

IDAHO DEPARTMENT OF WATER RESOURCES
Proof Report

2/9/2023

Water Right 22-139 *After Split*

Owner Type **Name and Address**
Current Owner CADE JACOBS
 PO BOX 1063
 VICTOR, ID 83455-1031
 (208) 317-0433

Current Owner KRISTY JACOBS
 PO BOX 1063
 VICTOR, ID 83455-1031
 (208) 317-0433

Priority Date: 6/1/1889

Basis: Decreed

Status: Active

Source
MAHOGANY CREEK

Tributary
TETON RIVER

Beneficial Use	From	To	Diversion Rate	Volume
IRRIGATION	04/15	10/31	0.010 CFS	
	Total Diversion		0.010 CFS	

Source and Point(s) of Diversion:
MAHOGANY CREEK L2(SENWNE) Sec. 14, Twp 04N, Rge 44E, TETON County

Place Of Use:

IRRIGATION within TETON 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	
04N	45E	7							16.0										16.0

Right Acre Limit: 5.20
POU Total Acres: 16.0

Conditions of Approval:

1. 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.
2. E55 Right Nos. 22-139 and 22-140 are limited to the irrigation of a combined total of 5.2 acres in a single irrigation season.
3. B09 This right is subject to regulation by the watermaster of Water District No 01.
4. E51 Right Nos. 22-139, 22-140, and 22-13513 are limited to a total combined diversion rate of 0.11 cfs.

IDAHO DEPARTMENT OF WATER RESOURCES
Proof Report

2/9/2023

- | | | |
|-----|-----|--|
| 5. | E56 | The rights listed below are limited to the irrigation of a combined total of 16.0 acres in a single irrigation season. Combined Right Nos.: 22-139, 22-140, and 22-13513. |
| 6. | F06 | The following rights are also diverted through point of diversion described above: 22-140, 22-13513, 22-14146, 22-14147 and 22-14148. |
| 7. | | The rights listed below are limited to the irrigation of a combined total of 16.0 acres in a single irrigation season. Combined Right Nos.: 22-139, 22-140, 22-2278, 22-11645, and 22-13513. |
| 8. | K06 | This right is limited to the irrigation of 5.2 acres within the place of use described above in a single irrigation season. |
| 9. | K01 | Right No. 22-13513 is an enlargement of this right pursuant to Section 42-1426, Idaho Code. |
| 10. | C05 | Right includes accomplished change in place of use pursuant to Section 42-1425, Idaho Code. |

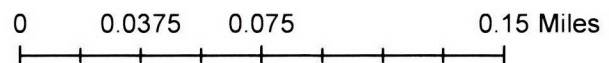
Comments:

3	jbarg	2/9/2023	Ownership Change
Water right 22-139 was split into 22-139 & 22-14521.			

State of Idaho
Department of Water Resources

Water Right

22-139, 22-140, 22-2278, 22-11645, 22-13513



- Place Of Use Boundary
- Townships
- PLS Sections
- Quarter Quarters



FEB 10 2023

2/8/2023

SCANNED
22-139
FEB 10 2023

IDAHO DEPARTMENT OF WATER RESOURCES
Proof Report

2/8/2023

- acres in a single irrigation season. Combined Right Nos.: 22-139, 22-140, 22-2278, 22-11645, and 22-13513.
8. K06 This right is limited to the irrigation of 6.2 acres within the place of use described above in a single irrigation season.
9. K01 Right No. 22-13513 is an enlargement of this right pursuant to Section 42-1426, Idaho Code.
10. C05 Right includes accomplished change in place of use pursuant to Section 42-1425, Idaho Code.

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED

FEB 11 2023

Department of Water Resources
Eastern Region

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.

Water Right/Claim No.	Split?	Leased to Water Supply Bank?	Water Right/Claim No.	Split?	Leased to Water Supply Bank?
22-13513 <i>OK</i>	Yes ☒	Yes ☐		Yes ☐	Yes ☐
22-2278 <i>OK</i>	Yes ☒	Yes ☐	22-139 (Split into 22-139 and 22-14521),		Yes ☐
22-11645 <i>OK</i>	Yes ☒	Yes ☐	22-140 (Split into 22-140 and 22-14522),		Yes ☐
22-139 <i>OK</i>	Yes ☒	Yes ☐	22-2278 (Split into 22-2278 and 22-14523),		Yes ☐
22-140 <i>OK</i>	Yes ☒	Yes ☐	22-11645 (Split into 22-11645 and 22-14524),		Yes ☐
			22-13513 (Split into 22-13513 and 22-14525)		Yes ☐

