

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED

DEC 27 2024

NOTICE OF CHANGE IN WATER RIGHT OWNERSHIP

DEPT OF WATER RESOURCES
EASTERN REGION

1. List the numbers of all water rights and/or adjudication claim records to be changed. If you only acquired a portion of the water right or adjudication claim, check "Yes" in the "Split?" column. If the water right is leased to the Water Supply Bank, check "Yes". If you are not sure if the water right is leased to the Water Supply Bank, see #7 of the instructions.

Water Right/Claim No.	Split?	Leased to Water Supply Bank?	Water Right/Claim No.	Split?	Leased to Water Supply Bank?
75-10643	Yes ☐	Yes ☐		Yes ☐	Yes ☐
75-10689	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Simmons Exception Trust

Name of current water right holder/claimant

3. New Owner(s)/Claimant(s): Kevin Lee and Julie Lee

New owner(s) as listed on the conveyance document

Name connector ☒ and ☐ or

53 Lindberg Lane

Carmen

ID 83462

Mailing address

City

State Zip

208-313-3803

kmleeortho@gmail.com

Telephone

Email

4. If the water rights and/or adjudication claims were split, how did the division occur?
- ☐ The water rights or claims were divided as specifically identified in a deed, contract, or other conveyance document.
- ☐ The water rights or claims were divided proportionately based on the portion of their place(s) of use acquired by the new owner.

5. Date you acquired the water rights and/or claims listed above: 2024

6. Do you own the land identified as the water right place of use? Yes ☒ No ☐
- o If no, attach evidence that written notice of the change of water right ownership has been delivered to the landowner of record.

7. This form must be signed and submitted with the following **REQUIRED** items:

- ☐ A copy of the conveyance document – warranty deed, quitclaim deed, court decree, contract of sale, etc. The conveyance document must include a legal description of the property or description of the water right(s) if no land is conveyed.
- ☐ Plat map, survey map or aerial photograph which clearly shows the place of use and point of diversion for each water right and/or claim listed above (if necessary to clarify division of water rights or complex property descriptions).
- ☒ Filing fee (see instructions for further explanation):
- o \$25 per undivided water right.
 - o \$100 per split water right.
 - o No fee is required for pending adjudication claims.
- ☐ If water right(s) are leased to the Water Supply Bank AND there are multiple owners, a Lessor Designation form is required.
- ☐ If water right(s) are leased to the Water Supply Bank, the individual owner or designated lessor must complete, sign and submit an IRS Form W-9.

8. Signature: [Signature] Title, if applicable _____ Date 12/27/24

Signature of new owner/claimant

Kevin M. Lee

Print name

Signature: _____ Title, if applicable _____ Date _____

Signature of new owner/claimant

Print name

Received by M. Pettis Date 12-27-24 For IDWR Office Use Only: Receipt No. E050553 Receipt Amt. 50.00

Active in the Water Supply Bank? Yes ☐ No ☐ If yes, forward to the State Office for processing

Name on W-9 _____ Approved by [Signature] Processed by [Signature] Date 1/8/2025

W-9 received? Yes ☐ No ☐

Instrument # 0000335724 # Pages: 3
LEMHI COUNTY, Idaho
Sep 04, 2024 02:17 PM Fee: \$ 15.00
For: Alliance Title - Rigby Office
BRENDA ARMSTRONG, Recorder

Re-recorded to correct Grantor



Instrument # 0000334889 # Pages: 3
LEMHI COUNTY, Idaho
May 28, 2024 04:54 PM Fee: \$ 15.00
For: Alliance Title - Rigby Office
BRENDA ARMSTRONG, Recorder

STATE OF IDAHO
COUNTY OF LEMHI
I, BRENDA ARMSTRONG, CLERK OF THE DISTRICT COURT
OF THE SEVENTH JUDICIAL DISTRICT OF THE STATE
OF IDAHO, AND CLERK OF THE COUNTY OF LEMHI,
DO HEREBY CERTIFY THAT THE PROCEEDING SA
TRUE AND CORRECT COPY OF THE ORIGINAL ON FILE
IN THIS COURT. WITNESS MY HAND AND SEAL OF OFFICE
THIS 30th DAY OF MAY 2024.
BRENDA ARMSTRONG, CLERK
BY *[Signature]* DEPUTY

Alliance Title & Escrow, LLC Order No.: 661415

FOR VALUE RECEIVED

David C. Richardson, Successor Trustee of the Simmons Family Trust (aka the Simmons Survivor's Trust) U/A dated August 20, 1997, and any amendments thereto and David C. Richardson, Successor Trustee of the Simmons Exemption Trust U/A dated August 20, 1997, and any amendments thereto *also shown of record as the Simmons Exception Trust**

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

Kevin M. Lee and Julie G. Lee, husband and wife

whose current address is

**1984 East 183 North
Rexburg, ID 83440**

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

See attached Exhibit 'A'

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.

