

IDAHO DEPARTMENT OF WATER RESOURCES
Proof Report

5/31/2023

Water Right 22-14005 *After Split*

Owner Type **Name and Address**
Current Owner INEZ FAY MOULTON
 156 W 550 S
 VICTOR, ID 83455
 (208) 787-2712

Current Owner BOYD MOULTON
 156 W 550 S
 VICTOR, ID 83455
 (208) 787-2712

Priority Date: 6/1/1891

Basis: Decreed

Status: Active

Source

FOX CREEK

Beneficial Use

IRRIGATION

Tributary

TETON RIVER

Diversion Rate

2.830 CFS

Volume

From
04/15

To
10/31

Total Diversion

2.830 CFS

Source and Point(s) of Diversion:

FOX CREEK NWSNW

Sec. 30, Twp 04N, Rge 46E, 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	27			39.0	19.0				39.0	40.0								137.0

POU Total Acres: 137.0

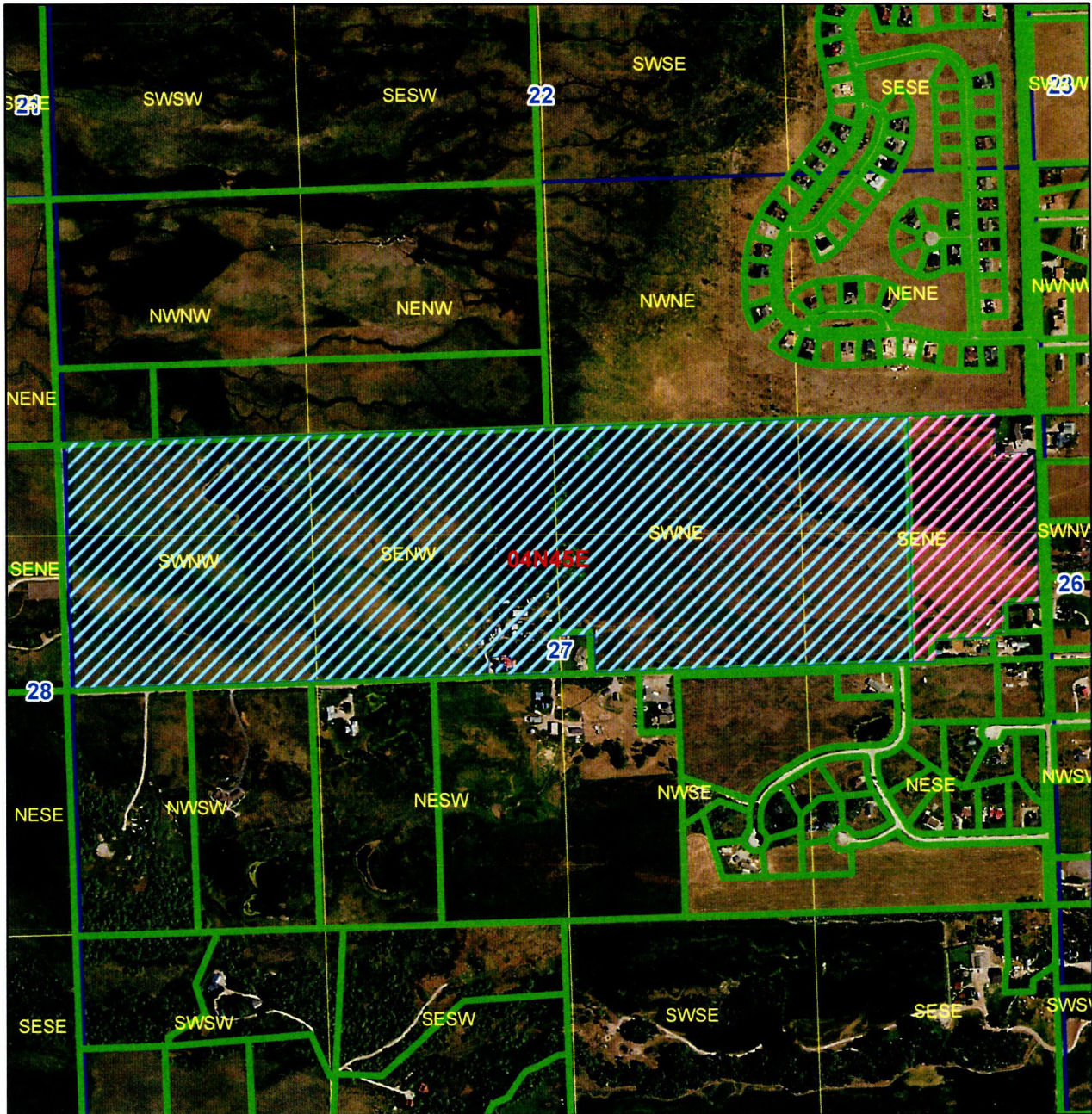
Conditions of Approval:

1. D09 The appropriator is entitled to the quantity of water described above at the point of measurement in T4N, R45E, S26, NENWSE.
2. This right is a split from former right 22-228 .
3. C05 Right includes accomplished change in place of use pursuant to Section 42-1425, Idaho Code.
4. 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.
5. F01 Water is delivered through Fox Creek Canal (Meyers Ditch).
6. C03 Right includes accomplished change in point of diversion pursuant to Section 42-1425, Idaho Code.

Comments:

2 jbailey 5/31/2023 Ownership Change
Water right 22-14005 was split into 22-14005 and 22-14547.

