

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED
DEC 05 2022
DEPARTMENT OF
WATER RESOURCES

NOTICE OF CHANGE IN WATER RIGHT OWNERSHIP

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. DE ✓

Water Right/Claim No.	Split?	Leased to Water Supply Bank?	Water Right/Claim No.	Split?	Leased to Water Supply Bank?
11-375	Yes ☐	Yes ☐		Yes ☐	Yes ☐
11-373	Yes ☐	Yes ☐		Yes ☐	Yes ☐
11-7739	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: NOLAN CROWTHER ? DANA C CROWTHER
Name of current water right holder/claimant

3. New Owner(s)/Claimant(s): ARK SPRINGS, LLC SUPERVISING MGR JOHN B. ALLRED
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or
1824 SHOSHONE DR ODEN UT 84403
Mailing address City State Zip
801. 668. 5044 John. Allred@ogdenclinic.com
Telephone Email

4. If the water rights and/or adjudication claims were split, how did the division occur? N/A
☐ 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: 31 JAN 2022

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: John B. Allred ARK SPRINGS, LLC 23 NOV 2022
Signature of new owner/claimant Title, if applicable Date
John B. Allred
Print name

Signature: _____
Signature of new owner/claimant Title, if applicable Date
Print name

For IDWR Office Use Only:
Received by KU Date 12 5 2022 Receipt No. C114787 Receipt Amt. \$ 75

Active in the Water Supply Bank? Yes ☐ No ☐ If yes, forward to the State Office for processing W-9 received? Yes ☐ No ☐
Name on W-9 _____ Approved by _____ Processed by dh Date 12/27/22

RECORDING REQUESTED BY
First American Title Company

AND WHEN RECORDED MAIL TO:
First American Title Company
241 S Main Street Suite 1
Soda Springs, ID 83276

Instrument # 208987

CARIBOU COUNTY, IDAHO
01-31-2022 11:25:12 No. of Pages: 4
Recorded for: FIRST AMERICAN TITLE CO, INC - SODA SPRINGS
Denise Horsley Fee: \$15.00
Ex-Officio Recorder Deputy
Index to: WARRANTY DEED

Space Above This Line for Recorder's Use Only

WARRANTY DEED

File No.: **1014159SOD (ku)**

Date: **January 12, 2022**

For Value Received, **Nolan P. Crowther and Dana L. Crowther, husband and wife**, hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto **John G. Allred and Mischelle Toone Allred, husband and wife as community property with right of survivorship, as to an undivided 1/3 interest, whose address is 1824 Shoshone Drive, Ogden, UT 84403** and **Adam M. Allred and Kylee Allred, husband and wife as community property with right of survivorship, as to an undivided 1/3 interest, whose address is 4909 Apache Way, Ogden, UT 84415** and **Kenneth G. Lawrence and Kristina Lawrence, husband and wife as community property with right of survivorship, as to an undivided 1/3 interest, whose address is PO Box 150630, Ogden, UT 84415**, hereinafter called the Grantee, the following described premises, situated in Caribou 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.

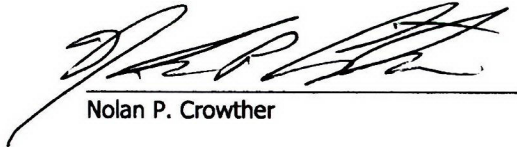
TO HAVE AND TO HOLD the said premises, with its appurtenances, unto the said Grantee, and to the Grantee's heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that the Grantor is the owner in fee simple of said premises; that said premises are free from 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.

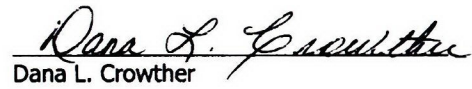
SCANNED
JAN 03 2023

Date: 01/12/2022

Warranty Deed
- continued

File No.: 1014159SOD (ku)


Nolan P. Crowther


Dana L. Crowther

STATE OF Idaho)
COUNTY OF Caribou)
SS.

On this **Thirty-first day of January, 2022**, before me, a Notary Public in and for said State, personally appeared **Nolan P. Crowther and Dana L. Crowther**, 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.

KRISTIE KAE URBAN
Notary Public - State of Idaho
Commission Number 20181826
My Commission Expires 09-21-2024


Notary Public for the State of Idaho
Residing at: Soda Springs, Idaho
My Commission Expires: 09-21-2024

SCANNED
JAN 13 2023

EXHIBIT A

Township 9 South, Range 42 East of the Boise Meridian, Caribou County, Idaho:

Section 31: S $\frac{1}{2}$ NE $\frac{1}{4}$, N $\frac{1}{2}$ SE $\frac{1}{4}$, SW $\frac{1}{4}$ SE $\frac{1}{4}$.

