

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

DEV ✓

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)
29-11327	WR				
	OK				

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

RECEIVED

MAY 22 2008

- 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)

Sylvia Ratcliff

Cedar Hills

Pocatello, ID 83204

4. New Owner/Claimant(s)

Tracy Bixby

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

New Mailing Address

340 E. CLARK

City, State and ZIP Code

Pocatello, ID 83201

New Telephone Number

(208) 604-2492

Email: tracy@bixbyteam.com

5. Date you acquired the property

5/6/2004

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	~~None~~	~~29-11327~~
Stock		
Domestic	Well - domestic	29-11327
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)

Tracy B. Long

(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 Lisa PurnisDate 5/22/08Receipt Amt. 25.00

Received by _____

Date _____

Receipt No. E 034072

Processed by _____ AJ

Date _____

WR _____ Date _____

True N_M Line
N 89°55'31" E

13.26
18.07.17

Inst. #96011283

U.S.A.

U

with 2½ inch

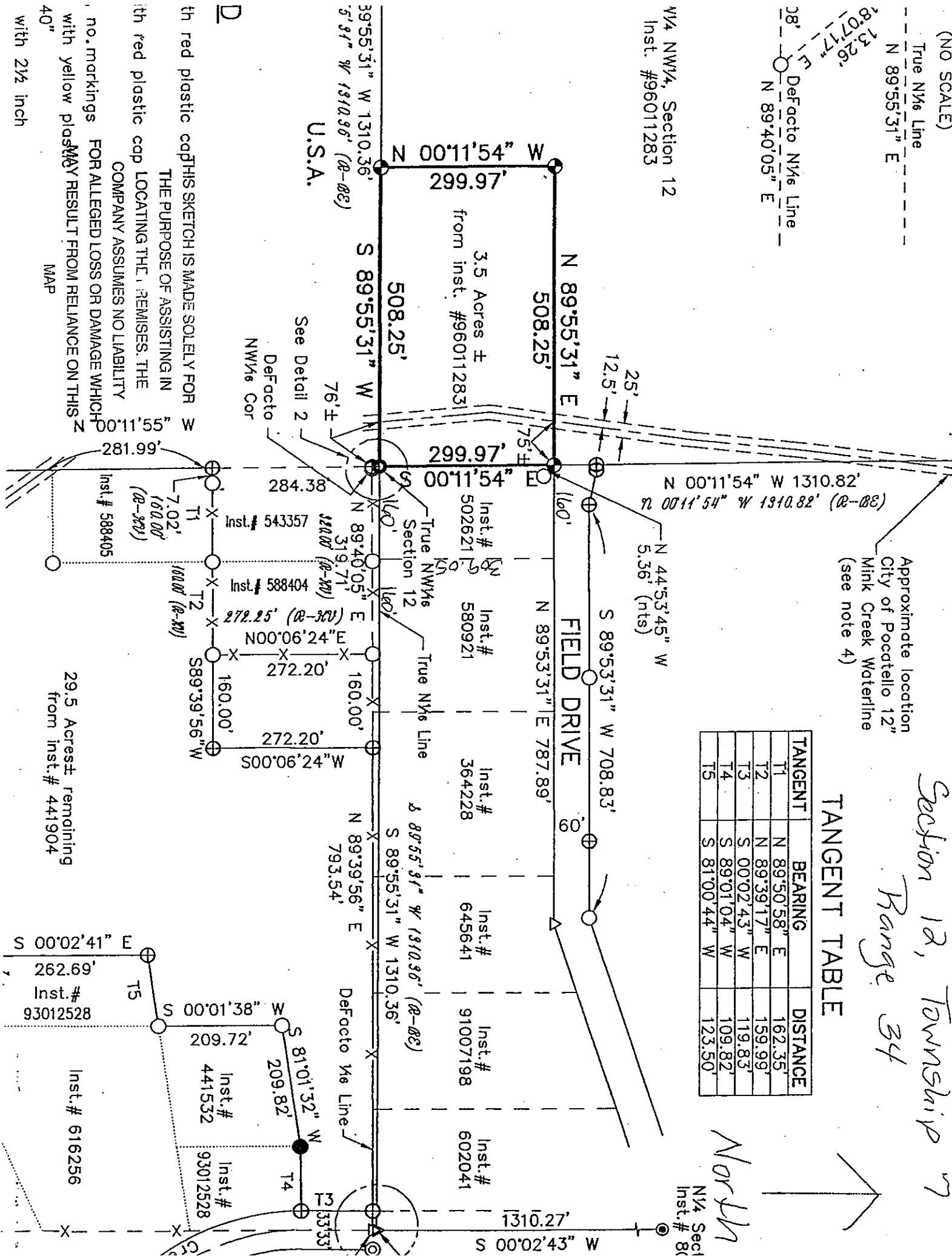
(see note 4)

TANGENT TABLE

Range 34

North

N¼ Sect
Inst.# 80



P44594 RE-RECORD TO CORRECT LEGAL DESCRIPTION
WARRANTY DEED

20409260

For Value Received SYLVIA J. RATCLIFF, a single person

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

TRACY D. BIXBY, AN UNMARRIED PERSON

whose address is: 948 EVERETT STREET, POCATELLO, ID. 83201

20409368

Hereinafter called the Grantee, the following described premises situated in Bannock County, Idaho, to-wit:

A TRACT OF LAND IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 7 SOUTH, RANGE 34 EAST, BOISE MERIDIAN, MORE PARTICULARLY DESCRIBED, AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH 1/16 LINE OF SAID SECTION 12, WHICH POINT IS 1148.42 FEET WESTERLY FROM THE NORTH 1/16 CORNER ON THE MERIDIONAL CENTERLINE OF SAID SECTION 12; THENCE S 89°45' W ALONG SAID 1/16 LINE 160.00 FEET; THENCE NORTH PARALLEL TO SAID MERIDIONAL CENTERLINE 309.05 FEET; THENCE N 89°45' E, PARALLEL TO SAID 1/16 LINE 160.00 FEET; THENCE SOUTH PARALLEL TO SAID MERIDIONAL CENTERLINE 309.05 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING,

TOGETHER WITH A TRACT OF LAND IN THE SE 1/4 NW 1/4 SECTION 12, TOWNSHIP 7 SOUTH, RANGE 34 EAST, BOISE MERIDIAN, MORE PARTICULARLY DESCRIBED, AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE SE 1/4 NW 1/4 OF SAID SECTION; THENCE SOUTH 0°07' WEST, 544.50 FEET ALONG THE WEST EDGE OF SAID SE 1/4 NW 1/4 THENCE NORTH 89°45' EAST, 160.0 FEET; THENCE NORTH 0°07' EAST, 544.50 FEET TO THE NORTH LINE OF SAID SE 1/4 NW 1/4; THENCE SOUTH 89°45' WEST, 160.0 FEET MORE OR LESS, ALONG THE NORTH LINE OF SAID SE 1/4 NW 1/4 TO THE POINT OF BEGINNING.

TOGETHER WITH A TRACT OF LAND IN THE SE 1/4 NW 1/4, SECTION 12, TOWNSHIP 7 SOUTH, RANGE 34 EAST, BOISE MERIDIAN, BANNOCK COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SE 1/4 NW 1/4, SECTION 12, TOWNSHIP 7 SOUTH, RANGE 34 EAST, BOISE MERIDIAN; THENCE N 89°45' E, 160 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING N 89°45' E, 160 FEET; THENCE S 0°07' W, 272.25 FEET; THENCE S 89°45' W, 160 FEET; THENCE N 0°07' E, 272.25 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM A TRACT OF LAND IN THE SE 1/4 NW 1/4, SECTION 12, T 7 S., R. 34 E.B.M., BANNOCK COUNTY, IDAHO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SE 1/4 NW 1/4, SECTION 12, P. 7 S. R. 34 E.B.M.; THENCE S 0°07' W ALONG THE WEST LINE OF SAID SE 1/4 NW 1/4, 272.25 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING S 0°07' W, 272.25 FEET; THENCE N 89°45' E, 160 FEET; THENCE N 0°07' E, 272.25 FEET; THENCE S 89°45' W, 160 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A STRIP OF LAND LOCATED IN THE SE 1/4 OF THE NW 1/4 OF SECTION 12, TOWNSHIP 7 SOUTH, RANGE 34 EAST, BOISE MERIDIAN, BANNOCK COUNTY, IDAHO, GENERALLY DESCRIBED AS FOLLOWS:

AN OMITTED STRIP REPRESENTING THE DIFFERENCE BETWEEN THE DEFACTO NORTH 1/16 LINE OF SAID SECTION 12; SAID DEFACTO NORTH 1/16 LINE HAVING BEEN SURVEYED BY HAMILTON AND VOELLER ENGINEERING IN 1955; AND THE TRUE NORTH 1/16 LINE OF SAID SECTION 12; SUCH TRUE LINE BEING GENERALLY NORTH OF SAID DEFACTO LINE; AND SAID STRIP BEING ADJACENT AND CONTIGUOUS TO THE PROPERTY HERIN ABOVE DESCRIBED AND GENERALLY WEST OF THE JOHNNY CREEK ROAD RIGHT-OF-WAY. ALSO:

A PARCEL OF LAND LOCATED IN THE SE 1/4 OF THE NW 1/4 OF SECTION 12, T 7 S, R 34 E, BOISE MERIDIAN, BANNOCK COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER 1/4 CORNER OF SAID SECTION 12, SAID CORNER BEING MARKED BY A FOUND CITY OF POCATELLO ALUMINUM CAP MONUMENT;
THENCE S 89°36'20" W ALONG THE LATITUDINAL CENTERLINE OF SAID SECTION 12, 1304.81 FEET TO THE WEST 1/16 CORNER ON THE LATITUDINAL CENTERLINE OF SAID SECTION 12, SAID 1/16 CORNER BEING MARKED BY A FOUND 58 INCH DIAMETER REBAR WITH A 2 INCH DIAMETER ALUMINUM CAP STAMPED "PELS 4440";
THENCE N 0°11'54" W ALONG THE WEST 1/16 LINE OF SAID SECTION 12, 1026.44 FEET TO THE NORTHWEST DEED CORNER DESCRIBED IN INST. #588405, SAID DEED CORNER BEING MARKED BY A FOUND 1/2 INCH DIAMETER REBAR WITH A YELLOW PLASTIC CAP STAMPED "PELS 4440";
THENCE N 89°30'58" E ALONG THE NORTH DEED LINE OF SAID INST. #588405, 162.35 FEET TO THE SOUTHWEST DEED CORNER OF INST #588404, SAID CORNER BEING MARKED BY A FOUND 1/2 INCH DIAMETER REBAR WITH NO