Idaho Department of Water Resources



Legend

-  POU 22-14547
-  POU 22-14005
-  Parcels
-  Township/Range
-  Sections
- QQ

SCANNED

MAY 31 2023

IDAHO DEPARTMENT OF WATER RESOURCES
Proof Report

5/31/2023

Water Right 22-14005 Before Split

Owner Type **Name and Address**
Current Owner INEZ FAY MOULTON
 156 W 550 S
 VICTOR, ID 83455
 (208) 787-2712

Current Owner BOYD MOULTON
 156 W 550 S
 VICTOR, ID 83455
 (208) 787-2712

Priority Date: 6/1/1891

Basis: Decreed

Status: Active

Source

FOX CREEK

Beneficial Use

IRRIGATION

From

04/15

To

10/31

Tributary

TETON RIVER

Diversion Rate

3.180 CFS

Volume

Total Diversion

3.180 CFS

Source and Point(s) of Diversion:

FOX CREEK

NWSENW

Sec. 30, Twp 04N, Rge 46E, 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	27			39.0	36.0			39.0	40.0									154.0

POU Total Acres: 154.0

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. C03 Right includes accomplished change in point of diversion pursuant to Section 42-1425, Idaho Code.
3. C05 Right includes accomplished change in place of use pursuant to Section 42-1425, Idaho Code.
4. This right is a split from former right 22-228 .
5. F01 Water is delivered through Fox Creek Canal (Meyers Ditch).
6. D09 The appropriator is entitled to the quantity of water described above at the point of measurement in T4N, R45E, S26, NENWSE.

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED
MAY 01 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. WD 1

Water Right/Claim No.	Split?	Leased to Water Supply Bank?	Water Right/Claim No.	Split?	Leased to Water Supply Bank?
22-14005 <i>OK</i>	Yes ☒	Yes ☐		Yes ☐	Yes ☐
<i>1</i>	Yes ☐	Yes ☐		Yes ☐	Yes ☐
<i>22-14005 22-14517</i>	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Boyd and Inez Moulton Trust *& Vance & Charlotte Moulton*
 Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Rich Hardy and Maxine Hardy *Hardy Victor LLC*
 New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or

3745 Georgia Lane Idaho Falls Id 83406
 Mailing address City State Zip
 208-201-1913 maxinehardy78@outlook.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: 3/31/2015 and 7/7/2020
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 # 22-14005

8. Signature: *[Signature]* 5/1/2023
 Signature of new owner/claimant Title, if applicable Date
Rich Hardy
 Print name
- Signature: *[Signature]* 5/1/2023
 Signature of new owner/claimant Title, if applicable Date
Maxine Hardy
 Print name

Received by JB Date 5/1/2023 For IDWR Office Use Only: Receipt No. E049152 Receipt Amt. \$100. -
 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 5/31/2023

MAY 31 2023

CORRECTION WARRANTY DEED TO INSTRUMENT # 272153

Warranty deed made this 15 day of May, 2023 between HARDY VICTOR LLC of 3745 Georgia Lane, Ammon, ID. 83406, Grantor, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt whereof is hereby acknowledged, have granted, bargained, and sold, and do hereby grant, bargain, sell and convey, and confirm unto HARDY VICTOR LLC of 3745 Georgia Lane, Ammon, ID. 83406, Grantee and its heirs and assigns forever, all the following described real estate situated in Teton County, Idaho:

SEE EXHIBIT "A"

To have and to hold, all and singular the above-described premises together with the appurtenances unto Grantee and its heirs and assigns forever.

And Grantor and its heirs shall and will warrant and by these presents forever defend the premises in the quiet and peaceable possession of Grantee, its heirs, and assigns against Grantor and its heirs and against all and every person and persons whomsoever, lawfully claiming the same.

Grantor has hereunto set his hand on the day and year first above written.

Grantor has hereunto set his hand on the day and year first above written.

Rich Hardy
HARDY VICTOR LLC
RICH HARDY, GOVERNOR

STATE OF Idaho
County of Bonneville)
SS

On this 15 day of May in the year of 2023, before me, a Notary Public in and for said State, personally appeared Rich Hardy, known or identified to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same.

Ronda Eskelson
Notary Public
Residing at Idaho Falls, Id.
My commission expires: 9/8/23

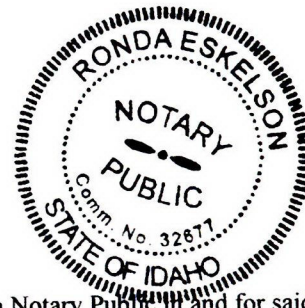


EXHIBIT "A"

PARCEL 2A

MOST OF THE EASTERN 700 FEET OF THE SOUTHEAST QUARTER NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 4 NORTH, RANGE 45 EAST, B.M., TETON COUNTY, IDAHO BEING FURTHER DESCRIBED AS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER NORTHEAST QUARTER OF SAID SECTION 27, AND RUNNING THENCE S 00°15'38"W, 1014.76 FEET ALONG THE EAST LINE OF SAID SECTION 27 TO A POINT:

THENCE N 89°53'02"W, 210.00 FEET TO A POINT;
THENCE S 00°15'38"W, 168.65 FEET TO A POINT;
THENCE N 89°47'14"W, 70.45 FEET TO A POINT;
THENCE S 01°07'59"E, 14.17 FEET TO A POINT;
THENCE N 89°53'02"W, 329.00 FEET TO A POINT;
THENCE S 01°15'44"W, 131.33 FEET TO A POINT;
THENCE N 89°53'02"W, 88.60 FEET TO A POINT;
THENCE N 00°15'38"E, 1327.89 FEET TO A POINT;
THENCE S 89°57'17"E, 700.00 FEET TO THE POINT OF BEGINNING.

CONTAINS 18.60 ACRES.

