

No Color
Documents
In File

GC 03372

Case No. 46573SM

TitleFact, Inc.
163 Fourth Avenue North
P.O. Box 486
Twin Falls, Idaho 83303

Instrument # 194847

GOODING, GOODING, IDAHO
2002-04-16 02:28:16 No. of Pages: 4
Recorded for : LAND TITLE
HELEN EDWARDS
Ex-Officio Recorder Deputy Fee: 12.00

**** SPACE ABOVE FOR RECORDER ****

WARRANTY DEED

FOR VALUE RECEIVED PAT J. KEEGAN AND TERRY KEEGAN, husband and wife, hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto PETER REMMEN AND JAN REMMEN, husband and wife, hereinafter called Grantee, whose address is: 3555 Lakeshore Drive, Longmont CO 80503, the following described premises in Gooding County, Idaho; to-wit:

SEE ATTACHED EXHIBIT "A"

TOGETHER WITH: An undivided interest in Water Right No. 36-8377

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee and 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 they are free from all encumbrances except as described above; and that Grantor will warrant and defend the same from all lawful claims whatsoever.

Dated: April 10, 2002

Pat J. Keegan
PAT J. KEEGAN

Terry Keegan
TERRY KEEGAN

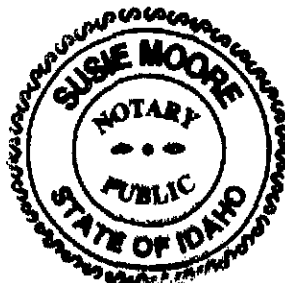
* * * * *

STATE OF IDAHO
County of Twin Falls

On this 12th day of April, 2002, before me, a Notary Public in and for said State, personally appeared Pat J. Keegan and Terry Keegan, husband and wife, known or identified to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same.

IN WITNESS WHEREOF I have hereunto set my hand and official seal the day and year first above written.

Susie Moore
Notary Public for Idaho
Residing at Twin Falls
Commission expires 11-28-2002



MICROFILMED
MAY 16 2002

EXHIBIT "A"

Parcel No. 1:

TOWNSHIP 7 SOUTH, RANGE 13, EAST OF THE BOISE MERIDIAN, GOODING COUNTY, IDAHO

Section 21: A parcel of land located in a portion of Government Lot 1 being more particularly described as follows:

Commencing at the Northeast corner of Section 21, Thence South $89^{\circ}27'11''$ West 1137.34 feet along the North boundary of Section 21 to the REAL POINT OF BEGINNING.

Thence South $06^{\circ}24'33''$ East, 194.69 feet;

Thence South $04^{\circ}01'13''$ East, 105.71 feet;

Thence South $38^{\circ}53'14''$ West, 116.42 feet;

Thence South $42^{\circ}06'57''$ West, 15.20 feet;

Thence South $89^{\circ}27'11''$ West, 235.33 feet to a point on the West boundary of Government Lot 1, Section 21 at the mean high line of the Snake River.

Thence along the West boundary of said Government Lot 1 on the mean high water line of the Snake River as follows:

North $51^{\circ}46'47''$ West, 15.21 feet;

North $51^{\circ}51'31''$ West, 67.23 feet;

North $45^{\circ}51'07''$ West, 57.16 feet;

North $33^{\circ}40'04''$ West, 82.11 feet;

North $27^{\circ}19'44''$ West, 49.98 feet;

North $53^{\circ}04'36''$ West, 60.96 feet;

North $49^{\circ}31'28''$ West, 50.03 feet;

North $30^{\circ}27'20''$ West, 73.27 feet;

North $25^{\circ}17'03''$ West, 67.94 feet to a point on the North boundary of said Section 21;

Thence North $89^{\circ}27'11''$ East, 45.07 feet along the North boundary of Section 21 to the witness corner of the Right bank meander corner;

Thence North $89^{\circ}27'11''$ East, 571.66 feet along the North boundary of Section 21 to the REAL POINT OF BEGINNING.

