

IDAHO DEPARTMENT OF WATER RESOURCES  
Proof Report

3/10/2023

Water Right 23-106B *After Split*

**Owner Type**      **Name and Address**  
Current Owner      CAROL E ASHMENT  
639 CHAPEL RD PO BOX 205  
IRWIN, ID 83428  
(208) 483-3823

Current Owner      THERON R ASHMENT  
PO BOX 205  
IRWIN, ID 83428-0205  
(208) 483-3823

Security Interest      IDAHO AG CREDIT FLCA  
1586 N 2ND E  
REXBURG, ID 83440-5129  
(800) 632-8821

**Priority Date:** 5/1/1886  
**Basis:** Decreed  
**Status:** Active

**Source**      **Tributary**  
PALISADES CREEK      SNAKE RIVER

| <b>Beneficial Use</b> | <b>From</b>            | <b>To</b> | <b>Diversion Rate</b> | <b>Volume</b> |
|-----------------------|------------------------|-----------|-----------------------|---------------|
| IRRIGATION            | 04/15                  | 10/31     | 0.060 CFS             |               |
|                       | <b>Total Diversion</b> |           | 0.060 CFS             |               |

**Source and Point(s) of Diversion:**  
PALISADES CREEK      SWSWSE      Sec. 26, Twp 01N, Rge 44E, BONNEVILLE County

**Place Of Use:**  
IRRIGATION within BONNEVILLE County

|     |     |     | NE |    |    |    | NW |    |    |    | SW |    |    |    | SE |    |    |    |              |  |
|-----|-----|-----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|--------------|--|
| Twp | Rng | Sec | NE | NW | SW | SE | NE | NW | SW | SE | NE | NW | SW | SE | NE | NW | SW | SE | Totals       |  |
| 01N | 44E | 8   |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    | 3.0      3.0 |  |

POU Total Acres: 3.0

**Conditions of Approval:**

- C18      This partial decree is subject to such general provisions necessary for the definition of the rights or for the efficient administration of the water rights as may be ultimately determined by the Court at a point in time no later than the entry of a final unified decree. Section 42-1412(6), Idaho Code.
- E55      USE OF THIS RIGHT WITH RIGHT NO. 23-10857 IS LIMITED TO THE

IDAHO DEPARTMENT OF WATER RESOURCES  
Proof Report

3/10/2023

- IRRIGATION OF A COMBINED TOTAL OF 3.0 ACRES IN A SINGLE IRRIGATION SEASON.
3. F01 WATER IS DELIVERED THROUGH THE PALISADES IRRIGATION CANAL SYSTEM.
  4. E51 USE OF THIS RIGHT WITH RIGHT NO. 23-10857 IS LIMITED TO A TOTAL COMBINED DIVERSION RATE OF .16 CFS.
  5. E04 USE OF THIS RIGHT IS COMBINED WITH WATER FROM PALISADES IRRIGATION COMPANY.
  6. F05 RIGHT NO. 23-10857, 23-11529, 29-11530 IS ALSO DIVERTED THROUGH POINT OF DIVERSION DESCRIBED ABOVE.
  7. THIS WATER RIGHT IS INOPERATIVE AT TIMES WHEN THE AMOUNT OF WATER IN PALISADES CREEK IS INSUFFICIENT TO FILL ALL OF THE VALID WATER RIGHTS ON PALISADES CREEK AS DETERMINED BY PRIORITIES BEING FILLED ON THE SOUTH FORK SNAKE RIVER.

**Comments:**

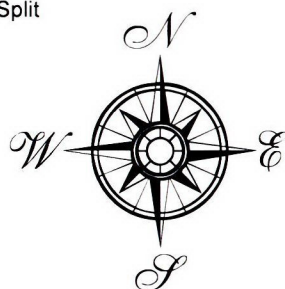
2 j barg 3/10/2023 Ownership Change  
water right 23-106B was split into 23-106B and 23-11529.