TOGETHER WITH AND SUBJECT TO A 30 FOOT WIDE COUNTY ROAD AND UTILITY EASEMENT ALONG THE EAST PROPERTY BOUNDARY BEING WITHIN THE 60 FOOT WIDE COUNTY ROAD AND UTILITY EASEMENT OF S1000W.

TOGETHER WITH AND SUBJECT TO A 20 FOOT WIDE COUNTY ROAD AND UTILITY EASEMENT ALONG THE SOUTH PROPERTY BOUNDARY BEING WITHIN THE 60 FOOT WIDE COUNTY ROAD & UTILITY EASEMENT OF W5500S.

CORRECTION WARRANTY DEED TO INSTRUMENT # 272153

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SEE EXHIBIT "A"

To have and to hold, all and singular the above-described premises together with the appurtenances unto Grantee and its heirs and assigns forever.

And Grantor and its heirs shall and will warrant and by these presents forever defend the premises in the quiet and peaceable possession of Grantee, its heirs, and assigns against Grantor and its heirs and against all and every person and persons whomsoever, lawfully claiming the same.

Grantor has hereunto set his hand on the day and year first above written.

Grantor has hereunto set his hand on the day and year first above written.

Rich Hardy
HARDY VICTOR LLC
RICH HARDY, GOVERNOR

STATE OF Idaho
County of Bonneville)
SS

On this 15 day of May in the year of 2023, before me, a Notary Public in and for said State, personally appeared Rich Hardy, known or identified to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same.

Ronda Eskelson
Notary Public
Residing at Idaho Falls, Id.
My commission expires: 9/8/23

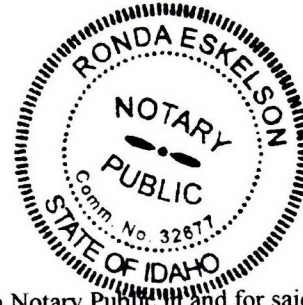


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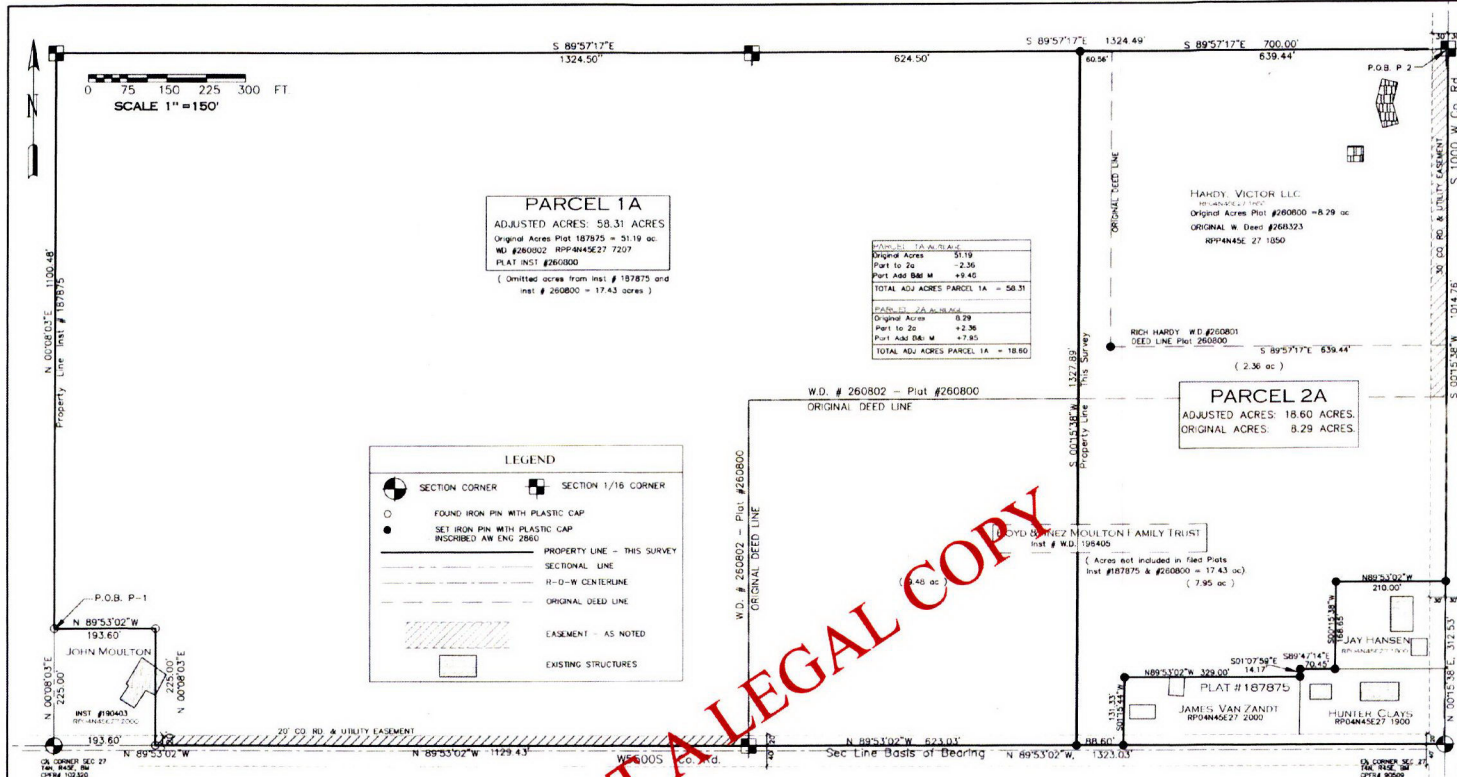
COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER NORTHEAST QUARTER OF SAID SECTION 27, AND RUNNING THENCE S 00°15'38"W, 1014.76 FEET ALONG THE EAST LINE OF SAID SECTION 27 TO A POINT:

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THENCE S 01°07'59"E, 14.17 FEET TO A POINT;
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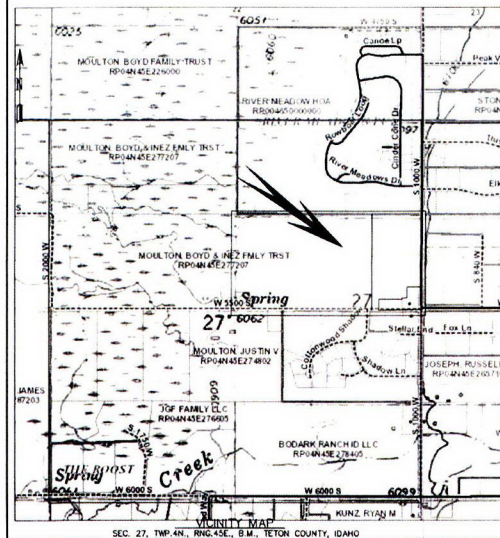
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NOT A LEGAL COPY

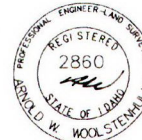


SURVEYOR'S CERTIFICATE AND NARRATIVE

I, ARNOLD W. WOOLSTENHULME BEING A LICENSED ENGINEER/LAND SURVEYOR IN THE STATE OF IDAHO #2860 DO HEREBY CORRECT THE PLAT ERROR FOR THE POINT OF BEGINNING OF PARCEL 2A, FROM THE NE CORNER OF THE S½ SE ¼ TO THE NE CORNER OF S½ NE ¼ SECTION 27, TWP. 4N., RNC. 45E., B.M., TETON COUNTY, IDAHO.

THIS PROPERTY WAS SURVEYED WITH LEICA GPS EQUIPMENT, THE BASIS OF BEARING OF PLAT IS THE CENTER LINE SECTION 27 RUNNING EAST AND WEST AND IS BASED ON A TRANSVERSE MERCATOR MAP PROJECTION WITH A CENTRAL MERIDIAN LOCATED AT THE E1/4 CORNER OF SECTION 27, TWP. 4N., RNC. 45E., B.M., TETON COUNTY, IDAHO WITH A SCALE FACTOR OF 1.00029345.

ARNOLD W. WOOLSTENHULME SURVEYOR P.E. #2860
5/22/2023



RECORDER'S CERTIFICATE

Instrument # 280784

TETON COUNTY, IDAHO
6-23-2023 10:30:00 AM No. of Pages: 1
Recorded for: AW ENGINEERING
KIM KEELEY Fee: \$38
Ex-Officio Recorder Deputy
- Refer to PROPERTY SURVEYS

- RECORD OF SURVEY - CORRECTION PLAT - BOUNDARY ADJUSTMENT

CORRECTING BOUNDARY ADJUSTMENT PLAT # 272151
PART OF THE S½ NE¼ SEC. 27, TWP. 4N., RNC. 45E., B.M.,
TETON COUNTY, ID

OWNERS:

HARDY VICTOR LLC
% RICH HARDY
3745 GEORGIA LN.
AMMOR, IDAHO 83406

AW ENGINEERING
255 SOUTH MAIN P.O. BOX 139
VICTOR, IDAHO 83455
(208) 787-2952 aweng@ida.net

Rev. AWW 5/22/2023

SURVEY: CLC 420

DRAWN BY
AWW 09/29/21

PROJ # 2021-112 HARDY-MOULTON BLDG

MAY 31 2023

SCANNED

WARRANTY DEED

Warranty deed made this 12th day of October, 2021 between
THE BOYD AND INEZ MOULTON FAMILY TRUST - ROY C. MOULTON, INEZ MAY MOULTON,
WILLIAM BOYD MOULTON, OWEN DAVID MOULTON AND
TODD ALAN MOULTON - Co-Trustees, and HARDY VICTOR LLC of 3745 Georgia Lane,
Ammon, ID. 83406, Grantors, in consideration of the sum of Ten Dollars (\$10.00) and other good and
valuable consideration, the receipt whereof is hereby acknowledged, have granted, bargained, and sold, and do
hereby grant, bargain, sell and convey, and confirm unto HARDY VICTOR LLC of 3745 Georgia Lane,
Ammon, ID. 83406, Grantee and its heirs and assign forever, all the following described real estate situated in
Teton County, Idaho:

SEE EXHIBIT "A"

To have and to hold, all and singular the above-described premises together with all appurtenances unto
Grantee and its heirs and assigns forever.

And Grantors and their heirs shall and will warrant and by these presents forever defend the premises in the
quiet and peaceable possession of Grantee, its heirs, and assigns against Grantors and their heirs and against
all and every person and persons whomsoever, lawfully claiming the same.

Grantor has hereunto set his hand on the day and year first above written.

Roy C. Moulton
THE BOYD AND INEZ MOULTON FAMILY TRUST - ROY C. MOULTON, Co-Trustee

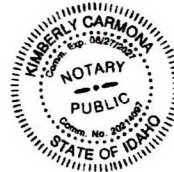
STATE OF Idaho)
County of Teton)

On this 12 day of October, in the year of 2021, before me, a Notary Public in and for said State,
personally appeared Roy C. Moulton, known or identified to me to be the person whose name is subscribed to the
within instrument and acknowledged to me that he executed the same.

[Signature]
Notary Public

Residing at: Felt, Idaho

My commission expires 8-27-27



Grantor has hereunto set her/his hand on the day and year first above written.