2. Previous Owner's Name: Jay Dell Buxton and Judy Buxton
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Cade Jacobs and Kristy Jacobs
New owner(s) as listed on the conveyance document
- P.O. Box 1063
Mailing address
208.313.0433
Telephone
- Victor
City
cadejacobs1@netzero.net
Email
- ID 83455
State Zip
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: Date of Purchase/Ownership
6. Do you own the land identified as the water right place of use? Yes ☐ No ☐
☐ 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):
☐ \$25 per undivided water right.
☐ \$100 per split water right.
☐ 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 # 22-139

8. Signature: *Cade Jacobs* Title, if applicable _____ Date 1/12/23
 Signature of new owner/claimant
Cade Jacobs
 Print name
- Signature: *Kristy Jacobs* Title, if applicable _____ Date 1/12/23
 Signature of new owner/claimant
Kristy Jacobs
 Print name

Received by INP Date 2/1/2023 For IDWR Office Use Only: Receipt No. E048879 Receipt Amt. \$500. -

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 2/10/2023

FEB 10 2023

RECORDING REQUESTED BY
Flying S Title and Escrow of Idaho, Inc.

AND WHEN RECORDED MAIL TO:
Flying S Title and Escrow of Idaho, Inc.
81 North Main Street/P.O. Box 42
Driggs, ID 83422

Instrument # 279303

TETON COUNTY, IDAHO
01-13-2023 15:03:00 No. of Pages: 3
Recorded for: FLYING S TITLE AND ESCROW - DRIGGS
KIM KEELEY Fee: \$16.00
Ex-Officio Recorder Deputy, Kim Keeley
Index to: DEED, WARRANTY

Space Above This Line for Recorder's Use Only

WARRANTY DEED

File No.: **1077169-T (bs)**

Date: **December 23, 2022**

For Value Received, **Mahogany Ridge Holdings, LLC, an Idaho limited liability company,** hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto **Cade Jacobs and Kristy Jacobs, husband and wife,** hereinafter called the Grantee, whose current address is **PO BOX 1063, VICTOR, ID 83455,** the following described premises, situated in **Teton 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

FEB 10 2023

RECORDING REQUESTED BY
Flying S Title and Escrow of Idaho, Inc.

AND WHEN RECORDED MAIL TO:
Flying S Title and Escrow of Idaho, Inc.
81 North Main Street/P.O. Box 42
Driggs, ID 83422

Space Above This Line for Recorder's Use Only

WARRANTY DEED

File No.: **1077169-T (bs)**

Date: **December 23, 2022**

For Value Received, **Mahogany Ridge Holdings, LLC, an Idaho limited liability company,** hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto **Cade Jacobs and Kristy Jacobs, husband and wife,** hereinafter called the Grantee, whose current address is **PO BOX 1063, VICTOR, ID 83455,** the following described premises, situated in **Teton 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.

Date: 12/23/2022

Warranty Deed
- continued

File No.: 1077169-T (bs)

Mahogany Ridge Holdings, LLC, an Idaho limited liability company

By: Travis Thompson
Name: Travis Thompson
Title: Manager

STATE OF Idaho)
COUNTY OF ~~Teton~~ ADA) ss.

On this 27th day of December, 2022, before me, a Notary Public in and for said State, personally appeared **Travis Thompson**, 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 **Mahogany Ridge Holdings LLC**, 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.



Patricia M. Brevik
Notary Public of Idaho

Residing at: Boise, ID

Commission Expires: Oct 19, 2027

Date: 12/23/2022

Warranty Deed
- continued

File No.: 1077169-T (bs)

EXHIBIT A

A part of the NW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 7, Township 4 North, Range 45 East, Boise Meridian, Teton County, Idaho, being further described as follows:

Beginning at the Northwest corner of said Section 7 and running thence S89°47'23"E 964.76 feet; thence S01°14'00"E 462.16 feet; thence S85°13'12"E 370.26 feet; thence S00°30'02"W 170.69 feet; thence N89°47'58"W 1344.78 feet; thence N00°13'26"E 662.43 to the point of beginning.