# Idaho Department of Water Resources



## Legend

-  23-11529 and 23-11530 POU
-  23-106B and 23-10857 POU After Split
-  Sections
-  QQ
-  Water Right POU
-  Parcels
-  Township/Range



Layout Created By:  
Jonie Barg

4000000

1000 0 9 200

IDAHO DEPARTMENT OF WATER RESOURCES  
Proof Report

3/7/2023

Water Right 23-106B *Byone Split*

**Owner Type**      **Name and Address**  
Current Owner      CAROL E ASHMENT  
639 CHAPEL RD PO BOX 205  
IRWIN, ID 83428  
(208) 483-3823

Current Owner      THERON R ASHMENT  
PO BOX 205  
IRWIN, ID 83428-0205  
(208) 483-3823

Security Interest      IDAHO AG CREDIT FLCA  
1586 N 2ND E  
REXBURG, ID 83440-5129  
(800) 632-8821

**Priority Date:** 5/1/1886  
**Basis:** Decreed  
**Status:** Active

**Source**      **Tributary**  
PALISADES CREEK      SNAKE RIVER

| <b>Beneficial Use</b> | <b>From</b>            | <b>To</b> | <b>Diversion Rate</b> | <b>Volume</b> |
|-----------------------|------------------------|-----------|-----------------------|---------------|
| IRRIGATION            | 04/15                  | 10/31     | 3.800 CFS             |               |
|                       | <b>Total Diversion</b> |           | 3.800 CFS             |               |

**Source and Point(s) of Diversion:**  
PALISADES CREEK      SWSWSE      Sec. 26, Twp 01N, Rge 44E, BONNEVILLE County

**Place Of Use:**

IRRIGATION within BONNEVILLE County

|     |     |     | NE |    |    |    | NW |    |    |    | SW   |      |      |      | SE |      |      |    | Totals |
|-----|-----|-----|----|----|----|----|----|----|----|----|------|------|------|------|----|------|------|----|--------|
| Twp | Rng | Sec | NE | NW | SW | SE | NE | NW | SW | SE | NE   | NW   | SW   | SE   | NE | NW   | SW   | SE |        |
| 01N | 44E | 8   |    |    |    |    |    |    |    |    | 36.0 | 40.0 | 32.0 | 38.0 |    | 26.0 | 25.0 |    | 197.0  |

POU Total Acres: 197.0

**Conditions of Approval:**

- E55      USE OF THIS RIGHT WITH RIGHT NO. 23-10857 IS LIMITED TO THE IRRIGATION OF A COMBINED TOTAL OF 197.0 ACRES IN A SINGLE IRRIGATION SEASON.
- C18      This partial decree is subject to such general provisions necessary for the definition of the rights or for the efficient administration of the water rights as

**IDAHO DEPARTMENT OF WATER RESOURCES**  
**Proof Report**

**3/7/2023**

- may be ultimately determined by the Court at a point in time no later than the entry of a final unified decree. Section 42-1412(6), Idaho Code.
3. E04 USE OF THIS RIGHT IS COMBINED WITH WATER FROM PALISADES IRRIGATION COMPANY.
  4. E51 USE OF THIS RIGHT WITH RIGHT NO. 23-10857 IS LIMITED TO A TOTAL COMBINED DIVERSION RATE OF 10.2 CFS.
  5. F01 WATER IS DELIVERED THROUGH THE PALISADES IRRIGATION CANAL SYSTEM.
  6. F05 RIGHT NO. 23-10857 IS ALSO DIVERTED THROUGH POINT OF DIVERSION DESCRIBED ABOVE.
  7. THIS WATER RIGHT IS INOPERATIVE AT TIMES WHEN THE AMOUNT OF WATER IN PALISADES CREEK IS INSUFFICIENT TO FILL ALL OF THE VALID WATER RIGHTS ON PALISADES CREEK AS DETERMINED BY PRIORITIES BEING FILLED ON THE SOUTH FORK SNAKE RIVER.