Inez May Moulton

THE BOYD AND INEZ MOULTON FAMILY TRUST - INEZ MAY MOULTON, Co-Trustee

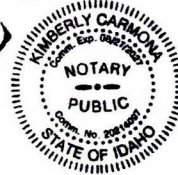
STATE OF Idaho)
County of Teton) SS

On this 14 day of October in the year of 2021, before me, a Notary Public in and for said State, personally appeared Inez May Moulton, known or identified to me to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same.

[Signature]
Notary Public

Residing at: Felt

My commission expires: 8-27-27



William Moulton

THE BOYD AND INEZ MOULTON FAMILY TRUST - William Boyd Moulton, Co-Trustee

STATE OF Idaho)
County of Teton) SS

On this 12 day of October in the year of 2021, before me, a Notary Public in and for said State, personally appeared William Boyd Moulton, known or identified to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same.

[Signature]
Notary Public

Residing at: Felt, ID

My commission expires: 8-27-27



Parcel 2 - pg. 2

SCANNED

MAY 31 2023

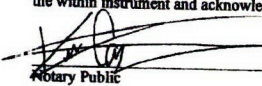
Grantor has hereunto set his hand on the day and year first above written



THE BOYD AND INEZ MOULTON FAMILY TRUST - Owen David Moulton, Co-Trustee

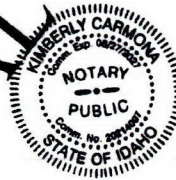
STATE OF Idaho)
County of Teton) SS

On this 20 day of October in the year of 2021, before me, a Notary Public in and for said State, personally appeared Owen David Moulton, known or identified to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same.


Notary Public

Residing at: Felt

My commission expires: 8-27-27



NOT A LEGAL COPY

Parcel 2 - pg. 3

SCANNED

MAY 31 2023

Grantor has hereunto set his hand on the day and year first above written

Todd Alan Moulton
THE BOYD AND INEZ MOULTON FAMILY TRUST - Todd Alan Moulton, Co-Trustee

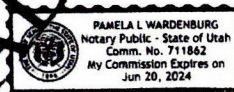
STATE OF Utah)
County of Utah) SS

On this 13th day of October in the year of 2021, before me, a Notary Public in and for said State, personally appeared Todd Alan Moulton, known or identified to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same.

Pamela L. Wardenburg
Notary Public

Residing at: Droney, Utah

My commission expires: June 20, 2024



NOT A LEGAL COPY

Grantor has hereunto set his hand on the day and year first above written.

Rich Hardy
HARDY VICTOR LLC
RICH HARDY, GOVERNOR

STATE OF Idaho)
County of Teton) SS

On this 11th day of October in the year of 2021, before me, a Notary Public in and for said State, personally appeared Rich Hardy, known or identified to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same.

Sharon W. Woolstenhulme
Notary Public

Residing at: Victor, Idaho

My commission expires: 01-02-2027

SHARON W. WOOLSTENHULME
COMMISSION NO. 38915
NOTARY PUBLIC
STATE OF IDAHO
MY COMMISSION EXPIRES 01/02/27

EXHIBIT "A"

PARCEL 2A

MOST OF THE EASTERN 700 FEET OF THE SOUTHEAST QUARTER NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 4 NORTH, RANGE 45 EAST, B.M., TETON COUNTY, IDAHO BEING FURTHER DESCRIBED AS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER SOUTHEAST QUARTER OF SAID SECTION 27, AND RUNNING THENCE S 00°15'38"W, 1014.70 FEET ALONG THE EAST LINE OF SAID SECTION 27 TO A POINT:

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THENCE S 00°15'38"W, 168.65 FEET TO A POINT;

THENCE N 89°47'14"W, 70.45 FEET TO A POINT;

THENCE S 01°07'59"E, 14.17 FEET TO A POINT;

THENCE N 89°53'02"W, 329.00 FEET TO A POINT;

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THENCE N 89°53'02"W, 88.60 FEET TO A POINT;

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THENCE S 89°57'17"E, 700.00 FEET TO THE POINT OF BEGINNING.

CONTAINS 18.60 ACRES.

TOGETHER WITH AND SUBJECT TO A 30 FOOT WIDE COUNTY ROAD AND UTILITY EASEMENT ALONG THE EAST PROPERTY BOUNDARY BEING WITHIN THE 60 FOOT WIDE COUNTY ROAD AND UTILITY EASEMENT OF S1000W.

TOGETHER WITH AND SUBJECT TO A 20 FOOT WIDE COUNTY ROAD AND UTILITY EASEMENT ALONG THE SOUTH PROPERTY BOUNDARY BEING WITHIN THE 60 FOOT WIDE COUNTY ROAD & UTILITY EASEMENT OF W5500S.



MAY 31 2023

Instrument # 236030

TETON COUNTY, IDAHO

03-31-2015 12:51:00 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, WARRANTY

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

Space Above This Line for Recorder's Use Only

WARRANTY DEED

File No.: **533346-T (tm)**

Date: **March 02, 2015**

For Value Received, **John Vance Moulton and Charlotte R. Moulton, husband and wife**, hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto **Rich Hardy and Maxine Hardy, husband and wife**, hereinafter called the Grantee, whose current address is **3745 Georgia Lane, Ammon, ID 83406**, the following described premises, situated in **Teton County, Idaho**, to-wit:

PART OF THE S1/2NE1/4 OF SECTION 27, TOWNSHIP 4 NORTH, RANGE 45 EAST, BOISE MERIDIAN, TETON COUNTY, IDAHO, BEING FURTHER DESCRIBED AS: FROM THE NORTHEAST CORNER OF SAID SECTION 27, S 00°15'38"W, 1328.76 FEET TO THE POINT OF BEGINNING; THENCE S 00°15'38"W, 244.00 FEET TO A POINT; THENCE N 89°57'17"W, 231.00 FEET TO A POINT; THENCE N 00°15'38"E, 244.00 FEET TO A POINT; THENCE S 89°57'17"E, 231.00 FEET TO THE POINT OF BEGINNING.