187574 MAY 14 07 PM 4:35

RECORDING REQUESTED BY:
Teton County Title

Instrument # 187574

TETON COUNTY, IDAHO
2007-05-14 04:35:00 No. of Pages: 1
Recorded for: TETON COUNTY TITLE
MARY LOU HANSEN
Ex-Officio Recorder Deputy
Index to DEED WARRANTY

AND WHEN RECORDED MAIL TO:
Teton County Title
65 S. Main Street
Driggs, Id 83422

WARRANTY DEED

FOR VALUE RECEIVED

Michael Sewell and Kimberly B. Sewell, Husband and Wife,

GRANTOR(S), hereby grants, bargains, sells, conveys and warrants unto

Mahogany Ridge Holdings, LLC, an Idaho limited liability company

GRANTEE(S), whose current address is: **PO Box 408, Victor, ID 83455**

the following described premises, to wit:

A part of the NW¼NW¼ of Section 7, Township 4 North, Range 45 East, Boise Meridian, Teton County, Idaho, being further described as follows:

Beginning at the Northwest corner of said Section 7 and running thence S89°47'23"E 964.76 feet; thence S01°14'00"E 462.16 feet; thence S85°13'12"E 370.26 feet; thence S00°30'02"W 170.69 feet; thence N89°47'58"W 1344.78 feet; thence N00°13'26"E 662.43 to the point of beginning.

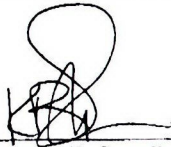
Subject to: all easements, right of ways, covenants, restrictions, reservations, applicable building and zoning ordinances and use regulations of record, and payment of accruing taxes and assessments as agreed to by parties above.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, their heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that it is the owner in fee simple of said premises, that said premises are free from all encumbrances and that he will warrant and defend the same from all lawful claims whatsoever.

Dated this 5th day of April, 2007.



Michael Sewell

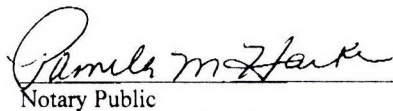


Kimberly B. Sewell

STATE OF Idaho)
) ss.
COUNTY OF Teton)

On this 5th day of April, 2007, before me, the undersigned, a Notary Public, in and for said State, personally appeared Michael Sewell and Kimberly B. Sewell known to me, and/or identified to me on the basis of satisfactory evidence, 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.

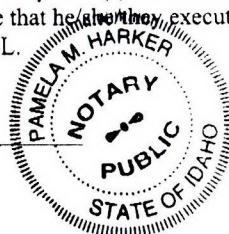
WITNESS MY HAND AND OFFICIAL SEAL.



Notary Public

Residing at: Tetonia, Id

My commission expires 2/3/2013



SCANNED

FEB 10 2023



RECEIVED

MAR 15 2001

TETON COUNTY
CLERK RECORDER
WARRANTY DEED

141679

For Value Received JAYDELL BUXTON and JUDY ANN BUXTON, husband and wife

Hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto
MICHAEL SEWELL and KIMBERLY B. SEWELL, husband and wife
whose address is: P.O. BOX 224, Driggs, ID 83422

Hereinafter called the Grantee, the following described premises situated in Teton County, Idaho, to-wit:

The N1/2 of Lot 1 (NW1/4NW1/4) of Section 7, Township 4N, Range 45E,
Boise Meridian, Teton County, Idaho.

Subject to reservations in United States and State Patents; existing
and recorded Right-of-ways, Easements, Zoning, Building and Subdivision
ordinances; Taxes and Assessments as prorated between the parties
hereto.

TO HAVE AND TO HOLD the said premises, with their 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.

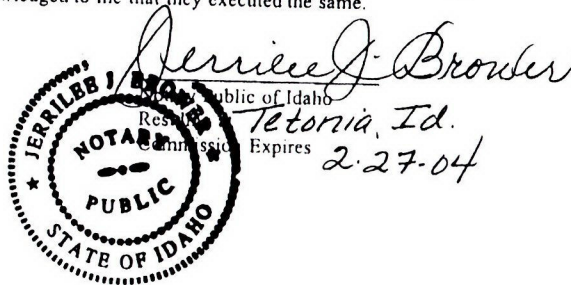
Dated: March 13/2001

JAYDELL BUXTON

JUDY ANN BUXTON

STATE OF IDAHO)
: ss
COUNTY OF TETON)

On this 13th day of March in the year 2001, before me, a Notary Public in and for said State, personally
appeared JAYDELL BUXTON and JUDY ANN BUXTON, known or identified to me to be the person(s) whose name(s)
are subscribed to the within Instrument, and acknowledged to me that they executed the same.