RECEIVED

MAR 06 2023

STATE OF IDAHO  
DEPARTMENT OF WATER RESOURCES

## NOTICE OF CHANGE IN WATER RIGHT OWNERSHIP

## Department of Water Resources

1. List the 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? |
|-----------------------|-----------------------------------------|------------------------------|---------------------------------------------|------------------------------|------------------------------|
| 23-10152 OK           | Yes <input type="checkbox"/>            | Yes <input type="checkbox"/> |                                             | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |
| 23-10153 OK           | Yes <input type="checkbox"/>            | Yes <input type="checkbox"/> |                                             | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |
| 23-106B OK            | Yes <input checked="" type="checkbox"/> | Yes <input type="checkbox"/> | 23-106 B (Split into 23-106 B and 23-11529) | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |
| 23-10857 OK           | Yes <input checked="" type="checkbox"/> | Yes <input type="checkbox"/> | 23-10857 (Split into 23-10857 and 23-11530) | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |
|                       | Yes <input type="checkbox"/>            | Yes <input type="checkbox"/> |                                             | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |

2. Previous Owner's Name: Theron & Carol Ashment  
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Chapel Ranch LLC  
New owner(s) as listed on the conveyance document      Name connector ☐ and ☐ or
- PO Box 185      Swan Valley      ID      83449  
Mailing address      City      State      Zip  
208-589-4154      carrotsnappers@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: 2014 and 2019
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.

SUPPORT DATA

IN FILE # 23-10153

8. Signature: [Signature]      manager      3-2-23  
Signature of new owner/claimant      Title, if applicable      Date

Print name

- Signature: \_\_\_\_\_  
Signature of new owner/claimant      Title, if applicable      Date

Print name

## For IDWR Office Use Only:

Received by MP      Date 3/6/2023      Receipt No. E048955      Receipt Amt. \$250.-

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 JB      Processed by JB      Date 3/9/2023

MAR 09 2023

## Quitclaim Deed

For value received, Rustic Ranch LLC, a limited liability company

Does hereby convey, release, remise, and forever quit claim unto

Chapel Ranch LLC, a limited liability company

whose current address is PO Box 185, Swan Valley, Id 83449,

the following described premises:

**Instrument # 1524340**  
IDAHO FALLS, BONNEVILLE, IDAHO  
6-13-2016 10:28:57 AM No. of Pages: 2  
Recorded for : JENNY LUNDQUIST  
RONALD LONGMORE  
Ex-Officio Recorder Deputy  
Index to: DEED, QUIT-CLAIM  
Fee: 13.00

TOWNSHIP 1 NORTH, RANGE 44 EAST OF THE BOISE MERIDIAN, BONNEVILLE COUNTY, IDAHO.  
SECTION 8: SW 1/4, LYING NORTH AND EAST OF THE ROOSEVELT HIGHWAY AND THE W1/2 SE1/4

TOGETHER WITH:

AN EASEMENT FOR AN EXISTING COUNTY ROAD (CHAPEL ROAD) BEING 33.00 FEET IN WIDTH PARALLEL WITH AND ADJOINING TO THE ABOVE SAID SOUTH LINE OF SECTION 8;

2.) AN EASEMENT BEING 60.00 FEET IN WIDTH FOR THE PURPOSE OF ALLOWING INGRESS AND EGRESS AS SET OUT IN THAT CERTAIN WARRANTY DEED RECORDED AS INSTRUMENT NO. 1363809 DESCRIBED PARCEL AS FOLLOWS:

COMMENCING AT SAID NE CORNER OF THE W1/2 SE1/4 OF SECTION 8; THENCE S 00°09'57"E ALONG THE EAST LINE OF SAID W 1/2 SE 1/4 A DISTANCE OF 1556.69 FEET; THENCE S89°48'00"W A DISTANCE OF 633.75 FEET TO THE POINT OF BEGINNING OF SAID EASEMENT; THENCE S76°48'00"W A DISTANCE OF 61.60 FEET; THENCE N00°06'00"W A DISTANCE OF 7.07 FEET; THENCE N13°12'00"W A DISTANCE OF 53.11 FEET; THENCE N76°48'00"E A DISTANCE OF 60.00 FEET; THENCE S13°12'00"E A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING OF SAID EASEMENT.