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CONTINUED

MAY 16 2002

Parcel No. 2:

A 30 foot in width Easement to be created for access and utility purposes over the following described centerline being more particularly described as follows:

Commencing at the Northeast corner of Section 21, Township 7 South, Range 13, East of the Boise Meridian. Thence South 89°27'11" West, 1137.34 feet along the North boundary of Section 21. Thence South 06°24'33" East, 194.69 feet, Thence South 04°01'13" East, 105.71 feet. Thence South 38°53'14" West, 71.12 feet to the REAL POINT OF BEGINNING of the centerline of said 30.00 foot wide easement;

Thence along the centerline of said easement as follows:

South 61°58'04" East, 17.37 feet;
South 89°32'54" East, 17.57 feet;
South 89°35'32" East, 16.30 feet;
North 77°25'41" East, 14.79 feet;
North 81°09'28" East, 39.15 feet;
North 86°25'43" East, 44.42 feet;
South 84°00'30" East, 48.20 feet;
South 73°40'37" East, 51.68 feet;
South 70°25'17" East, 54.59 feet;
South 74°50'51" East, 57.44 feet;
South 80°32'50" East, 112.35 feet;
South 81°22'12" East, 44.51 feet;
South 83°11'15" East, 46.28 feet;
South 82°34'10" East, 48.62 feet;
South 85°11'38" East, 50.15 feet;
South 87°46'35" East, 65.94 feet;
South 88°59'31" East, 34.71 feet;
South 88°31'44" East, 116.01 feet;
North 89°37'13" East, 30.91 feet;
North 89°16'37" East, 37.21 feet;
North 88°01'54" East, 41.15 feet;
North 89°03'59" East, 39.42 feet;
South 79°36'17" East, 15.39 feet;

MICROFILMED CONTINUED

MAY 16 2002

South 71°10'53" East, 60.28 feet;
South 63°44'49" East, 8.16 feet;
South 89°29'08" East, 31.08 feet;
North 76°18'51" East, 43.24 feet;
North 79°33'05" East, 42.70 feet;
North 88°52'48" East, 47.60 feet;
South 72°58'51" East, 47.56 feet;
South 54°58'51" East, 51.64 feet;
South 48°55'59" East, 55.07 feet;
South 48°07'50" East, 55.75 feet;
South 48°31'01" East, 54.65 feet;
South 48°19'40" East, 122.89 feet;
South 47°22'20" East, 35.39 feet;
South 47°44'08" East, 61.79 feet;
South 45°51'46" East, 127.16 feet;
South 40°29'36" East, 30.17 feet;
South 38°19'19" East, 35.23 feet;
South 30°57'21" East, 48.76 feet;
South 22°16'31" East, 52.86 feet;
South 17°29'18" East, 52.93 feet;
South 13°57'03" East, 53.16 feet;
South 10°15'34" East, 52.00 feet;
South 05°16'03" East, 54.17 feet;
South 04°03'20" East, 50.73 feet;
South 06°36'09" East, 57.15 feet to a point on the South boundary of
NW¼NW¼, Section 22 and being the ending point of the
centerline of said 30.00 wide easement.

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MAY 16 2002

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

Notice of Security Interest in a Water Right

And Request for Notification of a Change in Ownership or Any Proposed
Or Final Action to Amend, Transfer, or Otherwise Modify a Water Right

Please print or type. Attach pages with additional information. Instructions are on the back of this page.
Incomplete forms will be returned.

1. Water Right No(s): 36-8377 and 36-10485
Adjudication Claim No(s): _____
2. The following REQUIRED information must be submitted with this form:
 - A) Evidence of the security interest. This may be a copy of a DEED of TRUST, MORTGAGE, CONTRACT OF SALE or other legal document indicating your interest in the property and water rights or claims in question, WITH ATTACHED LEGAL DESCRIPTION.
 - B) A FEE of \$25.00 per water right or adjudication claim.
3. Name and Mailing Address of Person or Company holding Security Interest

FIRST FEDERAL SAVINGS BANK
PO BOX 249, TWIN FALLS, ID 83303
208-736-4427
4. Name of Water Right Owner/Claimant(s) PAT J. AND TERRY A. KEEGAN
5. Expiration Date of Notification Period 08/16/03
6. Is this a Renewal of Request for Notification? ☐ YES ☒ NO
7. Signature(s) (and title if applicable) 
ASSISTANT VICE PRESIDENT

For Office Use Only

Received by <u>J. Mann</u>	Date <u>12-17-01</u>	Fee <u>\$50.00 (315.00 paid)</u>
Received by <u>J. Mann</u>	Date <u>12-17-01</u>	Receipt No. <u>0058535</u>
Processed by <u>AJ</u>	Date _____	WR _____ Date _____

See WR 36-08377 for support documentation

MICROFILMED

JAN 09 2002

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

RECEIVED**AUG 23 2001**Department 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 division of the existing water right or adjudication claim record will be required.

Water Right No(s).	Adjudication Claim No(s).	Split	Water Right No(s).	Adjudication Claim No(s).	Split
<u>36-10485</u>	_____	_____	_____	_____	_____
<u>36-8377</u>	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____

RECEIVED**AUG 27 2001**

Department of Water Resources

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 usually attached to your deed or on file with the county).