141679

Instrument # 141679
DRIGGS, TETON, IDAHO
2001-03-15 02:53:46 No. of Pages: 1
Recorded for: FIRST AMERICAN TITLE
NOLAN G. BOYLE Fee: 3.00
Ex-Officio Recorder Deputy
Index to: DEED, WARRANTY

First American Title Company

SCANNED

FEB 10 2023

RECEIVED

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

FEB 01 2023

NOTICE OF CHANGE IN WATER RIGHT OWNERSHIP
Department 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?
22-13513 <i>OK</i>	Yes ☒	Yes ☐		Yes ☐	Yes ☐
22-2278 <i>OK</i>	Yes ☒	Yes ☐	22-139 (Split into 22-139 and 22-14521),		Yes ☐
22-11645 <i>OK</i>	Yes ☒	Yes ☐	22-140 (Split into 22-140 and 22-14522),		Yes ☐
22-139 <i>OK</i>	Yes ☒	Yes ☐	22-2278 (Split into 22-2278 and 22-14523),		Yes ☐
22-140 <i>OK</i>	Yes ☒	Yes ☐	22-11645 (Split into 22-11645 and 22-14524),		Yes ☐
			22-13513 (Split into 22-13513 and 22-14525)		Yes ☐

2. Previous Owner's Name: Jay Dell Buxton and Judy Buxton
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Tricia Harlan, Bradley Harlan and Blair Harlan
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or
- 4781 W 2000 S Driggs ID 83422
Mailing address City State Zip
- 559.380.8648 tricia.harlan@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: 06/17/2021
6. Do you own the land identified as the water right place of use? Yes ☒ No ☐
☐ 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):
☐ \$25 per undivided water right.
☐ \$100 per split water right.
☐ 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 # 22-139

8. Signature: Tricia Harlan 1/29/2023
Signature of new owner/claimant Title, if applicable Date
Tricia Harlan
- Signature: Bradley Harlan 1/29/2023
Signature of new owner/claimant Title, if applicable Date
Bradley Harlan
- Signature: Blair Harlan 1/29/2023
Signature of new owner/claimant Title, if applicable Date
Blair Harlan

For IDWR Office Use Only:

Received by M. Jetter Date 2-1-23 Receipt No. E048879 Receipt Amt. 500.00

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 2/10/2023

FEB 10 2023

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

INSTRUCTIONS FOR FILING A NOTICE OF CHANGE IN WATER RIGHT OWNERSHIP

This form has been prepared to assist all claimants and owners of water rights to comply with the requirements of Idaho Code §§ 42-248 and 42-1409(6). All persons owning or claiming ownership of a water right or claim are required to provide notice to the Department of Water Resources (IDWR) of any change in ownership of any part of the water right or claim or of any change in the owner's mailing address within 120 days of the change. Forms to report ownership changes and/or to update an address are available on IDWR's website at www.idwr.idaho.gov/forms/water-rights.html. In addition, all new owners of water rights within a pending general adjudication area must inquire whether a notice of claim has been filed and, if not, shall file a notice of claim if necessary.

A notice is required for changes in ownership from one individual to another, from an individual to a business entity (even if the business is owned by the individual), or from one business entity to another (even if both businesses are owned by the same individual). Adding or removing a name is considered an ownership change which requires the submission of evidence to support the change and the filing fee.

Separate brochures describing the adjudication of water rights and the ownership change notice requirement are available from IDWR. Please contact your nearest IDWR office if you would like more information or need help completing this form. A list of IDWR offices is on page 2 of these instructions, or you can call 1-800-451-4129. Water right information can be found on the IDWR's website using the [Water Right and Adjudication Search](#).

Please note:

- Unlike licensed or decreed water rights, which are real property, water right permits, applications for new water rights, and applications to transfer existing water rights are considered the personal property of the permit holders/applicants. Permit holders and applicants must assign their interest in a permit and/or application to the new owner. Assignment forms are available on the IDWR's website at www.idwr.idaho.gov/forms/water-rights.html, or from any IDWR office. The fee for an Assignment of Permit is \$25. There is no charge for an Assignment of Application for Permit or Application for Transfer.
- If you want to change or add a point of diversion, place of use, season of use, or purpose of use of a water right, you must file an Application for Transfer. The ownership of a water right can also be updated through the transfer process.
- The combined portions of a divided ("split") water right cannot exceed the total flow rate, volume, or period of use of the original right.
- IDWR has no jurisdiction concerning easements, rights-of-way, and zoning matters. The buyer and seller must make these provisions where necessary.
- Any action by IDWR updating the ownership of a water right in IDWR's records is not a determination of water right ownership. Water right ownership disputes arising from a notice of change in water right ownership must be resolved in a water rights adjudication or in an action to quiet title.