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MARKINGS:

THENCE N 89°39'17" E ALONG THE SOUTH LINE OF SAID INST. #588404, 159.99 FEET TO THE SOUTHWEST DEED CORNER OF INST. # 588404, SAID CORNER BEING MARKED BY A FOUND 1/2 INCH DIAMETER REBAR WITH NO MARKINGS, AND SAID CORNER BEING THE TRUE POINT OF BEGINNING;
THENCE N 0°08'21" E ALONG THE EAST LINE OF SAID INST. #588404, 272.20 FEET TO THE SOUTHEAST DEED CORNER OF SAID INST. #588404, SAID CORNER BEING MARKED BY A FOUND 1/2 INCH DIAMETER REBAR WITH NO MARKINGS, SAID CORNER ALSO BEING ON THE DE FACTO NORTH 1/16 LINE OF SECTION 12, AS SURVEYED BY HAMILTON AND VOELLER ENGINEERING IN 1955;
THENCE N 89°39'56" E ALONG SAID DE FACTO NORTH 1/16 LINE OF SECTION 12, 180.00 FEET TO A 1/2 INCH DIAMETER REBAR WITH A YELLOW PLASTIC CAP STAMPED "PLS 4440";
THENCE S 0°06'24" W PARALLEL WITH THE EAST LINE OF INST. #588404, 272.20 FEET TO A 1/2 INCH DIAMETER REBAR WITH A YELLOW PLASTIC CAP STAMPED "PLS 4440";
THENCE S 89°39'56" W PARALLEL WITH THE DE FACTO NORTH 1/16 LINE OF SECTION 12, 180.00 FEET TO THE TRUE POINT OF BEGINNING.

ALSO:

A PARCEL OF LAND LOCATED IN THE NW 1/4 NW 1/4 OF SECTION 12, TOWNSHIP 7 SOUTH, RANGE 34 EAST, BOISE MERIDIAN, BANNOCK COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST 1/16 CORNER OF SAID SECTION 12, SAID CORNER BEING MARKED BY A SET 5/8 INCH DIAMETER REBAR WITH A RED PLASTIC CAP STAMPED "PLS 8075"; THENCE SOUTH 89°59'31" WEST ALONG THE NORTH LINE OF SECTION 12 A DISTANCE OF 508.25 FEET TO A SET 1/2 INCH DIAMETER REBAR WITH A RED PLASTIC CAP STAMPED " PLS 8075";

THENCE NORTH 0°11'54" WEST PARALLEL WITH THE WEST 1/16 LINE OF SECTION 12 A DISTANCE OF 299.97 FEET TO A SET 1/2 INCH DIAMETER REBAR WITH A RED PLASTIC CAP STAMPED "PLS 8075"; THENCE NORTH 89°59'31" EAST PARALLEL WITH THE NORTH 1/16 LINE OF SECTION 12 A DISTANCE OF 508.25 FEET TO A POINT ON THE WEST 1/16 LINE OF SECTION 12, SAID POINT BEING MARKED BY A SET 1/2 INCH DIAMETER REBAR WITH A RED PLASTIC CAP STAMPED " PLS 8075";

THENCE SOUTH 0°11'54" EAST ALONG THE WEST 1/16 LINE OF SECTION 12 A DISTANCE OF 299.97 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

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.

Dated: 05/04/04

Sylvia J. Ratcliff
SYLVIA J. RATCLIFF

STATE OF Idaho

ss.
COUNTY OF BANNOCK

On this 5th day of May, 2004, before me TERRI J SMALL, personally appeared SYLVIA J. RATCLIFF, 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, and acknowledged to me that she executed the same.

Terry J. Small

Notary Public of Idaho
Residing at: Pocatello, Idaho
Commission Expires: 04/28/05

20409368
FIRST AMERICAN TITLE

RECORDED AT REQUEST OF

FEE 6- DEPUTY ml

2004 MAY 6 PM 4 31

OFFICIAL RECORD BK# 848
LARRY W GHAN RECORDER
BANNOCK COUNTY IDAHO

20409260
TERRI J. SMALL
NOTARY PUBLIC
STATE OF IDAHO

RECORDED AT REQUEST OF

FEE 6- DEPUTY ml

FIRST AMERICAN TITLE

2004 MAY 5 PM 3 53

OFFICIAL RECORD BK# 848
LARRY W GHAN RECORDER
BANNOCK COUNTY IDAHO

excluded
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