Advance		
901. Interest		
902.		
903. Hazard Insurance Premium for		
904.		
905.		
Supplemental Summary		
1000. Reserves Deposited with Lender		
1001. Hazard Insurance		
1002. Mortgage Insurance		
1003. City Property Taxes		
1004. County Property Taxes		
1005. Annual assessments		
1006.		
1007.		
1008. Aggregate Accounting Adjustment		
1100. Title Charges		
1101. Settlement or closing fee - First American Title Company	275.00	
1102. Abstract or title search		
1103. Title examination		
1104. Title Insurance Binder		
1105. Document Fee		
1106. Notary Fee		
1107. Attorney Fee		
(includes above item numbers:)		
1108. Title Insurance - See supplemental page for breakdown of individual fees and payees	75.00	
(includes above item numbers:)		
1109. *Lender's coverage \$660,000.00 Premium: \$75.00		
1110. Owner's coverage \$839,000.00 Premium: \$2,417.75		
1111.		
1112.		
1113. Reconveyance Fee-Purchase - First American Title Company		
1114.		
1115.		
1116.		
1117.		
1200. Government Recording and Transfer Charges		
1201. *Recording fees: Deed \$6.00 Mortgage \$24.00 Release \$3.00	30.00	
1202. City/county tax/stamps:		
1203. State tax/stamps:		
1204.		
1205.		
1206.		
1300. Additional Settlement Charges		
1301. Survey to		
1302. Pest Inspection to		
1303. Exchange Fee to Exchange Services, Inc.		
1304. 1031 Exchange Proceeds to Exchange Services, Inc.		
1305.		
1306.		
1307.		
1308.		
1309.		
1310.		
1311.		
1312.		
1313.		
1314.		
Supplemental Summary		
1400. Total Settlement Charges (enter on lines 103, Section J and 502, Section K)	4,441.00	