

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

RECEIVED
 OCT 09 2007
 Department of Water Resources
 Eastern Region

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)
Needs NCAP	Adj - 22-13434				
WR/License -	22-13582				
	OK				

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) Matthew F and Sally B Bitner
720 N 350 E, Tremonton, UT 84337

4. New Owner/Claimant(s) BC Properties LLC
 Name Connector (Check one): ☐ and, ☐ or, ☐ and/or

New Mailing Address P.O. Box 28

City, State and ZIP Code Driggs, ID 83422

New Telephone Number (208) 705-0859

5. Date you acquired the property

August 1, 2007

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)

[Signature] *Member*
 (title if applicable)
[Signature] *member*
 (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 SCDate 10-9-07Receipt Amt. \$25 -Receipted by SCDate 10-9-07Receipt No. E033473

Processed by _____ AJ

Date _____

WR _____ Date _____

RECORDING REQUESTED BY
First American Title Company

190435 AUG 8 '07 PM 4:23

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

Instrument # 190435

TETON COUNTY, IDAHO

2007-08-08 04:23:00 No. of Pages: 3

Recorded for : FIRST AMERICAN TITLE

MARY LOU HANSEN

Ex-Officio Recorder Deputy

Index to: DEED, WARRANTY

Fee: 8.00

Space Above This Line for Recorder's Use Only

WARRANTY DEED

File No.: 221010-T (tm)

Date: August 01, 2007

For Value Received, **TRACK 1:**

Matthew F. Bitner and Sally B. Bitner, husband and wife, hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto **BC Properties, LLC, an Idaho Limited Liability Company**, hereinafter called the Grantee, whose current address is **450 North 150 East, Teton, ID 83452**, the following described premises, situated in **Teton County, Idaho**, to-wit:

TRACK 1:

Parcel 8: A part of the N½ of Section 5, Township 5 North, Range 45 East, Boise Meridian, Teton County, Idaho, being further described as: From the C 1/4 corner of said Section 5, thence North 89°33'31" West 1323.96 feet along the South line of the SE1/4 NW1/4 to the SW corner of said SE1/4 NW1/4 and thence North 00°01'02" West 667.60 feet further along the West line of the SE1/4 NW1/4 to the true point of beginning; thence North 00°01'02" West 667.60 feet further along the West line of the SE1/4 NW1/4 to the NW corner of the SE1/4 NW1/4 of said Section 5; thence South 89°17'00" East 1331.19 feet to a point; thence South 00°09'41" West 662.55 feet to a point; thence North 89°30'00" West 1329.07 feet to the point of beginning.

Parcel 9: A part of the N1/2 of Section 5, Township 5 North, Range 45 East, Boise Meridian, Teton County, Idaho, being further described as: Commencing at the C 1/4 corner of said Section 5, the point of beginning, thence North 89°33'31" West 1323.96 feet along the South line of the SE1/4 NW1/4 to the SW corner of the SE1/4 NW1/4 of said Section 5; thence North 00°01'02" West 667.60 feet along the West line of the SE1/4 NW1/4 of said Section 5 to a point; thence South 89°30'00" East 1329.07 feet to a point; thence South 00°09'41" West 67.13 feet to an iron pin; thence South 00°27'01" West 599.09 feet to the point of beginning.

Together with and subject to an easement for ingress, egress and utilities across the following described easement, said easement being 60 feet wide and lying Westerly and Southerly of the following described line: Beginning at the Center 1/4 corner of Section 5, Township 5 North, Range 45 East, Boise meridian, Teton County, Idaho, the point of beginning; thence North 00°27'01" West 599.09 feet; thence North 00°09'41" West 729.68 feet; thence North 00°46'00" West 662.20 feet; thence North 01°01'26" West 861.16 feet; thence South 89°52'09" East 2644.94 feet more or less to the point of ending.

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.