LINE INSTRUCTIONS:

1. If there are water rights associated with the property, the seller should be able to provide you with the water right or adjudication claim number(s). You may have purchased only a portion of the water right(s) held by the seller. If so, the water right(s) held by the seller may need to be divided ("split") to provide you your share of each right. Mark the box "Yes" if a division of the water right is required.

If you receive water from a municipal provider, an irrigation district or other water delivery organization, and the water rights are held by the organization, please do not use this form to record a change. Please contact the water delivery organization to determine if any action is necessary.

If you or the seller believes there are water rights for the property but you do not know the numbers, you may contact IDWR for assistance in identifying the water rights for the property in question. If adjudication claims for the rights are required and have not been filed, IDWR will so advise you.

2. Fill in the name of the current water right holder/claimant.
3. Fill in each name as listed on the conveyance document and complete the current contact information. For water rights, IDWR will update the ownership to the individual(s)/entities listed on the conveyance document. For active adjudication claims, IDWR will update the claimant information to match the conveyance document unless the new claimant provides good cause for the variance.
4. You may have acquired only a portion of the water right(s) held by the seller. If you did not acquire the entire water right/property, please check the appropriate box. Water rights are often conveyed as an appurtenance to the land where they are used, and the conveyance document for the land often does not have specific language regarding the water right. Please read your deed or other conveyance document carefully to be sure. When the conveyance document does not specifically address water rights, it will be assumed that the water rights are to be split proportionate to the amount of land acquired.

AFTER RECORDING MAIL TO:

Tricia Harlan
4781 W 2000 S
Driggs, ID 83422

QUITCLAIM DEED

File No.: 977443-T (jw)

Date: June 10, 2021

^{A. TH}
For Value Received, **Tricia Harlan, an unmarried woman**, do(es) hereby convey, release, remise, and forever quit claim unto **Tricia Harlan, an unmarried woman and Bradley Harlan and Blair Harlan, husband and wife**, whose address is **4781 W 2000 S, Driggs, ID 83422**, herein after called the Grantee, the following described premises situated in **Teton County, Idaho**, to-wit:

A PART OF THE NE $\frac{1}{4}$ NW $\frac{1}{4}$ OF SECTION 7, TWP. 4N., RNG 45E., B.M., TETON COUNTY, IDAHO , BEING FURTHER DESCRIBED AS:

FROM THE NORTHWEST CORNER OF SAID SECTION 7, S 89° 47' 23" E, 964.76 FEET TO THE POINT OF BEGINNING;

THENCE S 89° 47' 23" E, 383.22 FEET ALONG THE NORTH SECTION LINE TO A POINT;

THENCE S 00° 30' 02" W, 491.52 FEET TO A POINT;

THENCE N 85° 13' 12" W, 370.26 FEET TO A POINT;

THENCE N 01° 14' 00" W 462.16 FEET TO THE POINT OF BEGINNING.

SUBJECT TO A 30 FOOT COUNTY ROAD AND UTILITY EASEMENT ALONG THE NORTHERN PROPERTY BOUNDARY.

together with its appurtenances.

Dated: 6-17-2021

TH


Tricia Harlan

^{A.}
TH

STATE OF Idaho)
COUNTY OF Teton)
SS.

SCANNED

FEB 10 2023

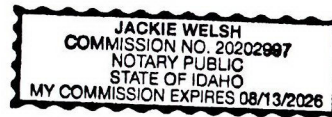
APN:

Quitclaim Deed - continued

File No.: **977443-T (Jw)**Date: **06/10/2021**

On this Eleventh day of June, 2021, before me, a Notary Public in and for said State, personally appeared **Tricia Harlan**, known or identified to me to be the person(s) whose name(s) is subscribed to the within instrument, and acknowledged to me that she executed the same.

Notary Public of Idaho
Residing at: Driggs ID
Commission Expires:



RECORDING REQUESTED BY
First American Title Company

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

Instrument # 269116
TETON COUNTY, IDAHO
06-17-2021 14:17:00 No. of Pages: 2
Recorded for: FIRST AMERICAN TITLE - DRIGGS
KIM KEELEY Fee: \$15.00
Ex-Officio Recorder Deputy, Kim Keeley
Index to: DEED, WARRANTY

Space Above This Line for Recorder's Use Only

WARRANTY DEED

File No.: **977443-T (jw)**

Date: **June 10, 2021**

For Value Received, **Linda S. Smyers, an unmarried woman**, hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto **Tricia A Harlan, an unmarried woman**, hereinafter called the Grantee, whose current address is **4781 W 2000 S, Driggs, ID 83422**, the following described premises, situated in **Teton County, Idaho**, to-wit:

**A PART OF THE NE $\frac{1}{4}$ NW $\frac{1}{4}$ NW $\frac{1}{4}$ OF SECTION 7, TWP. 4N., RNG 45E., B.M., TETON COUNTY, IDAHO , BEING FURTHER DESCRIBED AS:
FROM THE NORTHWEST CORNER OF SAID SECTION 7, S 89° 47' 23" E, 964.76 FEET TO THE POINT OF BEGINNING;
THENCE S 89° 47' 23" E, 383.22 FEET ALONG THE NORTH SECTION LINE TO A POINT;
THENCE S 00° 30' 02" W, 491.52 FEET TO A POINT;
THENCE N 85° 13' 12" W, 370.26 FEET TO A POINT;
THENCE N 01° 14' 00" W 462.16 FEET TO THE POINT OF BEGINNING.**

SUBJECT TO A 30 FOOT COUNTY ROAD AND UTILITY EASEMENT ALONG THE NORTHERN PROPERTY BOUNDARY.

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.

Date: 06/10/2021

Warranty Deed
- continued

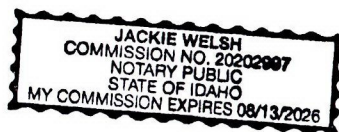
File No.: **977443-T (jw)**

Linda S. Smyers
Linda S. Smyers

STATE OF Idaho)
)
) ss.
COUNTY OF Teton)

On this _____, before me, a Notary Public in and for said State, personally appeared **Linda S. Smyers**, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same.

Notary Public for the State of Idaho
Residing at:
My Commission Expires:



334481

SPECIAL WARRANTY DEED

Document # 237071
TETON COUNTY, IDAHO
06-30-2016 13:38:00 No. of Pages: 2
Recorded for: FIRST AMERICAN TITLE - DRIGGS
MARY LOU HANSEN Fee: \$13.00
Ex-Officio Recorder Deputy, Mary Lou Hansen
Index to: DEED, SPECIAL WARRANTY

For Value Received, ALLY BANK

the grantor does hereby grant, bargain, sell and convey unto
LINDA S. SMYERS, an unmarried woman

the grantee, whose current address is

the following described premises, in Teton County, Idaho, to-wit:

SEE ATTACHED EXHIBIT 'A' MADE A PART HEREOF

TO HAVE AND TO HOLD THE said premises, with their appurtenances unto the said Grantee, her heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that they are the owners in fee simple of said premises; that they are free from all encumbrances excepting for all easements of record, rights of way, matters visible, and all matters of record and title and that they will warrant and defend the same from all lawful claims whatsoever.

Date: June 15, 2015

ALLY BANK

BY:

ITS

Francine Bryant
Authorized Signer

STATE OF NEW JERSEY
COUNTY OF MERCER

On this 24 day of June, in the year of 2015, before me, a Notary Public in and for said State, personally appeared Francine Bryant
known or identified to me to be the Authorized Signer of ALLY BANK that executed the instrument or the person who executed the instrument on behalf of said ALLY BANK and acknowledged to me that such ALLY BANK executed the same.

Phoolmatti Rampersaud
Notary Public
Residing at: Mercer county
Commission expires: 8/21/18

#15-1118



SCANNED

FEB 10 2023

EXHIBIT "A"

A PART OF THE NE1/4NW1/4 NW1/4 OF SECTION 7, TWP. 4N., RNG 45E., B.M.,
TETON COUNTY, IDAHO , BEING FURTHER DESCRIBED AS:
FROM THE NORTHWEST CORNER OF SAID SECTION 7, S 89° 47' 23" E, 964.76 FEET
TO THE POINT OF BEGINNING;
THENCE S 89° 47' 23" E, 383.22 FEET ALONG THE NORTH SECTION LINE TO A POINT;
THENCE S 00° 30' 02" W, 491.52 FEET TO A POINT;
THENCE N 85° 13' 12" W, 370.26 FEET TO A POINT;
THENCE N 01° 14' 00" W 462.16 FEET TO THE POINT OF BEGINNING.

SUBJECT TO A 30 FOOT COUNTY ROAD AND UTILITY EASEMENT ALONG THE
NORTHERN PROPERTY BOUNDARY.