Excepting Therefrom:

BEGINNING AT THESE CORNER OF SAID SW 1/4 SE 1/4 OF SECTION 8; THENCE S 89°48'00"W ALONG THE SOUTH LINE OF SAID SECTION 8 A DISTANCE OF 635.00 FEET; THENCE N00°06'00"W A DISTANCE OF 493.50 FEET; THENCE N89°48'00"E A DISTANCE OF 634.43 FEET; THENCE S00°09'57"E ALONG THE EAST LINE OF SAID SW1/4 SE1/4 A DISTANCE OF 493.50 FEET TO THE POINT OF BEGINNING;

ALSO Excepting Therefrom:

A PARCEL OF LAND BEING A PORTION OF THE SOUTHWEST ONE-QUARTER AND THE WEST ONE- HALF OF THE SOUTHEAST ONE-QUARTER OF SECTION 8, TOWNSHIP 1 NORTH, RANGE 44 EAST OF THE BOISE MERIDIAN, CITY OF SWAN VALLEY, BONNEVILLE COUNTY, IDAHO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NW CORNER OF SAID SW1/4 OF SECTION 8, AS FILED FOR RECORD AT INSTRUMENT NO. 1034556 IN THE OFFICE OF THE BONNEVILLE COUNTY RECORDER; THENCE N89°48'17"E ALONG THE NORTH LINE OF SAID SW1/4 OF SECTION 8, A DISTANCE OF 105.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N 89°48' 17"E ALONG THE NORTH LINE OF THE SOUTH ONE-HALF OF SAID SECTION 8, A DISTANCE OF 3859.76 FEET TO THE NE CORNER OF SAID W1/2 SE1/4 OF SECTION 8, AS FILED FOR RECORD AT INSTRUMENT NO. 1222577 IN SAID BONNEVILLE COUNTY RECORDS; THENCE S00°09'57"E ALONG THE EAST LINE OF SAID W1/2 SE1/4 OF SECTION 8, A DISTANCE OF 1100.00 FEET; THENCE S89°48'17"W A DISTANCE OF 739.47 FEET; THENCE S13°12'00"E A DISTANCE OF

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MAR 09 2023

468.76 FEET; THENCE S00°06'00"E A DISTANCE OF 1092.66 FEET; THENCE S89°48'00"W ALONG THE SOUTH LINE OF SAID SECTION 8, A DISTANCE OF 60.00 FEET; THENCE N00°06'00"W A DISTANCE OF 1085.88 FEET; THENCE N13°12'00"W A DISTANCE OF 475.73 FEET; THENCE S89°48'17"W A DISTANCE OF 1874.90 FEET; THENCE N47°17'00"W A DISTANCE OF 1615.57 FEET TO THE POINT OF BEGINNING.

To have and to hold the said premises, unto the said grantees, heirs and assigns forever.

Date: 05/09/2016

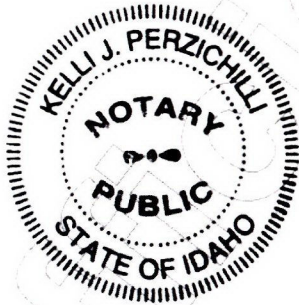
Rustic Ranch LLC

  
Joseph Lundquist, member

State of Idaho, County of Bonnerville, ss.

On this 12<sup>th</sup> day of May in the year of 2016, before me, the undersigned, a Notary Public in and for said State, personally appeared Joseph Lundquist known or identified to me to be the manager or member of the limited liability company that executed the instrument or the person who executed the instrument on behalf of said limited liability company, and acknowledged to me that such limited liability company executed the same.

 Notary Public  
Residing at: IRWIN, Id 83428  
My Commission Expires: 1-17-2017  
(seal)



SCANNED

MAR 09 2023

**RECORDING REQUESTED BY**  
First American Title Company

**AND WHEN RECORDED MAIL TO:**  
First American Title Company  
670 South Woodruff  
Idaho Falls, ID 83401

Instrument # 1619200  
Bonneville County, Idaho Falls, Idaho  
09/13/2019 03:20:26 PM No. Pages: 2  
Recorded for: FIRST AMERICAN TITLE - IDAHO FALLS  
Penny Manning Fee: \$16.00  
Ex-Officio Recorder Deputy Jsheppard  
Index to: DEED, WARRANTY

Space Above This Line for Recorder's Use Only

## WARRANTY DEED

File No.: 860162-IF (mm)