EXCEPT THEREFROM, A parcel of land located in the S $\frac{1}{2}$ NE $\frac{1}{4}$ and in the N $\frac{1}{2}$ SE $\frac{1}{4}$ of Section 31, Township 9 South, Range 42, East Boise Meridian, the same being a portion of the lands described in Warranty Deed Instrument No. 188118, as recorded in the official records of Caribou County, Idaho, more particularly described as follows:

Commencing at the Northeast corner of Section 31, Township 9 South, Range 42, East Boise Meridian, said corner being marked and witnessed by a 2 inch diameter brass cap monument per that Corner Perpetuation and Filing Record Instrument No. 103079 in the records of said County, the same being South 89°36'27" East a distance of 2530.87 feet from the North One-Quarter of said Section; Thence South 13°36'18" West for a distance of 2561.78 feet to a 5/8" rebar with cap tagged, "GVS PLS 9169", the True Point of Beginning; Thence through the lands described in Warranty Deed Instrument No. 188118 for the following fifteen (15) courses, each marked and witnessed by a 5/8" rebar with 2" diameter Aluminum cap tagged, "GVS PLS 9169":

- 1. Thence South 31°57'06" East for a distance of 57.57 feet;**
 - 2. Thence South 14°01'01" East for a distance of 103.03 feet;**
 - 3. Thence South 01°04'38" East for a distance of 228.92 feet;**
 - 4. Thence South 22°20'49" East for a distance of 71.72 feet;**
 - 5. Thence South 35°57'02" East for a distance of 195.42 feet;**
 - 6. Thence South 54°06'18" East for a distance of 76.06 feet;**
 - 7. Thence South 76°01'24" West for a distance of 204.46 feet;**
 - 8. Thence South 21°26'15" East for a distance of 28.18 feet;**
 - 9. Thence South 74°34'33" West for a distance of 686.40 feet;**
 - 10. Thence South 30°52'30" West for a distance of 637.07 feet;**
 - 11. Thence North 06°02'25" East for a distance of 1304.72 feet;**
 - 12. Thence North 44°23'00" West for a distance of 462.89 feet;**
 - 13. Thence North 84°17'33" East for a distance of 152.92 feet;**
 - 14. Thence South 39°28'13" East for a distance of 263.47 feet;**
 - 15. Thence North 84°58'30" East for a distance of 133.16 feet,**
- To the True Point of Beginning.**

Section 32: S $\frac{1}{2}$ NE $\frac{1}{4}$ NW $\frac{1}{4}$, NW $\frac{1}{4}$ NW $\frac{1}{4}$, S $\frac{1}{2}$ NW $\frac{1}{4}$, NW $\frac{1}{4}$ SW $\frac{1}{4}$, W $\frac{1}{2}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$, W $\frac{1}{2}$ E $\frac{1}{2}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$.

EXCEPT THEREFROM, the following described tracts:

- 1. Beginning at the Southeast corner of the NE $\frac{1}{4}$ SW $\frac{1}{4}$, which point is on the centerline of the Bailey Creek County Road, and is the Northeast corner of Bailey Creek Subdivision No. 1, and running
Thence West along a fence line on the North boundary of the Bailey Creek Subdivision No. 1, 500 feet;
Thence North parallel to the centerline of said County Road 867.6 feet;**

**Thence East 500 feet to the centerline of said County Road;
Thence South along the centerline of said County Road 867.6 feet, more or less, to the Point of Beginning.**

**2. Beginning at a point 660 feet North of the Southeast corner of the NE $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 32, which point is on the centerline of the Bailey Creek Road, and running
Thence North 89°32' West along the North fence line of a 25 foot wide lane 1292 feet to an old fence line running Southeasterly;
Thence South 45°22' East along said old fence line 594 feet;
Thence North 40°58' East 513 feet to the South side of said lane;
Thence South 89°32' East along the South side of said lane 532 feet to the centerline of said County Road;
Thence North along said County Road centerline 25 feet, more or less, to the Point of Beginning.**

3. Any portion of the above described premises lying within the right of way of County Roads.



State of Utah
Department of Commerce
Division of Corporations & Commercial Code
Certificate of Organization (Limited Liability Company)

This form cannot be hand written.