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

Dated: May 24, 2024

Simmons Family Trust (aka the Simmons Survivor's Trust) U/A dated August 20, 1997, and any amendments thereto

David C. Richardson
David C. Richardson, Successor Trustee

Simmons Exemption Trust U/A dated August 20, 1997, and any amendments thereto

David C. Richardson
David C. Richardson, Successor Trustee

State of Virginia } ss.
County of Loudoun }

Instrument # 0000335724

State of Virginia } ss.
County of Loudoun }

On this 24th day of May, 2024, before me, the undersigned, a Notary Public in and for said state, personally appeared David C. Richardson known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Simmons Exemption Trust and acknowledged that he/she/they executed the same as Trustee.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



Gloria Asare
Notary Public for the State of Virginia
Residing at: Loudoun, VA
Commission Expires: 12/31/2024
Registration No: 7901547



Notarized remotely online using communication technology via Proof.

Exhibit 'A'

Parcel B

A parcel of land located in Section 31, T. 23 N., R. 22 E., Boise Meridian, Lemhi County more particularly described as follows:

Commencing at the SE Corner of said Section 31, which is an aluminum cap, from which the East 1/4 Corner, which is an aluminum cap, bears N 00°02'58" W, 2644.02 ft., the Basis of Bearing for this description, run thence N 89°28'12" W a distance of 2056.79 ft., thence N 19°07'09" W a distance of 114.95 ft. to a point on the ordinary high-water mark of the Salmon River as surveyed in 2023, run thence along said high-water mark the following courses N 18°00'26" W, 248.34 ft.; N 20°06'32" W, 252.41 ft.; N 19°43'55" W, 209.99 ft. to the POINT OF BEGINNING;

Thence leaving said high-water mark S 86°44'28" E for a distance of 198.88 ft. to a 1/2" rebar with a plastic cap;

Thence N 21° 55'37" E for a distance of 165.28 ft. to a 1/2" rebar with a plastic cap;

Thence N 80°53'31" W for a distance of 290.91 ft. to a point on said high-water mark;

Thence along said high-water mark S 08°09'28" E for a distance of 189.99 ft. to the POINT OF BEGINNING.

Easement for the benefit of Parcel B as, for ingress/egress and utilities, over and across the land described as follows:

An ingress/egress and utility easement, as shown on the Record of Survey filed for Simmons Estate, which is 60 ft. wide along the following described boundary line, situated on a parcel of land located in Section 31, T. 23 N., R. 22 E., Boise Meridian, Lemhi County more particularly described as follows:

Beginning at the intersection of Lindberg Lane and the westerly right-of-way of Highway 93 North (Lewis and Clark Trail) and the SE Corner of said Section 31, which is an aluminum cap, from which the East 1/4 Corner, which is an aluminum cap, bears N 00°02'58" W, 2644.02 ft., the Basis of Bearing for this description, run thence N 89°28'12" W a distance of 2056.79 ft., thence N 19°07'09" W a distance of 114.95 ft. to a point on the ordinary high-water mark of the Salmon River as surveyed in 2023, run thence along said high-water mark the following courses N 18°00'26" W, 248.34 ft.; N 20°06'32" W, 252.41 ft.; N 19°43'55" W, 209.99 ft. to a point on the southerly boundary of Parcel B, and a point on an existing driveway from which the width will change to 5 ft. each side of the following described centerline, thence continuing through Parcel B & C N 8°09'28" W for a distance of 278.83 ft. to the southerly boundary of Parcel A and the POINT OF TERMINUS.