Date: September 13, 2019

For Value Received, Pine Creek Properties LC, hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto Chapel Ranch LLC, an Idaho limited liability company, hereinafter called the Grantee, whose current address is PO Box 185, Swan Valley, ID 83449, the following described premises, situated in Bonneville County, Idaho, to-wit:

**A PARCEL OF LAND BEING A PORTION OF THE SOUTHWEST ONE-QUARTER AND THE WEST ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF SECTION 8, TOWNSHIP 1 NORTH, RANGE 44 EAST OF THE BOISE MERIDIAN, CITY OF SWAN VALLEY, BONNEVILLE COUNTY, IDAHO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**COMMENCING AT THE NW CORNER OF SAID SW1/4 OF SECTION 8, AS FILED FOR RECORD AT INSTRUMENT NO. 1034556 IN THE OFFICE OF THE BONNEVILLE COUNTY RECORDER; THENCE N 89°48'17"E ALONG THE NORTH LINE OF SAID SW1/4 OF SECTION 8, A DISTANCE OF 105.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N 89°48'17"E ALONG THE NORTH LINE OF THE SOUTH ONE-HALF OF SAID SECTION 8, A DISTANCE OF 3859.76 FEET TO THE NE CORNER OF SAID W1/2 SE1/4 OF SECTION 8, AS FILED FOR RECORD AT INSTRUMENT NO. 1222577 IN SAID BONNEVILLE COUNTY RECORDS; THENCE S 00°09'57"E ALONG THE EAST LINE OF SAID W1/2 SE1/4 OF SECTION 8, A DISTANCE OF 1100.00 FEET; THENCE S 89°48'17"W A DISTANCE OF 739.47 FEET; THENCE S 13°12'00"E A DISTANCE OF 468.76 FEET; THENCE S 00°06'00"E A DISTANCE OF 1092.66 FEET; THENCE S 89°48'00"W ALONG THE SOUTH LINE OF SAID SECTION 8, A DISTANCE OF 60.00 FEET; THENCE N 00°06'00"W A DISTANCE OF 1085.88 FEET; THENCE N 13°12'00"W A DISTANCE OF 475.73 FEET; THENCE S 89°48'17"W A DISTANCE OF 1874.90 FEET; THENCE N 47°17'00"W A DISTANCE OF 1615.57 FEET TO THE 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.

First American Title Co.  
670 S. Woodruff  
Idaho Falls, ID 83401

Page 1 of 2

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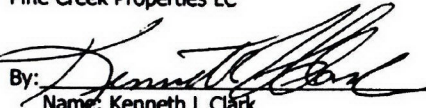
MAR 09 2023

Date: 09/13/2019

Warranty Deed  
- continued

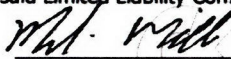
File No.: 860162-1F (mm)

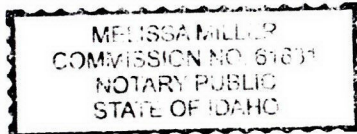
Pine Creek Properties LC

By:   
Name: Kenneth L. Clark  
Title: Manager

STATE OF Idaho )  
COUNTY OF Bonneville )

On this 13th day of September, 2019, before me, a Notary Public in and for said State, personally appeared **Kenneth L. Clark**, known or identified to me to be the person whose name is subscribed to the within Instrument as one of the Managers/Members of the **Pine Creek Properties, LC**, which is known or identified to me to be the entity whose name is subscribed to the within instrument and acknowledged to me that he executed the same in said Limited Liability Company's name.

  
Notary Public of Idaho  
Residing at: Idaho Falls, ID  
Commission Expires: 5.20.2025





0004768679

**STATE OF IDAHO***Office of the secretary of state, Lawrence Denney***ANNUAL REPORT**

Idaho Secretary of State

PO Box 83720

Boise, ID 83720-0080

(208) 334-2301

Filing Fee: \$0.00

*For Office Use Only***-FILED-**

File #: 0004768679

Date Filed: 6/4/2022 9:40:05 AM

## Entity Name and Mailing Address:

Entity Name: CHAPEL RANCH LLC  
The file number of this entity on the records of the Idaho Secretary of State is: 0000427442  
Address: PO BOX 185  
SWAN VALLEY, ID 83449-0185