Important: Read instructions before completing form

Non-Refundable Processing Fee: \$54.00

1. Name of Limited Liability Company:		ARK SPRINGS, LLC			
2. Principal office address: Street Address Required PO Box can be listed after Street Address		1824 Shoshone Drive		Ogden	Utah 84403
		Address		City	State Zip
3. The name of the Registered Agent (Individual or Business Entity or Commercial Registered Agent): John Allred					
The address must be listed if you have a non-commercial registered agent. See instructions for further details.					
Address of the Registered Agent: 1824 Shoshone Drive					
Utah Street Address Required, PO Boxes can be listed after the Street Address					
City: Ogden		State UT		Zip: 84403	
4. Signature of Organizer					
Signature: 					
5. Name and Address of Members and/or Managers (optional):	1. John Allred		Member		☒
	Name		Position		
	1824 Shoshone Drive		Ogden	Utah	84403
	Address		City	State	Zip
	2. Adam Allred		Member		☒
	Name		Position		
	4909 Apache Way		Ogden	Utah	84403
	Address		City	State	Zip
6. Duration (optional):		☒	The duration of the company shall be perpetual		
		☐	The duration of the company shall be _____		
7. Purpose (optional): Farming, Real Estate Development, Outdoor Recreation					
Under GRAMA {63G-2-201}, all registration information maintained by the Division is classified as public record. For confidentiality purposes, you may use the business entity physical address rather than the residential or private address of any individual affiliated with the entity.					
Optional Inclusion of Ownership Information: This information is not required.					
Is this a female owned business?		☐ Yes	☒ No		
Is this a minority owned business?		☐ Yes	☒ No	If yes, please specify: Select/Type the race of the owner here	

RECORDING REQUESTED BY
First American Title Company

AND WHEN RECORDED MAIL TO:
First American Title Company
241 S Main Street Suite 1
Soda Springs, ID 83276

Instrument # 208987

CARIBOU COUNTY, IDAHO
01-31-2022 11:26:12 No. of Pages: 4
Recorded for: FIRST AMERICAN TITLE CO, INC - SODA SPRINGS
Denise Horsley Fee: \$16.00
Ex-Officio Recorder Deputy Denise Horsley
Index to: WARRANTY DEED

Space Above This Line for Recorder's Use Only

WARRANTY DEED

File No.: **1014159SOD (ku)**

Date: **January 12, 2022**

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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.

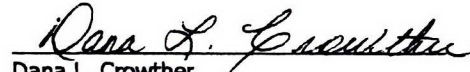
SCANNED
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Date: 01/12/2022

Warranty Deed
- continued

File No.: 1014159SOD (ku)


Nolan P. Crowther


Dana L. Crowther

STATE OF Idaho)
COUNTY OF Caribou)
ss.

On this **Thirty-first day of January, 2022**, before me, a Notary Public in and for said State, personally appeared **Nolan P. Crowther and Dana L. Crowther**, 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.

KRISTIE KAE URBAN
Notary Public - State of Idaho
Commission Number 20181826
My Commission Expires 09-21-2024


Notary Public for the State of Idaho
Residing at: Soda Springs, Idaho
My Commission Expires: 09-21-2024

SCANNED
JAN 03 2023



IDAHO DEPARTMENT OF
WATER RESOURCES

322 E Front Street, Suite 648, Boise ID 83702 • PO Box 83720, Boise ID 83720-0098
Phone: 208-287-4800 • Fax: 208-287-6700 • Email: idwrinfo@idwr.idaho.gov • Website: idwr.idaho.gov

Governor Brad Little

Director Gary Spackman

December 30, 2022

JOHN G ALLRED
MISCHELLE TOONE ALLRED
ADAM M ALLRED
KYLEE ALLRED
KENNETH G LAWRENCE
KRISTINA LAWRENCE
1824 SHOSHONE DR
OGDEN UT 84403-4685

Re: Change in Ownership for Water Right Nos: 11-373, 11-375, and 11-7739

Dear Water Right Holders:

The Department of Water Resources (Department) acknowledges the receipt of correspondence changing ownership of the above referenced water rights 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) 287-4920 or debby.judd@idwr.idaho.gov.

Sincerely,

Debby Judd

Technical Records Specialist

Enclosures

c. Water District 11A – *via email*

SCANNED
JAN 03 2023

Judd, Debbi

From: Buyer, Remington
Sent: Friday, December 23, 2022 10:09 AM
To: Judd, Debbi
Cc: John.Allred@ogdenclinic.com
Subject: FW: WD No. 208987 (Crowther/Allred)
Attachments: 208987_DEED.PDF

Debbie,

I spoke with Mr. Allred on my office day today and understand you require the attached Warranty Deed to update the ownership records for his water rights 11-373, 11-375 and 11-7739. Mr. Allred informed me that he does not want to proceed with placing the ownership of the water rights into an LLC, and instead, he would like to proceed in simply updating the water right ownership records to show that he and the five other individuals listed on the warranty deed are proportionate joint owners of the rights.