Instrument # 0000336256 # Pages: 3
LEMHI COUNTY, Idaho
Nov 22, 2024 11:17 AM Fee: \$ 15.00
For: Title Financial Specialty Services
BRENDA ARMSTRONG, Recorder

AFTER RECORDING MAIL TO:

Kevin M. Lee and Julie G. Lee
1984 E 183 N
Rexburg, ID 83440

SPECIAL WARRANTY DEED

Date: November 22, 2024

File No.: 1100191D (sr)

For Value Received, **TFES 1131, LLC**

Hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto **Kevin M. Lee and Julie G. Lee**

whose current address is **1984 E 183 N, Rexburg, ID 83440**

hereinafter called the Grantee, the following described premises, situated in **Lemhi County, Idaho**, to-wit:

See Attached Exhibit "A"

Grantor does hereby covenant with Grantee(s), their heirs, successors and assigns, that Grantor will warrant and defend the said granted premises against the lawful claims and demands of all persons claiming by, through and under Grantor, but against no other claims and no other persons, including predecessors in title.

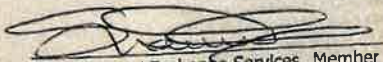
Date: 11/22/2024

Warranty Deed
- continued

File No.: 1100191D (sr)

Dated: November 22, 2024

TFES 1131, LLC


Title Financial Exchange Services, Member
By: Shauna Romrell
It's: President

STATE OF IDAHO)

:ss

COUNTY OF BINGHAM)

On this Twenty-second day of November, 2024, before me, a Notary Public in and for said State, personally appeared Shauna Romrell, known or identified to me to be the President of the corporation, a corporation that executed the instrument on behalf of said corporation which is a member of TFES 1131, LLC, and on behalf of the member subscribed said Limited Liability Company name to the foregoing instrument, and acknowledged to me that such corporation executed the same in said Limited Liability Company name.



Notary Public for Idaho
Residing in Blackfoot, ID
Commission Expires: _____



Exhibit 'A'

Parcel A

A parcel of land located in Section 31, T. 23 N., R. 22 E., Boise Meridian, Lemhi County more particularly described as follows:

Commencing at the SE Corner of said Section 31, which is an aluminum cap, from which the East 1/4 Corner, which is an aluminum cap, bears N 00°02'58" W, 2644.02 ft., the Basis of Bearing for this description, run thence N 89°28'12" W a distance of 2056.79 ft., run thence N 19°07'09" W a distance of 114.95 ft. to a point on the ordinary high-water mark of the Salmon River as surveyed in 2023 and the westerly boundary of Lot Line Adjustment #313170 which is a 5/8" rebar with a plastic cap, run thence N 18°00'28" W, 248.34 ft. along said high water mark, run thence N 20°08'32" W, 252.41 ft. along said high water mark, run thence N 19°43'55" W, 209.99 ft. along said high water mark, run thence S 88°44'28" E leaving said high-water mark a distance of 198.88 ft. to a 1/2" rebar with a plastic cap, run thence N 21°55'37" E for a distance of 165.28 ft. to a 1/2" rebar with a plastic cap, run thence N 80°53'31" W for a distance of 290.91 ft. to a point on the said high-water mark, run thence N 08°09'28" W along said high-water mark a distance of 100.78 ft. to a 5/8" rebar with a plastic cap said point being the POINT OF BEGINNING;

Thence along said high-water mark the following courses:

N 09°35'44" W, 647.38 ft.; N 02°24'32" W, 515.75 ft.;

N 14°31'27" E, 301.08 ft.; N 20°35'31" E, 177.94 ft.;

N 31°13'39" E, 105.10 ft.; N 43°32'19" E, 247.08 ft.;

N 30°07'41" E, 83.88 ft.; N 19°53'52" E, 164.14 ft. to a point on the boundary of Government Lot 13 as surveyed by the General Land Office in 1928;

Thence along the boundary of said Government Lot 13 the following courses:

S 67°54'12" E, 600.24 ft.; S 56°54'12" E, 620.40 ft.;

S 19°54'12" E, 178.20 ft.; S 32°05'48" W, 627.00 ft.;

S 82°05'48" W, 330.00 ft.; S 05°05'48" W, 237.60 ft.;

S 31°05'48" W, 660.00 ft.; N 76°54'12" W, 493.83 ft. to the POINT OF BEGINNING.