## Entity Details:

Entity Status: Active-Existing  
This entity is organized under the laws of: IDAHO  
If applicable, the old file number of this entity on the records of the Idaho Secretary of State was: W140166

## The registered agent on record is:

Registered Agent: JOSEPH LUNDQUIST  
Registered Agent  
Physical Address  
9 PINE CREEK BENCH RD  
SWAN VALLEY, ID 83449  
Mailing Address

## Limited Liability Company Managers and Members

| Name              | Title  | Business Address                              |
|-------------------|--------|-----------------------------------------------|
| joseph lundquist  | Member | P.O. BOX 185<br>SWAN VALLEY, ID 83449         |
| jacob w lundquist | Member | 2076 HIDDEN CREEK RD.<br>HEBER CITY, UT 84032 |

The annual report must be signed by an authorized signer of the entity.

Job Title: member

*joseph lundquist*

Sign Here

*06/04/2022*

Date

SCANNED

MAR 09 2023



Order Number: 14237686  
12239

## Warranty Deed

For value received,

**Theron A Ashment a single man aka Theron R Ashment, a single man**

the grantor, does hereby grant, bargain, sell, and convey unto

**Rustic Ranch LLC, a limited liability company**

whose current address is PO Box 185, Swan Valley, Id 83449

the grantee, the following described premises, in Bonneville County, Idaho, to wit:

TOWNSHIP 1 NORTH, RANGE 44 EAST OF THE BOISE MERIDIAN, BONNEVILLE COUNTY, IDAHO.  
SECTION 8: SW 1/4, LYING NORTH AND EAST OF THE ROOSEVELT HIGHWAY AND THE W1/2 SE1/4

TOGETHER WITH:

AN EASEMENT FOR AN EXISTING COUNTY ROAD (CHAPEL ROAD) BEING 33.00 FEET IN WIDTH PARALLEL  
WITH AND ADJOINING TO THE ABOVE SAID SOUTH LINE OF SECTION 8;

2.) AN EASEMENT BEING 60.00 FEET IN WIDTH FOR THE PURPOSE OF ALLOWING INGRESS AND EGRESS  
AS SET OUT IN THAT CERTAIN WARRANTY DEED RECORDED AS INSTRUMENT NO. 1363809 DESCRIBED  
PARCEL AS FOLLOWS:

COMMENCING AT SAID NE CORNER OF THE W1/2 SE1/4 OF SECTION 8; THENCE S 00°09'57"E ALONG THE  
EAST LINE OF SAID W1/2 SE 1/4 A DISTANCE OF 1556.69 FEET; THENCE S89°48'00"W A DISTANCE OF 633.75  
FEET TO THE POINT OF BEGINNING OF SAID EASEMENT; THENCE S76°48'00"W A DISTANCE OF 61.60  
FEET; THENCE N00°06'00"W A DISTANCE OF 7.07 FEET; THENCE N13°12'00"W A DISTANCE OF 53.11 FEET;  
THENCE N76°48'00"E A DISTANCE OF 60.00 FEET; THENCE S13°12'00"E A DISTANCE OF  
60.00 FEET TO THE POINT OF BEGINNING OF SAID EASEMENT.

Excepting Therefrom:

BEGINNING AT THESE CORNER OF SAID SW 1/4 SE 1/4 OF SECTION 8; THENCE S 89°48'00"W ALONG THE  
SOUTH LINE OF SAID SECTION 8 A DISTANCE OF 635.00 FEET; THENCE N00°06'00"W A DISTANCE OF  
493.50 FEET; THENCE N89°48'00"E A DISTANCE OF 634.43 FEET; THENCE S00°09'57"E ALONG THE EAST  
LINE OF SAID SW1/4 SE1/4 A DISTANCE OF 493.50 FEET TO THE POINT OF BEGINNING;

ALSO Excepting Therefrom:

A PARCEL OF LAND BEING A PORTION OF THE SOUTHWEST ONE-QUARTER AND THE WEST ONE- HALF  
OF THE SOUTHEAST ONE-QUARTER OF SECTION 8, TOWNSHIP 1 NORTH, RANGE 44 EAST OF THE BOISE  
MERIDIAN, CITY OF SWAN VALLEY, BONNEVILLE COUNTY, IDAHO, BEING MORE PARTICULARLY  
DESCRIBED AS FOLLOWS:

COMMENCING AT THE NW CORNER OF SAID SW1/4 OF SECTION 8, AS FILED FOR RECORD AT  
INSTRUMENT NO. 1034556 IN THE OFFICE OF THE BONNEVILLE COUNTY RECORDER; THENCE  
N89°48'17"E ALONG THE NORTH LINE OF SAID SW1/4 OF SECTION 8, A DISTANCE OF 105.00 FEET TO THE  
POINT OF BEGINNING; THENCE CONTINUING N 89°48' 17"E ALONG THE NORTH LINE OF THE SOUTH  
ONE-HALF OF SAID SECTION 8, A DISTANCE OF 3859.76 FEET TO THE NE CORNER OF SAID W1/2 SE1/4 OF  
SECTION 8, AS FILED FOR RECORD AT INSTRUMENT NO. 1222577 IN SAID BONNEVILLE COUNTY  
RECORDS; THENCE S00°09'57"E ALONG THE EAST LINE OF SAID W1/2 SE1/4 OF SECTION 8, A DISTANCE  
OF 1100.00 FEET; THENCE S89°48'17"W A DISTANCE OF 739.47 FEET; THENCE S13°12'00"E A DISTANCE OF  
468.76 FEET; THENCE S00°06'00"E A DISTANCE OF 1092.66 FEET; THENCE S89°48'00"W ALONG THE  
SOUTH LINE OF SAID SECTION 8, A DISTANCE OF  
60.00 FEET; THENCE N00°06'00"W A DISTANCE OF 1085.88 FEET; THENCE N13°12'00"W A DISTANCE OF  
475.73 FEET; THENCE S89°48'17"W A DISTANCE OF 1874.90 FEET; THENCE N47°17'00"W A DISTANCE OF  
1615.57 FEET TO THE POINT OF BEGINNING.

SCANNED

MAR 09 2025

To have and to hold the said premises, with their appurtenances unto the said Grantee, its heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that Grantor is the owner in fee simple of said premises; that they are free from all encumbrances except those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee; and subject to all existing patent reservations, easements, right(s) of way, protective covenants, zoning ordinances, and applicable building codes, laws and regulations, general taxes and assessments, including irrigation and utility assessments (if any) for the current year, which are not due and payable, and that Grantor will warrant and defend the same from all lawful claims whatsoever. Whenever the context so requires, the singular number includes the plural.

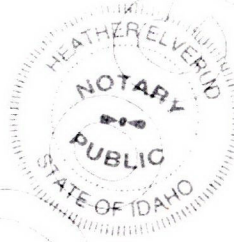
Theron A. Ashment  
R

State of Idaho, County of Bonneville, ss.

On this 18<sup>th</sup> day of August in the year of 2014, before me, the undersigned, a Notary Public in and for said State, personally appeared Theron A. Ashment, 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.

Heather Elverud  
Notary Public

My Commission Expires: 11/7/17  
(seal)