GRANTEE HEREIN IS PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR ANY SALES PRICE FOR A PERIOD OF 30 DAYS FROM 04/17/2015. AFTER THIS 30 DAY PERIOD, GRANTEE IS FURTHER PROHIBITED FROM CONVEYING THE PROPERTY FOR A SALES PRICE GREATER THAN \$396,000.00 UNTIL 90 DAYS FROM 04/17/2015. THESE RESTRICTIONS SHALL RUN WITH THE LAND AND ARE NOT PERSONAL TO THE GRANTEE.

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

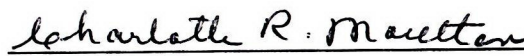
MAY 31 2023

Date: 03/02/2015

Warranty Deed
- continued

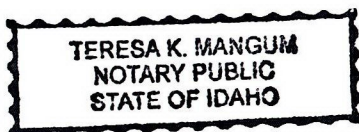
File No.: 533346-T (tm)

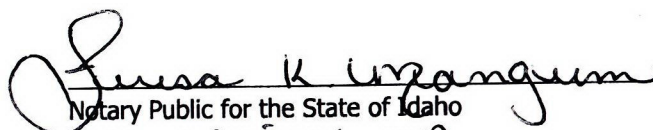

John Vance Moulton


Charlotte R. Moulton

STATE OF Idaho)
COUNTY OF Teton)
SS. *in March*

On this 31 day of ~~April~~ *March*, 2015, before me, a Notary Public in and for said State, personally appeared **John Vance Moulton and Charlotte R. Moulton**, 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: *Briggs ID*
My Commission Expires: *07-24-2015*

WARRANTY DEED

Warranty deed made this 30th day of June, 2020 between THE BOYD AND INEZ MOULTON FAMILY TRUST - ROY C. MOULTON, INEZ MAY MOULTON, WILLIAM BOYD MOULTON, OWEN DAVID MOULTON AND TODD ALAN MOULTON - Co-Trustees referred to as Grantor, and RICH HARDY and MAXINE HARDY, husband and wife of 3745 Georgia Lane, Idaho Falls, ID. 83406 Grantees, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt whereof is hereby acknowledged, has granted, bargained, and sold, and do hereby grant, bargain, sell and convey, and confirm unto RICH HARDY and MAXINE HARDY, husband and wife of 3745 Georgia Lane, Idaho Falls, ID. 83406 Grantees and their heirs and assigns forever, all the following described real estate situated in Teton County, Idaho:

SEE EXHIBIT "A"

To have and to hold, all and singular the above-described premises together with the appurtenances unto Grantees and their heirs and assigns forever.

And Grantors and their heirs shall and will warrant and by these presents forever defend the premises in the quiet and peaceable possession of Grantees, their heirs, and assigns against Grantors and their heirs and against all and every person and persons whomsoever, lawfully claiming the same.

Grantors have hereunto set her/his hands on the day and year first above written.

Roy C. Moulton
THE BOYD AND INEZ MOULTON FAMILY TRUST - ROY C. MOULTON, Co-Trustee

STATE OF IDAHO)

County of Teton)

On this 30 day of June, 2020, before me, a Notary Public in and for said State, personally appeared Roy C. Moulton, known or identified to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same.

Cherise Hibbert
Notary Public

Residing at: Drop

My commission expires: Sept 17, 2025

CHERISE HIBBERT
COMMISSION NO. 62094
NOTARY PUBLIC
STATE OF IDAHO

Grantor has hereunto set her/his hand on the day and year first above written.

Inez May Moulton
THE BOYD AND INEZ MOULTON FAMILY TRUST - INEZ MAY MOULTON, Co-Trustee

STATE OF IDAHO)
County of TETON) SS

On this 16th day of July in the year of 2020, before me, a Notary Public in and for said State, personally appeared Inez May Moulton, known or identified to me to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same.

Michelle Cain
Notary Public

Residing at: Teton

My commission expires: 9.18.24

MICHELLE CAIN
COMMISSION NO. 22645
NOTARY PUBLIC
STATE OF IDAHO

William Boyd Moulton
THE BOYD AND INEZ MOULTON FAMILY TRUST - William Boyd Moulton, Co-Trustee

STATE OF IDAHO)
County of Teton) SS

On this 30th day of June in the year of 2020, before me, a Notary Public in and for said State, personally appeared William Boyd Moulton, known or identified to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same.

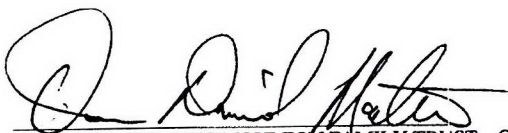
Cherise Hibbert
Notary Public

Residing at: Driggs

My commission expires: Sept 17, 2025

CHERISE HIBBERT
COMMISSION NO. 62094
NOTARY PUBLIC
STATE OF IDAHO

Grantor has hereunto set her/his hand on the day and year first above written



THE BOYD AND INEZ MOULTON FAMILY TRUST - Owen David Moulton, Co-Trustee

STATE OF IDAHO)

County of TETON)

On this 7th day of July in the year of 2020, before me, a Notary Public in and for said State, personally appeared Owen David Moulton, known or identified to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same.