Please advise if you need any further information from me or Mr. Allred to proceed in updating the ownership records.

Thank you,

-Remington

From: John Allred <John.Allred@ogdenclinic.com>
Sent: Friday, December 23, 2022 9:57 AM
To: Buyer, Remington <Remington.Buyer@idwr.idaho.gov>
Subject: FW: WD No. 208987 (Crowther/Allred)

CAUTION: This email originated outside the State of Idaho network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact your agency service desk with any concerns.

From: Megan Torman <megtorman@gmail.com>
Sent: Wednesday, December 21, 2022 11:20 AM
To: John Allred <John.Allred@ogdenclinic.com>
Subject: Fwd: WD No. 208987 (Crowther/Allred)

EXTERNAL: This email originated outside Ogden Clinic. Please be cautious with links and attachments.

Hello Brother,
Here is the deed. If you don't have a copy of your Purchase Agreement, I can send you a copy when I get home.
Love you, Meg

----- Forwarded message -----

From: Valerie James <valerie.james@fste.com>
Date: Wed, Dec 21, 2022 at 11:05 AM

Subject: WD No. 208987 (Crowther/Allred)
To: Megan Torman <megtorman@gmail.com>

Here is a copy of the Deed you requested.

I will have the property profile to you shortly.

Thanks so much!
Val

--



VALERIE JAMES

TITLE OFFICER

O 208.547.4321

241 SOUTH MAIN | PO BOX 608 | SODA SPRINGS, ID 83276

FSTE.COM

We are officially Flying S Title & Escrow! We're the same people, the same company now with a NEW look. My email address has also changed; please update my email address in your address book and direct messages to this new email address. Thank you!

Thinking warmly of you and wishing your family an extra measure of comfort, joy and hope this holiday season. Our office will be closed on Monday, December 26th, in observance of Christmas Day.

PROTECT YOUR MONEY FROM WIRE FRAUD SCHEMES

Cyber-crimes involving email breaches and wire fraud are present in the real estate industry. Our wire instructions DO NOT CHANGE. Always confirm wire instructions in person or via a telephone call to your settlement agent using a trusted and verified number prior to sending funds.

--



Meg Torman
208-399-2222
REMAX Country Real Estate



IDAHO DEPARTMENT OF
WATER RESOURCES

322 E Front Street, Suite 648, Boise ID 83702 • PO Box 83720, Boise ID 83720-0098
Phone: 208-287-4800 • Fax: 208-287-6700 • Email: idwrinfo@idwr.idaho.gov • Website: idwr.idaho.gov

Governor Brad Little

Director Gary Spackman

December 13, 2022

ARK SPRINGS LLC
1824 SHOSHONE DR
OGDEN UT 84403-4685

RE: Change in Ownership Water Right Nos: 11-373, 11-375, & 11-7739

Dear Interested Parties:

The Department of Water Resources (Department) acknowledges receipt of your Notice of Change in Water Right Ownership (Notice).

Our review of your Notice indicates that additional information is required before the Department can process the change. The information required is indicated below:

- X Evidence of Water Right Ownership: copy of Deed, Title Policy, Contract of Sale, or other legal document indicating your ownership of the property and/or water rights in question – A warranty deed was submitted conveying property from Nolan and Dana Crowther to John and Mishelle Allred, Adam and Kylee Allred, and Kenneth and Kristina Lawrence. This deed did not include the legal description of the property. Please provide a deed conveying property from the Allreds and Lawrences to Ark Springs LLC including the legal description of the property.

Because the Department cannot process the Notice without proper documentation, we will hold any action on your notice pending receipt of the necessary information. If we do not receive the necessary information within 30 days we will return your notice and all attachments and your notice will not be processed.

Also, please note that permit holders are required to report any change of ownership and/or mailing address to the Department within 120 days of the change. Forms to assign ownership or update your address are available from any office of the Department or on the Department's website.

If you have any questions regarding this matter, please contact me at (208) 287-4920 or debbi.judd@idwr.idaho.gov.

Sincerely,

Debbi Judd
Technical Records Specialist

SCANNED
DEC 14 2022