Date: **08/01/2007**

Warranty Deed
- continued

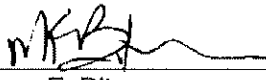
File No.: **221010-T (tm)**

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: 08/01/2007

Warranty Deed
- continued

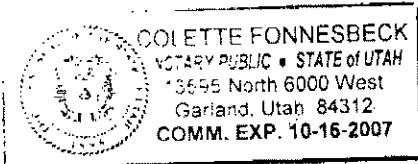
File No.: 221010-T (tm)

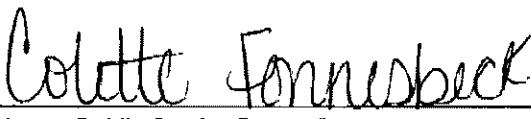

Matthew F. Bitner


Sally B. Bitner

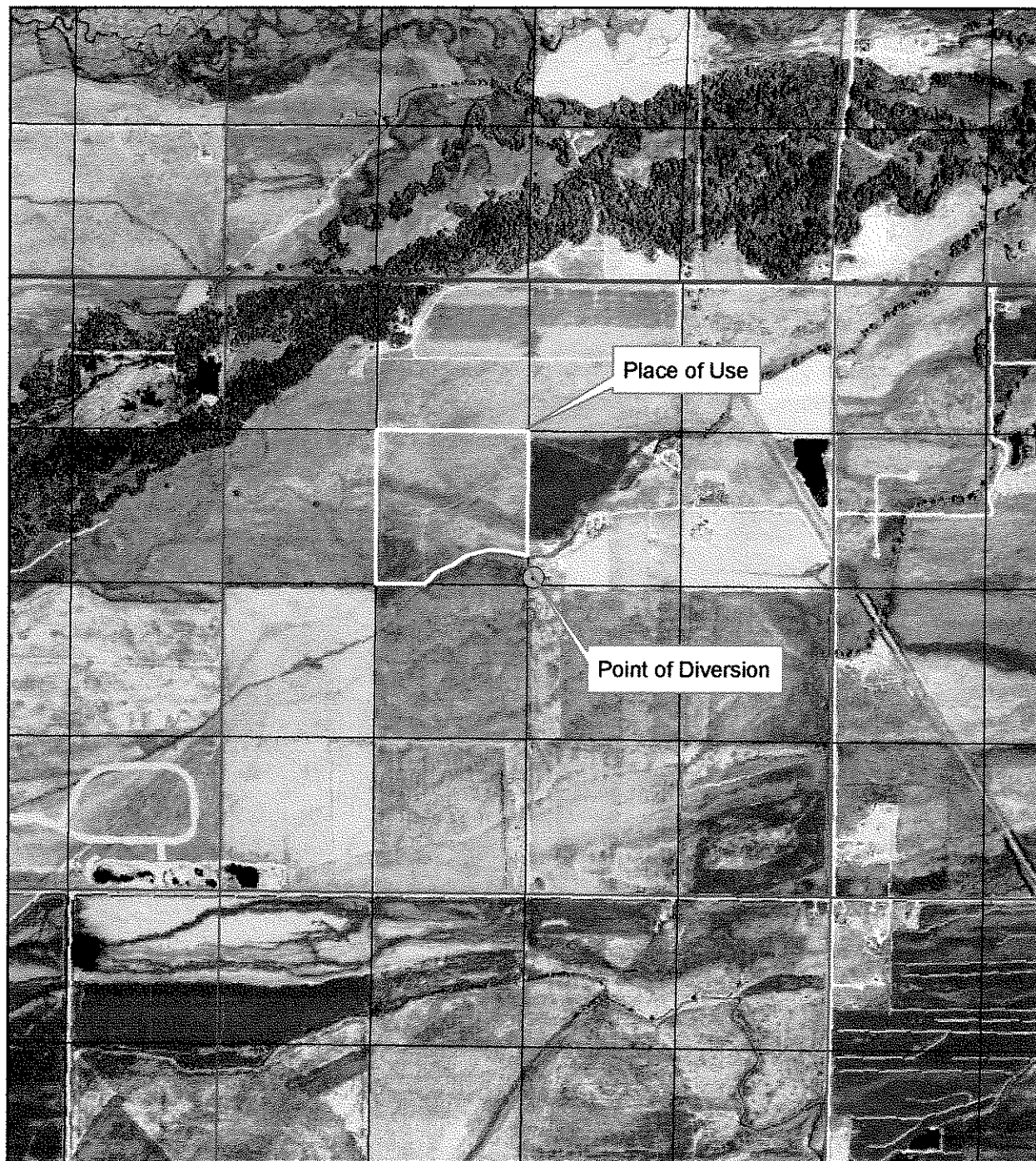
STATE OF)
SS.
COUNTY OF)

On this 6 day of August, 2007, before me, a Notary Public in and for said State, personally appeared **Matthew F. Bitner and Sally B. Bitner**, 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
Residing at: 13595 N 6000 W Garland, UT 84312
My Commission Expires: 10-16-2007

Place of Use for Water Right 22-13582



2006 NAIP Photography

0 0.125 0.25 0.5 Miles