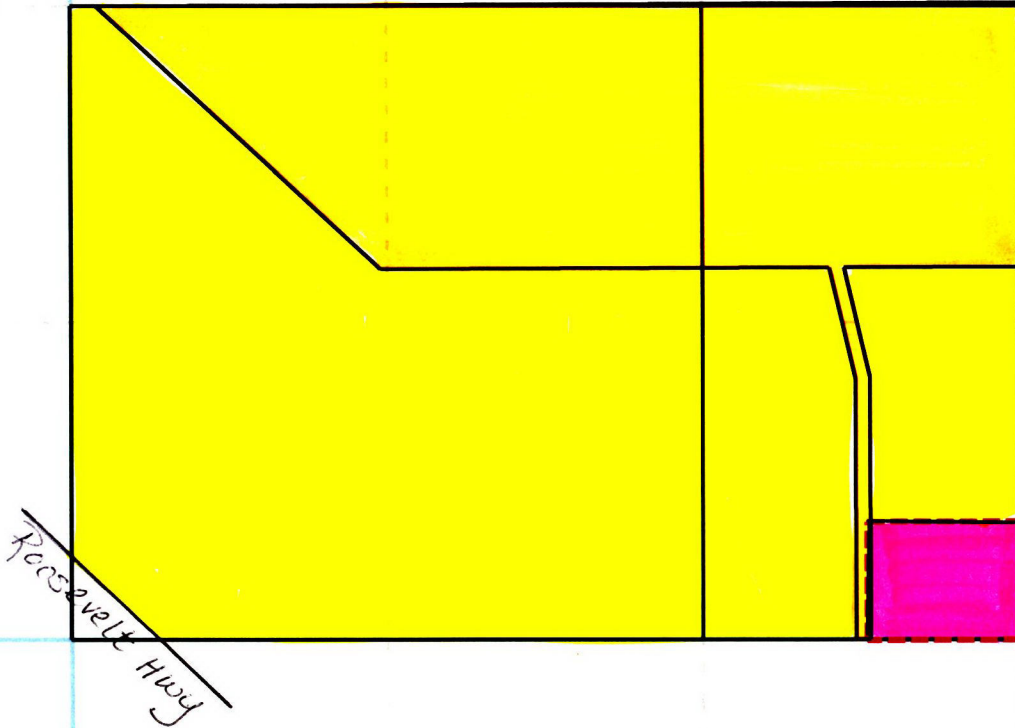
SCANNED

MAR 09 2025

1524340

161920

including Excepting Also excepting alncluding



Chapel Ranch LLC  
property

3/7/2023

Scale: 1 inch= 800 feet

File:

Tract 1: 160.0000 Acres, Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=10560 ft.

Tract 2: 80.0000 Acres, Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=7920 ft.

Tract 3: 7.1908 Acres (313232 Sq. Feet), Closure: n00.0000e 0.00 ft. (1/742445), Perimeter=2256 ft.

Tract 4: 84.6723 Acres, Closure: s01.0022e 0.01 ft. (1/999999), Perimeter=12373 ft.

01 /ne,sw,8,1n,44e

02 s0w 2640.00

03 s90w 2640.00

04 n0e 2640.00

05 n90e 2640.00

06 @0

07 /ne,w,se,8,1n,44e

08 s0w 2640.00

09 s90w 1320.00

10 n0e 2640.00

11 n90e 1320.00

12 @0

13 /se,sw,se,8,1n,44e

14 s89.4800w 635.00

15 n00.0600w 493.50

16 n89.4800e 634.43

17 s00.0957e 493.50

18 @0

19 /nw,sw,8,1n,44e

20 /n89.4817e 105.00

21 n89.4817e 3859.76

22 s00.0957e 1100.00

23 s89.4817w 739.47

24 s13.1200e 468.76

25 s00.0600e 1092.66

26 s89.4800w 60.00

27 n00.0600w 1085.88

28 n13.1200w 475.73

29 s89.4817w 1874.90

30 n47.1700w 1615.57

SCANNED

MAR 09 2023



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](mailto:easterninfo@idwr.idaho.gov) • Web: [idwr.idaho.gov](http://idwr.idaho.gov)

**Governor Brad Little**

**Director Gary Spackman**

March 10, 2023

CHAPEL RANCH LLC  
PO BOX 185  
SWAN VALLEY ID 83449-0185

Re: Change in Water Right Ownership: 23-106 B (Split into 23-106 B and 23-11529), 23-10857 (Split into 23-10857 and 23-11530), 23-10152, 23-10153

Dear Water Right Holder(s):

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

**Your portion of each water right(s) has a specified point of diversion, nature of use and place of use. If you plan to change the authorized point of diversion, nature of use, or place of use, including adding a new point of diversion, you must file an Application for Transfer of Water Right.** If you do not plan to change any elements of your water right, then no further action is required at this time.

The portion of the water right retained by the original right holder retains the original water right number. The Department is sending the original right holder a copy of this letter and a computer-generated report showing the changes to the original water right.

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)

cc: CAROL E ASHMENT  
THERON R ASHMENT  
IDAHO AG CREDIT FLCA  
WATER DISTRICT 01

SCANNED

MAR 09 2023