OR

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 **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) A. L. Troutner & Paul Troutner and A. L. Troutner
707 Troutner Way, Boise, Idaho 83712
4. New Owner/Claimant(s) Pat Keegan and/or Terry Keegan
 Name Connector (Check one): ☐ and, ☐ or, ☒ and/or
- New Mailing Address 3233 Addison Avenue East
- City, State and ZIP Code Twin Falls, Idaho 83301
- New Telephone Number (208) 733-5371
5. Date you acquired the property August 17, 2001

See WR 36-8377 for support documentation

MICROFILMED**JAN 09 2002**

6. If the change in ownership affects the entire water right for each water right or adjudication claim number listed in item 1, THEN SKIP THIS ITEM AND GO TO ITEM 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 (one water right per box, you may copy this page as 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(s) will not be split, skip this area and proceed to item 7)		
Water Right and/or Adjudication Claim Number _____		
Water Use	Diversion Rate or Volume (cubic feet per second or acre-feet per annum)	Description (acres, number and type of stock, homes, etc)
Irrigation	_____	_____
Stock	_____	_____
Domestic	_____	_____
Other _____	_____	_____
Total	_____	_____

DESCRIPTION OF YOUR PORTION OF WATER RIGHT (If the right(s) will not be split, skip this area and proceed to item 7)		
Water Right and/or Adjudication Claim Number _____		
Water Use	Diversion Rate or Volume (cubic feet per second or acre-feet per annum)	Description (acres, number and type of stock, homes, etc)
Irrigation	_____	_____
Stock	_____	_____
Domestic	_____	_____
Other _____	_____	_____
Total	_____	_____

7. Signature of New Owner(s) or Claimant(s)
(include title if applicable)

Pat H. Keegan
Perry A. Keegan

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.

For Office Use Only

Received by *[Signature]*

Date *8/24/01*

Fee *50.00*

Received by *[Signature]*

Date *8/24/01*

Receipt No. *3024269*

Processed by *[Signature]*

Date _____

WR _____ Date _____

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JAN 6 9 2002

IN THE DISTRICT COURT OF THE FIFTH JUDICIAL DISTRICT OF THE
STATE OF IDAHO, IN AND FOR THE COUNTY OF TWIN FALLS

In Re SRBA)
Case No. 39576)
_____)

PARTIAL DECREE PURSUANT TO
I.R.C.P. 54(b) FOR

Water Right 36-10485

NOV 22 AM 9:12

DISTRICT COURT - SRBA
TWIN FALLS CO., IDAHO

FILED _____

NAME & ADDRESS: PAUL TROUTNER
1307 WARREN
BOISE ID 83702

A L TROUTNER
707 TROUTNER WAY
BOISE ID 83712

SOURCE: GROUNDWATER

QUANTITY: 0.04 CFS

THE QUANTITY OF WATER UNDER THIS RIGHT SHALL NOT EXCEED 13,000
GALLONS PER DAY.

PRIORITY DATE: 04/11/1984

POINT OF DIVERSION: T07S R13E S21 NENE Within GOODING County

PURPOSE AND PERIOD OF USE:	PURPOSE OF USE	PERIOD OF USE	QUANTITY
	DOMESTIC 1 HOME	01-01 12-31	0.04 CFS

PLACE OF USE: DOMESTIC Within GOODING County
T07S R13E S21 NENE

OTHER PROVISIONS NECESSARY FOR DEFINITION OR ADMINISTRATION OF THIS WATER RIGHT:

THE QUANTITY OF WATER DECREED FOR THIS WATER RIGHT IS NOT A
DETERMINATION OF HISTORICAL BENEFICIAL USE.

DATED: NOV 22 1996



DANIEL C. HURLBUTT
PRESIDING JUDGE
Snake River Basin Adjudication

MICROFILMED

MAY 22 1997

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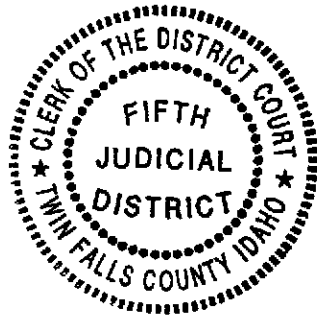
JAN 09 2002

PARTIAL DECREE PURSUANT TO I.R.C.P. 54(b)
Water Right 36-10485

PAGE 1
NOV-5-1996

RULE 54(b) CERTIFICATE

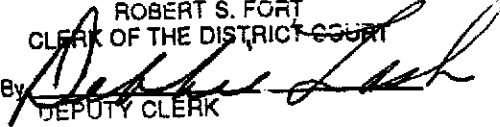
With respect to the issues determined by the above judgment or order, it is hereby CERTIFIED, in accordance with Rule 54(b), I.R.C.P., that the court has determined that there is no just reason for delay of the entry of a final judgment and that the court has and does hereby direct that the above judgment or order shall be a final judgment upon which execution may issue and an appeal may be taken as provided by the Idaho Appellate Rules.