Parcel C

A parcel of land located in Section 31, T. 23 N., R. 22 E., Boise Meridian, Lemhi County more particularly described as follows:

Commencing at the SE Corner of said Section 31, which is an aluminum cap, from which the East 1/4 Corner, which is an aluminum cap, bears N 00°02'58" W, 2644.02 ft., the Basis of Bearing for this description, run thence N 89°28'12" W a distance of 2056.79 ft., thence N 19°07'09" W a distance of 114.95 ft. to a point on the ordinary high-water mark of the Salmon River as surveyed in 2023, and the westerly boundary of Lot Line Adjustment #313170 which is a 5/8" rebar with a plastic cap and the POINT OF BEGINNING;

Thence along said high-water mark the following courses:

N 18°00'28" W, 248.34 ft.; N 20°08'32" W, 252.41 ft.;

N 19°43'55" W, 209.99 ft.;

Thence leaving said high-water mark S 88°44'28" E for a distance of 198.88 ft. to a 1/2" rebar with a plastic cap;

Thence N 21°55'37" E for a distance of 165.28 ft. to a 1/2" rebar with a plastic cap;

Thence N 80°53'31" W for a distance of 290.91 ft. to a point on the said high-water mark;

Thence along said high-water mark the following courses:

N 08°09'28" W, 100.78 ft. to a point on the boundary of Government Lot 13 as surveyed by the General Land Office in 1928;

Thence along the boundary of said Government Lot 13 the following courses:

S 76°54'12" E, 493.83 ft.;

N 31°05'48" E, 660.00 ft.;

N 05°05'48" E, 237.60 ft.;

N 62°05'48" E, 330.00 ft.;

N 32°05'48" E, 627.00 ft.;

N 19°54'12" W, 178.20 ft.;

N 56°54'12" W, 620.40 ft.;

N 67°54'12" W, 600.24 ft. to a point on the high-water mark of the Salmon River as surveyed in 2023;

Thence N 39°09'51" E along said high water mark a distance of 242.27 ft.;

Thence N 31°48'52" E a distance of 47.23 ft. to a point on the boundary of Record of Survey #289879;

Thence along said boundary the following courses:

S 02°59'05" W, 67.48 ft. to a 5/8" rebar with a plastic cap;

S 23°50'41" E, 41.31 ft. to a 5/8" rebar with a plastic cap;

S 68°15'14" E, 686.82 ft. to a 5/8" rebar with a plastic cap;

S 64°38'07" E, 733.62 ft. to a 5/8" rebar with a plastic cap;

S 18°16'17" E, 245.31 ft. to a 5/8" rebar with a plastic cap;

S 36°48'55" E, 147.24 ft. to a 5/8" rebar with a plastic cap and a point on the boundary of Record of Survey #285822;

Recorded Electronically
ID 8302510
County Lemhi
Date 11/22/24 Time 11:17
Simplifile.com 800.460.5657

AFTER RECORDING MAIL TO:

Kevin M. Lee and Julie G. Lee
1984 E 183 N
Rexburg, ID 83440

SPECIAL WARRANTY DEED

File No.: **110019ID (sr)**

Date: **November 22, 2024**

For Value Received, **TFES 1131, LLC**

Hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto **Kevin M. Lee and Julie G. Lee**

whose current address is **1984 E 183 N, Rexburg, ID 83440**

hereinafter called the Grantee, the following described premises, situated in **Lemhi County, Idaho**, to-wit:

See Attached Exhibit "A"

Grantor does hereby covenant with Grantee(s), their heirs, successors and assigns, that Grantor will warrant and defend the said granted premises against the lawful claims and demands of all persons claiming by, through and under Grantor, but against no other claims and no other persons, including predecessors in title.

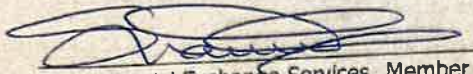
Date: 11/22/2024

Warranty Deed
- continued

File No.: 1100191D (sr)

Dated: November 22, 2024

TFES 1131, LLC


Title Financial Exchange Services, Member
By: Shauna Romrell
It's: President

STATE OF IDAHO)
 :SS
COUNTY OF BINGHAM)

On this Twenty-second day of November, 2024, before me, a Notary Public in and for said State, personally appeared Shauna Romrell, known or identified to me to be the President of the corporation, a corporation that executed the instrument on behalf of said corporation which is a member of TFES 1131, LLC, and on behalf of the member subscribed said Limited Liability Company name to the foregoing instrument, and acknowledged to me that such corporation executed the same in said Limited Liability Company name.