Michelle Cain
Notary Public

Residing at: Teton

My commission expires: 9.18.24

MICHELLE CAIN
COMMISSION NO. 22645
NOTARY PUBLIC
STATE OF IDAHO

Grantor has hereunto set her/his hand on the day and year first above written

Todd Alan Moulton
THE BOYD AND INEZ MOULTON FAMILY TRUST - Todd Alan Moulton, Co-Trustee

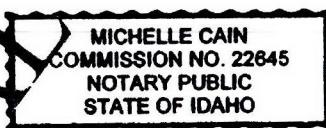
STATE OF IDAHO)
County of TETON)

On this 2nd day of July in the year of 2020, before me, a Notary Public in and for said State, personally appeared Todd Alan Moulton, known or identified to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same.

Michelle Cain
Notary Public

Residing at: Teton

My commission expires: 9.18.24



NOT A LEGAL COPY

Grantor has hereunto set her/his hand on the day and year first above written.

Rich Hardy
RICH HARDY

STATE OF Idaho)
County of Fremont) SS

On this 23rd day of June in the year of 2020, before me, a Notary Public in and for said State, personally appeared Rich Hardy, known or identified to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same.

Sharon W. Woolstenhulme
Notary Public

Residing at: Victor, Idaho

My commission expires: 01-02-2021

SHARON W. WOOLSTENHULME
COMMISSION NO. 38915
NOTARY PUBLIC
STATE OF IDAHO
MY COMMISSION EXPIRES 01/02/21

Maxine Hardy
MAXINE HARDY

STATE OF Idaho)
County of Fremont) SS

On this 23rd day of June in the year of 2020, before me, a Notary Public in and for said State, personally appeared Maxine Hardy, known or identified to me to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same.

Sharon W. Woolstenhulme
Notary Public

Residing at: Victor, Idaho

My commission expires: 01-02-2021

SHARON W. WOOLSTENHULME
COMMISSION NO. 38915
NOTARY PUBLIC
STATE OF IDAHO
MY COMMISSION EXPIRES 01/02/21

EXHIBIT "A"

PARCEL 2

A PART OF THE NORTHEAST QUARTER SOUTHEAST QUARTER NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 4 NORTH, RANGE 45 E., B.M., TETON COUNTY, IDAHO BEING FURTHER DESCRIBED AS:

FROM THE EAST QUARTER CORNER OF SAID SECTION 27, N 00°15'38"E, 755.56 FEET TO THE POINT OF BEGINNING;

THENCE N 89°57'17"W, 639.44 FEET TO A POINT;

THENCE N 00°15'38"E, 565.00 FEET TO A POINT;

THENCE S 89°57'17"E, 639.44 FEET TO A POINT;

THENCE S 00°15'38"W, 565.00 FEET TO THE POINT OF BEGINNING.

CONTAINS 8.29 ACRES.

TOGETHER WITH AND SUBJECT TO A 30 FOOT WIDE COUNTY ROAD AND UTILITY EASEMENT ALONG THE EAST PROPERTY BOUNDARY BEING WITHIN THE 60 FOOT WIDE COUNTY ROAD AND UTILITY EASEMENT OF S1000W.

NOT A LEGAL COPY

QUITCLAIM DEED
(WITH AFTER ACQUIRED PROVISION)
(Residence)

THIS INDENTURE, made this 11 day of May, 2021, by **RICH HARDY and MAXINE HARDY**, husband and wife, collectively the "Grantor," and **HARDY VICTOR LLC**, an Idaho limited liability company, whose mailing address is 3745 Georgia Ln., Idaho Falls, ID 83406, the "Grantee."

WITNESSETH:

That the Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) lawful money of the United States of America and other good and valuable consideration to the Grantor in hand paid by the Grantee, the receipt whereof is hereby acknowledged, does by these presents remise, release and forever quitclaim unto the Grantee, and to the Grantee's heirs and assigns forever, all right, title and interest now owned or hereafter acquired by the Grantor in all the following described real estate in the County of Teton, State of Idaho, to-wit:

PART OF THE S1/2NE1/4 OF SECTION 27, TOWNSHIP 4 NORTH, RANGE 45 EAST, BOISE MERIDIAN, TETON COUNTY, IDAHO, BEING FURTHER DESCRIBED AS: FROM THE NORTHEAST CORNER OF SAID SECTION 27, S 00°15'38"W. 1328.76 FEET TO THE POINT OF BEGINNING; THENCE S 00°15'38"W. 244.00 FEET TO A POINT; THENCE N 89°57'17"W. 231.00 FEET TO A POINT; THENCE N 00°15'38"E. 244.00 FEET TO A POINT; THENCE S 89°57'17"E, 231.00 FEET TO THE POINT OF BEGINNING.

TOGETHER, with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, any remainders, and rents, issues and profits therefrom.

TO HAVE AND TO HOLD said premises and the appurtenances unto the Grantee, and to the Grantee's heirs and assigns forever.

In construing this Quitclaim Deed and where the context so requires, the singular includes the plural.

SCANNED

MAY 31 2023

QUITCLAIM DEED
(WITH AFTER ACQUIRED PROVISION)
(Land)

THIS INDENTURE, made this 11 day of MAY, 2021, by **RICH HARDY and MAXINE HARDY**, husband and wife, collectively the "Grantor," and **HARDY VICTOR LLC**, an Idaho limited liability company, whose mailing address is 3745 Georgia Ln., Idaho Falls, ID 83406, the "Grantee."