DATED: NOV 22 1996


DANIEL C. HURLBUTT
PRESIDING JUDGE
Snake River Basin Adjudication

State of Idaho
County of Twin Falls ss.
I hereby certify the foregoing to be a full,
true and correct copy of the original on
file in the above entitled action.

ROBERT S. FORT
CLERK OF THE DISTRICT COURT
By 
DEPUTY CLERK

MICROFILMED

MAY 22 1997

MICROFILMED

JAN 09 2002



State of Idaho

DEPARTMENT OF WATER RESOURCES

1301 North Orchard Street, Boise, ID 83706 - P.O. Box 83720, Boise, ID 83720-0098
Phone: (208) 327-7900 Fax: (208) 327-7866 Web Site: www.idwr.state.id.us

April 30, 2002

DIRK KEMPTHORNE
Governor

KARL J. DREHER
Director

PETER REMMEN
JAN REMMEN
3555 LAKESHORE DR
LONGMONT CO 80503

RE: Change of Ownership for Water Right 36-10485

Dear Water Right Holder(s):

The department acknowledges receipt of correspondence changing ownership of the above referenced water right to you. The department has modified its records to reflect the change in ownership and has enclosed a computer-generated report for your records.

The enclosed copy of the Warranty Deed specifies an undivided interest in Water Right No. 36-8377. This water right was not included on the Notice of Change of Water Right Ownership form that was submitted for water right 36-10485. If you wish to proceed with an ownership change for water right 36-8377 you will need to submit an ownership change form (copy enclosed) and the appropriate filing fee.

Please note that as of July 1, 1996, water right owners are required to report any change of water right ownership and any change of mailing address of the owner of a water right to the department. Notice of the change must be provided to the department within 120 days of the change. Change reporting forms are available from any office of the department.

Please feel free to contact this office if you have any questions regarding this matter.

Sincerely,



Jeff Peppersack, Manager
Water Right Permits Section

JP:klt

Enclosures

cc: FIRST FEDERAL SAVINGS BANK
PO BOX 249
TWIN FALLS ID 83303

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MAY 16 2002

Idaho Department of Water Resources Receipt

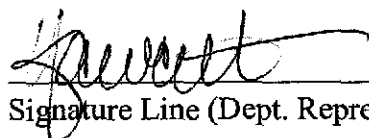
Receipt ID S024848

Payment Amount Date Received Region Status
Payment Type Check Number

Payer Comment

Fee Detail

Amount	Description	Fund	FD	PCA	SO
\$25.00	OWNERSHIP CHANGES/SECURITY INTERESTS	0229	21	64140	1155



Signature Line (Dept. Representative)

MICROFILMED
MAY 16 2002



State of Idaho

DEPARTMENT OF WATER RESOURCES

1301 North Orchard Street, Boise, ID 83706 - P.O. Box 83720, Boise, ID 83720-0098
Phone: (208) 327-7900 Fax: (208) 327-7866 Web Site: www.idwr.state.id.us

DIRK KEMPTHORNE
Governor

KARL J. DREHER
Director

December 14, 2001

PAT KEEGAN
TERRY KEEGAN
3233 ADDISON AVE E
TWIN FALLS ID 83301

RE: Change of Ownership for Water Rights 36-8377 and 36-10485

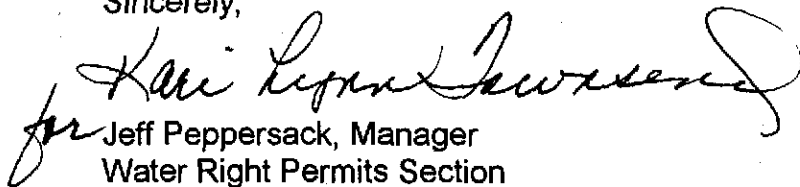
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Please note that as of July 1, 1996, water right owners are required to report any change of water right ownership and any change of mailing address of the owner of a water right to the department. Notice of the change must be provided to the department within 120 days of the change. Change reporting forms are available from any office of the department.

Please feel free to contact this office if you have any questions regarding this matter.

Sincerely,


for Jeff Peppersack, Manager
Water Right Permits Section

JP:klt

Enclosure

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JAN 09 2002