Notary Public for Idaho
Residing in Blackfoot, ID
Commission Expires: _____



Exhibit 'A'

Parcel A

A parcel of land located in Section 31, T. 23 N., R. 22 E., Boise Meridian, Lemhi County more particularly described as follows:

Commencing at the SE Corner of said Section 31, which is an aluminum cap, from which the East 1/4 Corner, which is an aluminum cap, bears N 00°02'58" W, 2644.02 ft., the Basis of Bearing for this description, run thence N 89°28'12" W a distance of 2056.79 ft., run thence N 19°07'09" W a distance of 114.95 ft. to a point on the ordinary high-water mark of the Salmon River as surveyed in 2023 and the westerly boundary of Lot Line Adjustment #313170 which is a 5/8" rebar with a plastic cap, run thence N 18°00'26" W, 248.34 ft. along said high water mark, run thence N 20°06'32" W, 252.41 ft. along said high water mark, run thence N 19°43'55" W, 209.99 ft. along said high water mark, run thence S 86°44'28" E leaving said high-water mark a distance of 198.88 ft. to a 1/2" rebar with a plastic cap, run thence N 21°55'37" E for a distance of 165.28 ft. to a 1/2" rebar with a plastic cap, run thence N 80°53'31" W for a distance of 290.91 ft. to a point on the said high-water mark, run thence N 08°09'28" W along said highwater mark a distance of 100.78 ft. to a 5/8" rebar with a plastic cap said point being the POINT OF BEGINNING;

Thence along said high-water mark the following courses:

N 09°35'44" W, 647.38 ft.; N 02°24'32" W, 515.75 ft.;
N 14°31'27" E, 301.08 ft.; N 20°35'31" E, 177.94 ft.;
N 31°13'39" E, 105.10 ft.; N 43°32'19" E, 247.08 ft.;
N 30°07'41" E, 83.98 ft.; N 19°53'52" E, 164.14 ft. to a point on the boundary of Government Lot 13 as surveyed by the General Land Office in 1926;

Thence along the boundary of said Government Lot 13 the following courses:

S 67°54'12" E, 600.24 ft.; S 56°54'12" E, 620.40 ft.;
S 19°54'12" E, 178.20 ft.; S 32°05'48" W, 627.00 ft.;
S 92°05'48" W, 330.00 ft.; S 05°05'48" W, 237.80 ft.;
S 31°05'48" W, 660.00 ft.; N 76°54'12" W, 493.83 ft. to the POINT OF BEGINNING.

Parcel C

A parcel of land located in Section 31, T. 23 N., R. 22 E., Boise Meridian, Lemhi County more particularly described as follows:

Commencing at the SE Corner of said Section 31, which is an aluminum cap, from which the East 1/4 Corner, which is an aluminum cap, bears N 00°02'58" W, 2644.02 ft., the Basis of Bearing for this description, run thence N 89°28'12" W a distance of 2056.79 ft., thence N 19°07'09" W a distance of 114.95 ft. to a point on the ordinary high-water mark of the Salmon River as surveyed in 2023, and the westerly boundary of Lot Line Adjustment #313170 which is a 5/8" rebar with a plastic cap and the POINT OF BEGINNING;

Thence along said high-water mark the following courses:

N 18°00'26" W, 248.34 ft.; N 20°06'32" W, 252.41 ft.;
N 19°43'55" W, 209.99 ft.;

Thence leaving said high-water mark S 86°44'28" E for a distance of 198.88 ft. to a 1/2" rebar with a plastic cap;

Thence N 21°55'37" E for a distance of 165.28 ft. to a 1/2" rebar with a plastic cap;

Thence N 80°53'31" W for a distance of 290.91 ft. to a point on the said high-water mark;

Thence along said high-water mark the following courses:

N 08°09'28" W, 100.78 ft. to a point on the boundary of Government Lot 13 as surveyed by the General Land Office in 1926;

Thence along the boundary of said Government Lot 13 the following courses:

S 76°54'12" E, 493.83 ft.;
N 31°05'48" E, 660.00 ft.;
N 05°05'48" E, 237.80 ft.;
N 62°05'48" E, 330.00 ft.;
N 32°05'48" E, 627.00 ft.;
N 19°54'12" W, 178.20 ft.;
N 56°54'12" W, 620.40 ft.;
N 67°54'12" W, 600.24 ft. to a point on the high-water mark of the Salmon River as surveyed in 2023.
Thence N 39°09'51" E along said high water mark a distance of 242.27 ft.;
Thence N 31°48'52" E a distance of 47.23 ft. to a point on the boundary of Record of Survey #269879;
Thence along said boundary the following courses:
S 02°59'05" W, 67.46 ft. to a 5/8" rebar with a plastic cap;
S 23°50'41" E, 41.31 ft. to a 5/8" rebar with a plastic cap;
S 68°15'14" E, 586.82 ft. to a 5/8" rebar with a plastic cap;
S 54°35'07" E, 733.82 ft. to a 5/8" rebar with a plastic cap;
S 18°16'17" E, 245.31 ft. to a 5/8" rebar with a plastic cap;
S 38°48'55" E, 147.24 ft. to a 5/8" rebar with a plastic cap and a point on the boundary of Record of Survey #285822;