Commonly known as: 4781 W 2000 S, Driggs, ID 83422

SCANNED

FEB 10 2023

After Recording, Return to:

Ally Bank
425 Phillips Blvd
Ewing, NJ 08618

First American Title Company

468157-T

TRUSTEE'S DEED

7367.22070

Northwest Trustee Services, Inc. P.O. Box 997 Bellevue, WA 98009-0997 Grantor's Name and Address	Until a change is required all tax statements shall be sent to the following address: <u>Ally Bank</u> <u>425 Phillips Blvd</u> <u>Ewing, NJ 08618</u>
<u>Ally Bank</u> <u>425 Phillips Blvd</u> <u>Ewing, NJ 08618</u> Grantee's Name and Address	

Northwest Trustee Services, Inc. ("Trustee"), as successor trustee under the Trust Deed (identified below), Bargains, Sells and Conveys, without representation or warranty, to Ally Bank ("Grantee") all of the real property situated in Teton County, Idaho, ("Property") described as follows:

A part of the NE1/4NW1/4NW1/4 of Section 7, TWP. 4N., RNG 45E., B.M., Teton County, Idaho, being further described as: From the Northwest corner of said Section 7, S 89 degrees. 47' 23" E. 964.76 feet to the Point of Beginning; thence S. 89 degrees. 47'23" E, 383.22 feet along the North Section line to a point; thence S 00 degrees. 30' 02" W, 491.52 feet to a point; thence N. 85 degrees. 13' 12" W, 370.26 feet to a point; thence N. 01 degrees. 14' 00" W, 462.16 feet to the Point of Beginning. Contains 4.12 acres more or less. Subject to a 30 foot county road and utility easement along the Northern property boundary.

This conveyance is made pursuant to the powers conferred upon the Trustee by the trust deed between Michael Sewell, and Kimberly B. Sewell, husband and wife, as grantor, for the benefit and security of Mortgage Electronic Registration Systems, Inc. as nominee for Quicken Loans Inc., as beneficiary, recorded on May 4, 2007, as Instrument No. 187280, Mortgage Records of Teton County, Idaho ("Trust Deed") and after the fulfillment of the following conditions specified in the Trust Deed:

(a) The obligations secured by the Trust Deed were in default and the beneficiary made demand upon Trustee to sell the Property pursuant to the terms of the Trust Deed. Notice of default was recorded as Instrument No. 230134, Mortgage Records of Teton County, Idaho ("Notice of Default") and in the office of the Recorder of every other county in which any part of the Property is situated. The nature of default was stated in the Notice of Default. The default still existed at the time of the trustee's sale.

(b) After the Notice of Default was recorded, the Trustee provided a notice of the trustee's sale ("Notice of Sale") giving notice of the time and place of the trustee's sale by i) mailing (registered/certified mail, return receipt requested); ii) personal service and/or posting (upon an adult occupant of the Property and/or by posting in a conspicuous place on the Property, in the manner provided by statute) and iii) by publishing in a newspaper of general circulation in each of the counties in which the Property is situated. Affidavits of mailing, service/posting and publication ("Affidavits") were recorded in each county where the Property is situated at least 20 days prior to the trustee's sale as Instrument No. 234686, 234687, 234688, 235195, Mortgage Records of Teton County, Idaho.

SCANNED

FEB 10 2023

(c) The provisions, recitals and contents of the Notice of Default and Affidavits are incorporated by this reference and made a part of this Trustee's Deed.

(d) All requirements of law regarding the mailing, personal service, posting, publication and recording of the Notice of Default, Notice of Sale and all other notices have been complied with.

(e) Not less than 120 days elapsed between the giving of Notice of Sale by registered or certified mail and the date the Trustee's Sale was conducted.

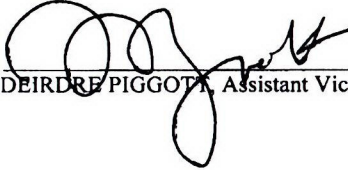
(f) Trustee, on February 6, 2015, at the time and place of sale fixed by the Notice of Sale or by publicly proclaimed postponement, sold the Property in one parcel at public auction to the beneficiary, the highest bidder, for the credit bid sum of \$450,000.00. The beneficiary then designated Grantee to be the grantee under this Trustee's Deed, directing the Trustee to issue the Trustee's Deed to Grantee as grantee. The trustee's sale to Grantee was made subject to all prior liens and encumbrances. No person or corporation offered to take any part of the Property constituting less than the Property's whole for the amount of principal, interest, advances and costs.