WARRANTY DEED

Alliance Title & Escrow, LLC Order No.: 661415

FOR VALUE RECEIVED

David C. Richardson, Successor Trustee of the Simmons Family Trust (aka the Simmons Survivor's Trust) U/A dated August 20, 1997, and any amendments thereto and David C. Richardson, Successor Trustee of the Simmons Exemption Trust U/A dated August 20, 1997, and any amendments thereto

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

TFES 1131, LLC, an Idaho Limited Liability Company

whose current address is

**580 Jensen Grove Dr
Blackfoot, ID 83221**

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

See attached Exhibit 'A'

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.

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

Dated: May 24, 2024

Simmons Family Trust (aka the Simmons Survivor's Trust) U/A dated August 20, 1997

David C. Richardson
David C. Richardson, Successor Trustee

Simmons Exemption Trust U/A dated August 20, 1997

David C. Richardson
David C. Richardson, Successor Trustee

State of Virginia } ss.
County of Loudoun }

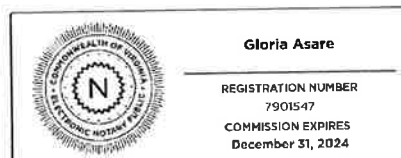
On this 24th day of May, 2024, before me, the undersigned, a Notary Public in and for said state, personally appeared David C. Richardson known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Simmons Family Trust and acknowledged that he/she/they executed the same as Trustee.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Gloria Asare

Gloria Asare

Notary Public for the State of Virginia
Residing at: Loudoun, VA
Commission Expires: 12/31/2024
Registration No: 7901547
Electronic Notary Public



Notarized remotely online using communication technology via Proof.

State of Virginia } ss.
County of Loudoun }

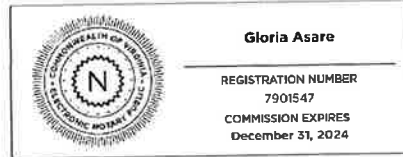
On this 24th day of May, 2024, before me, the undersigned, a Notary Public in and for said state, personally appeared David C. Richardson known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Simmons Exemption Trust and acknowledged that he/she/they executed the same as Trustee.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



Gloria Asare

Notary Public for the State of Virginia
Residing at: Loudoun, VA
Commission Expires: 12/31/2024
Registration No: 7901547
Electronic Notary Public



Notarized remotely online using communication technology via Proof.

Exhibit 'A'**Parcel A**

A parcel of land located in Section 31, T. 23 N., R. 22 E., Boise Meridian, Lemhi County more particularly described as follows:

Commencing at the SE Corner of said Section 31, which is an aluminum cap, from which the East 1/4 Corner, which is an aluminum cap, bears N 00°02'58" W, 2644.02 ft., the Basis of Bearing for this description, run thence N 89°28'12" W a distance of 2056.79 ft., run thence N 19°07'09" W a distance of 114.95 ft. to a point on the ordinary high-water mark of the Salmon River as surveyed in 2023 and the westerly boundary of Lot Line Adjustment #313170 which is a 5/8" rebar with a plastic cap, run thence N 18°00'26" W, 248.34 ft. along said high water mark, run thence N 20°06'32" W, 252.41 ft. along said high water mark, run thence N 19°43'55" W, 209.99 ft. along said high water mark, run thence S 86°44'28" E leaving said high-water mark a distance of 198.88 ft. to a 1/2" rebar with a plastic cap, run thence N 21°55'37" E for a distance of 165.28 ft. to a 1/2" rebar with a plastic cap, run thence N 80°53'31" W for a distance of 290.91 ft. to a point on the said high-water mark, run thence N 08°09'28" W along said highwater mark a distance of 100.78 ft. to a 5/8" rebar with a plastic cap said point being the POINT OF BEGINNING;

Thence along said high-water mark the following courses:

N 09°35'44" W, 647.38 ft.; N 02°24'32" W, 515.75 ft.;
N 14°31'27" E, 301.09 ft.; N 20°35'31" E, 177.94 ft.;
N 31°13'39" E, 105.10 ft.; N 43°32'19" E, 247.08 ft.;
N 30°07'41" E, 83.98 ft.; N 19°53'52" E, 164.14 ft. to a point on the boundary of Government Lot 13 as surveyed by the General Land Office in 1926;

Thence along the boundary of said Government Lot 13 the following courses:

S 67°54'12" E, 600.24 ft.; S 56°54'12" E, 620.40 ft.;
S 19°54'12" E, 178.20 ft.; S 32°05'48" W, 627.00 ft.;
S 62°05'48" W, 330.00 ft.; S 05°05'48" W, 237.60 ft.;
S 31°05'48" W, 660.00 ft.; N 76°54'12" W, 493.83 ft. to the POINT OF BEGINNING.

Parcel C

A parcel of land located in Section 31, T. 23 N., R. 22 E., Boise Meridian, Lemhi County more particularly described as follows:

Commencing at the SE Corner of said Section 31, which is an aluminum cap, from which the East 1/4 Corner, which is an aluminum cap, bears N 00°02'58" W, 2644.02 ft., the Basis of Bearing for this description, run thence N 89°28'12" W a distance of 2056.79 ft., thence N 19°07'09" W a distance of 114.95 ft. to a point on the ordinary high-water mark of the Salmon River as surveyed in 2023, and the westerly boundary of Lot Line Adjustment #313170 which is a 5/8" rebar with a plastic cap and the POINT OF BEGINNING;

Thence along said high-water mark the following courses:

N 18°00'26" W, 248.34 ft.; N 20°06'32" W, 252.41 ft.;
N 19°43'55" W, 209.99 ft.;
Thence leaving said high-water mark S 86°44'28" E for a distance of 198.88 ft. to a 1/2" rebar with a plastic cap;

Thence N 21°55'37" E for a distance of 165.28 ft. to a 1/2" rebar with a plastic cap;

Thence N 80°53'31" W for a distance of 290.91 ft. to a point on the said high-water mark;

Thence along said high-water mark the following courses:

N 08°09'28" W, 100.78 ft. to a point on the boundary of Government Lot 13 as surveyed by the General Land Office in 1926;

Thence along the boundary of said Government Lot 13 the following courses:

S 76°54'12" E, 493.83 ft.;
N 31°05'48" E, 660.00 ft.;
N 05°05'48" E, 237.60 ft.;
N 62°05'48" E, 330.00 ft.;
N 32°05'48" E, 627.00 ft.;
N 19°54'12" W, 178.20 ft.;
N 56°54'12" W, 620.40 ft.;
N 67°54'12" W, 600.24 ft. to a point on the high-water mark of the Salmon River as surveyed in 2023;
Thence N 39°09'51" E along said high water mark a distance of 242.27 ft.;
Thence N 31°48'52" E a distance of 47.23 ft. to a point on the boundary of Record of Survey #269879;
Thence along said boundary the following courses:
S 02°59'05" W, 67.46 ft. to a 5/8" rebar with a plastic cap;
S 23°50'41" E, 41.31 ft. to a 5/8" rebar with a plastic cap;
S 68°15'14" E, 586.82 ft. to a 5/8" rebar with a plastic cap;
S 54°35'07" E, 733.82 ft. to a 5/8" rebar with a plastic cap;
S 16°16'17" E, 245.31 ft. to a 5/8" rebar with a plastic cap;
S 36°48'55" E, 147.24 ft. to a 5/8" rebar with a plastic cap and a point on the boundary of Record of Survey #285822;

Thence along said boundary the following courses:

N 89°03'11" W, 106.23 ft. to a 5/8" rebar with a plastic cap;
S 09°23'40" W, 140.08 ft. to a 5/8" rebar with a plastic cap;
S 18°43'16" W, 55.68 ft. to a point;
S 38°27'57" W, 362.61 ft. to a 5/8" rebar with a plastic cap;
S 36°44'45" W, 150.68 ft. to a 5/8" rebar with a plastic cap;
S 55°02'09" W, 139.25 ft. to a 5/8" rebar with a plastic cap;
S 64°09'12" W, 90.32 ft. to a 5/8" rebar with a plastic cap;
N 68°17'55" W, 74.51 ft. to a 5/8" rebar with a plastic cap;
S 47°06'14" W, 254.02 ft. to a 5/8" rebar with a plastic cap;
S 42°47'11" W, 60.70 ft. to a point on the boundary of said survey and Lot Line Adjustment #313170
which is a 5/8" rebar with a plastic cap;

Thence continuing along said boundaries:

S 42°47'10" W, 57.97 ft. to a 5/8" rebar with a plastic cap;
S 48°00'34" W, 137.53 ft. to a 5/8" rebar with a plastic cap;
S 33°53'03" W, 15.13 ft. to a 5/8" rebar with a plastic cap;
S 17°48'15" W, 124.97 ft. to a 5/8" rebar with a plastic cap;
S 15°47'37" W, 83.13 ft. to a 5/8" rebar with a plastic cap;
S 19°31'43" W, 152.58 ft. to a 5/8" rebar with a plastic cap;
S 38°43'34" W, 233.49 ft. to a 5/8" rebar with a plastic cap;
S 36°48'28" W, 37.31 ft. to a 5/8" rebar with a plastic cap;
S 28°09'03" W, 21.75 ft. to a 5/8" rebar with a plastic cap;
S 23°43'39" W, 16.21 ft. to a 5/8" rebar with a plastic cap;
S 23°43'39" W, 417.87 ft. to a 5/8" rebar with a plastic cap;
S 00°43'47" E, 18.03 ft. to a 5/8" rebar with a plastic cap;
S 08°30'12" E, 155.43 ft. to the POINT OF BEGINNING.

Easement for the benefit of Parcels A and C as, for ingress/egress and utilities, over and across the land described as follows:

An ingress/egress and utility easement, as shown on the Record of Survey filed for Simmons Estate, which is 60 ft. wide along the following described boundary line, situated on a parcel of land located in Section 31, T. 23 N., R. 22 E., Boise Meridian, Lemhi County more particularly described as follows:

Beginning at the intersection of Lindberg Lane and the westerly right-of-way of Highway 93 North (Lewis and Clark Trail) and the SE Corner of said Section 31, which is an aluminum cap, from which the East 1/4 Corner, which is an aluminum cap, bears N 00°02'58" W, 2644.02 ft., the Basis of Bearing for this description, run thence N 89°28'12" W a distance of 2056.79 ft., thence N 19°07'09" W a distance of 114.95 ft. to a point on the ordinary high-water mark of the Salmon River as surveyed in 2023, run thence along said high-water mark the following courses N 18°00'26" W, 248.34 ft.; N 20°06'32" W, 252.41 ft.; N 19°43'55" W, 209.99 ft. to a point on the southerly boundary of Parcel B, and a point on an existing driveway from which the width will change to 5 ft. each side of the following described centerline, thence continuing through Parcel B & C N 8°09'28" W for a distance of 278.83 ft. to the southerly boundary of Parcel A and the POINT OF TERMINUS.



IDAHO DEPARTMENT OF
WATER RESOURCES

Eastern Region • 900 N Skyline Drive, Suite A • Idaho Falls, ID 83402-1718

Phone: 208-525-7161 • Fax: 208-525-7177 • Email: easterninfo@idwr.idaho.gov • Web: idwr.idaho.gov

Governor Brad Little

Director Mathew Weaver

January 08, 2025

KEVIN M LEE
JULIE G LEE
53 LINDBERG LN
CARMEN ID 83462-4509

Re: Change in Ownership for Water Right No(s): 75-10643, 75-10689

Dear Water Right Holder(s):

The Department of Water Resources (Department) acknowledges the receipt of correspondence changing ownership of the above referenced water right(s) to you. The Department has modified its records and has enclosed a computer-generated report for you.

Updating the ownership record for a water right does not reconfirm the validity of the right. When processing a Notice of Change in Water Right Ownership, the Department does not review the history of water use to determine if the right has been forfeited or deliberately abandoned through five years or more of non-use. To read more about water right forfeiture, including how to protect a water right from forfeiture, please see Idaho Code §§ 42-222 and 42-223.

Please note, water right owners are required to report any change of water right ownership and any change of mailing address to the Department within 120 days of the change. Reporting forms are available from any office of the Department, or from the Department's website.

If you have any questions concerning the enclosed information, please contact me at (208) 497-3787.

Sincerely,

Jonie Baily
Technical Records Specialist 1

Enclosure(s)