IN WITNESS WHEREOF, Trustee, pursuant to a resolution of its Board of Directors (if required by its Bylaws), has caused its corporate name to be hereunto subscribed by its Assistant Vice President, this

Date: February 12, 2015

Northwest Trustee Services, Inc., Trustee

BY:

Its:  DEIRDRE PIGGOTT, Assistant Vice President

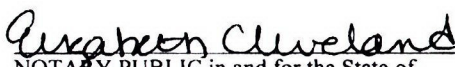
STATE OF WASHINGTON)
) ss
COUNTY OF KING)

On this 12 day of February, 2015, before me, a Notary Public in and for said State, personally appeared DEIRDRE PIGGOTT, known to me to be the Assistant Vice President of the corporation that executed this instrument or the person who executed the instrument on behalf of said corporation, and acknowledged to me that such corporation executed the same.

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

Date: February 12, 2015

ELIZABETH CLEVELAND
STATE OF WASHINGTON
NOTARY PUBLIC
MY COMMISSION EXPIRES
04-10-18


NOTARY PUBLIC in and for the State of
Washington, residing in Snohomish County
My commission expires: 04/10/2018

7367.22070

FEB 10 2015

RECEIVED



MAR 15 2001

TETON COUNTY
CLERK RECORDER

WARRANTY DEED

141679

For Value Received JAYDELL BUXTON and JUDY ANN BUXTON, husband and wife

Hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto
MICHAEL SEWELL and KIMBERLY B. SEWELL, husband and wife
whose address is: P.O. Box 224, Driggs, ID 83422

Hereinafter called the Grantee, the following described premises situated in Teton County, Idaho, to-wit:

The N1/2 of Lot 1 (NW1/4NW1/4) of Section 7, Township 4N, Range 45E,
Boise Meridian, Teton County, Idaho.

Subject to reservations in United States and State Patents; existing
and recorded Right-of-ways, Easements, Zoning, Building and Subdivision
ordinances; Taxes and Assessments as prorated between the parties
hereto.

TO HAVE AND TO HOLD the said premises, with their 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.

Dated: March 13/2001

Jaydell Buxton
JAYDELL BUXTON

Judy Ann Buxton
JUDY ANN BUXTON

STATE OF IDAHO)
: ss
COUNTY OF TETON)

On this 13th day of March in the year 2001, before me, a Notary Public in and for said State, personally
appeared JAYDELL BUXTON and JUDY ANN BUXTON, known or identified to me to be the person(s) whose name(s)
are subscribed to the within Instrument, and acknowledged to me that they executed the same.



Jerrilee J. Browder
Notary Public of Idaho
Resides: Teton, Id.
Commission Expires 2-27-04

Instrument # 141679

DRIGGS, TETON, IDAHO

2001-03-15

02:53:46 No. of Pages: 1

Recorded for: FIRST AMERICAN TITLE

NOLAN G. BOYLE

Fee: 3.00

Ex-Officio Recorder Deputy

Index to: DEED, WARRANTY

141679

First American Title Company

SCANNED

FEB 10 2023



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 Gary Spackman

February 09, 2023

CADE JACOBS
KRISTY JACOBS
PO BOX 1063
VICTOR ID 83455-1031

Re: Change in Water Right Ownership: 22-139 (Split into 22-139 and 22-14521), 22-140 (Split into 22-140 and 22-14522), 22-2278 (Split into 22-2278 and 22-14523), 22-11645 (Split into 22-11645 and 22-14524), 22-13513 (Split into 22-13513 and 22-14525)

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 Barg
Technical Records Specialist 1

Enclosure(s)

cc: Tricia Harlan
Bradley Harlan
Blair Harlan
Water District 01

SCANNED

FEB 10 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 • Web: idwr.idaho.gov

Governor Brad Little

Director Gary Spackman

February 09, 2023

TRICIA HARLAN
4781 W 2000 S
DRIGGS ID 83422-4856

BRADLEY HARLAN
BLAIR HARLAN
4781 W 2000 S
DRIGGS ID 83422-4856

Re: Change in Water Right Ownership: 22-139 (Split into 22-139 and 22-14521), 22-140 (Split into 22-140 and 22-14522), 22-2278 (Split into 22-2278 and 22-14523), 22-11645 (Split into 22-11645 and 22-14524), 22-13513 (Split into 22-13513 and 22-14525)

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

Sincerely,

Jonie Barg
Technical Records Specialist 1

Enclosure(s)

cc: CADE JACOBS
KRISTY JACOBS
WATER DISTRICT 01

SCANNED

FEB 10 2023