WITNESSETH:

That the Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) lawful money of the United States of America and other good and valuable consideration to the Grantor in hand paid by the Grantee, the receipt whereof is hereby acknowledged, does by these presents remise, release and forever quitclaim unto the Grantee, and to the Grantee's heirs and assigns forever, all right, title and interest now owned or hereafter acquired by the Grantor in all the following described real estate in the County of Teton, State of Idaho, to-wit:

A PART OF THE NORTHEAST QUARTER SOUTHEAST QUARTER NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 4 NORTH, RANGE 45 E.B.M., TETON COUNTY, IDAHO BEING FURTHER DESCRIBED AS:

FROM THE EAST QUARTER CORNER OF SAID SECTION 27, N 00°15'38"E, 763.76 FEET TO THE POINT OF BEGINNING; THENCE N 89°57'17"W, 639.44 FEET TO A POINT; THENCE N 00°15'38"E, 565.00 FEET TO A POINT; THENCE S 89°57'17"E, 639.44 FEET TO A POINT; THENCE S 00°15'38"W, 565.00 FEET TO THE POINT OF BEGINNING.

Containing 8.29 Acres

TOGETHER WITH AND SUBJECT TO A 30 FOOT WIDE ROAD AND UTILITY EASEMENT ALONG THE EAST PROPERTY BOUNDARY BEING WITHIN THE 60 FOOT WIDE COUNTY ROAD AND UTILITY EASEMENT.

SCANNED

MAY 31 2023

TOGETHER, with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, any remainders, and rents, issues and profits therefrom.

TO HAVE AND TO HOLD said premises and the appurtenances unto the Grantee, and to the Grantee's heirs and assigns forever.

In construing this Quitclaim Deed and where the context so requires, the singular includes the plural.

IN WITNESS WHEREOF, the Grantor has executed the within instrument on the date set forth below.

[Signature]
RICH HARDY

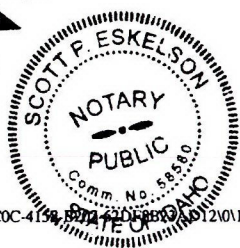
[Signature]
MAXINE HARDY

STATE OF IDAHO)
) ss.
County of Bonneville)

On the 11 day of May, 2021, before me, the undersigned, a Notary Public, in and for the State of Idaho, personally appeared **RICH HARDY** and **MAXINE HARDY**, known or identified to me to be the persons whose names are subscribed to the within instrument and acknowledged to me that they 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.

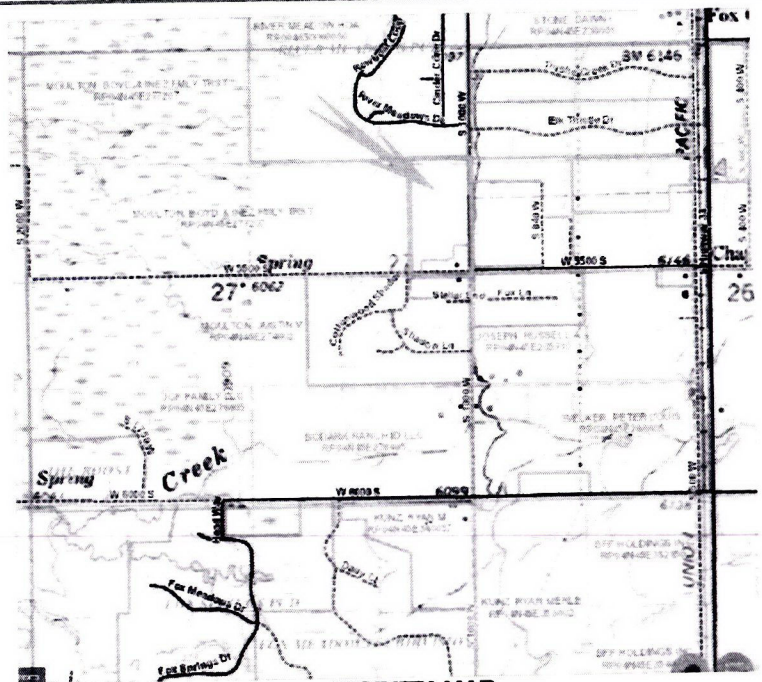
(seal)



[Signature]
Notary Public for Idaho
Residing at Idaho Falls, Idaho
My commission expires: 10-25-23

Z:\M&E\ID2\E38B6975-6C0C-4154-B274-20180000-108999\108534\L\L\QCD (Land) (ID 108534).wpd





VICINITY MAP
SEC. 27, TWP. 4 N., RNG. 45 E., B.M., TETON CO., ID

TABLE	
18.60	
3	
6.20	
0.78	

250 FT

ND

SECTION 1/16 CORNER

CAP # 8809

ASTIC CAP

TH PLASTIC CAP

TH AW ENG 2860 PLASTIC CAP
ITY CORNER

PROPERTY LINE - THIS SURVEY

SECTIONAL LINE

R-O-W CENTERLINE

EASEMENT - AS NOTED

ROAD APPROACH

PARCEL DESCRIPTION

MOST OF THE EASTERN 700 FEET OF THE SE $\frac{1}{4}$ NE $\frac{1}{4}$ SECTION 27, TWP. 4N., RNG. 45E., B.M., TETON COUNTY, IDAHO BEING FURTHER DESCRIBED AS:
COMMENCING AT THE NE CORNER OF THE SE $\frac{1}{4}$ SE $\frac{1}{4}$ OF SAID SECTION 27, AND

RUNNING:
THENCE S 00°15'38"W, 1014.76 FEET ALONG THE EAST SECTION LINE TO A POINT;
THENCE N 89°53'02"W, 210.00 FEET TO A POINT;
THENCE S 00°15'38"W, 188.65 FEET TO A POINT;
THENCE N 89°47'14"W, 70.45 FEET TO A POINT;
THENCE S 01°07'59"E, 14.17 FEET TO A POINT;
THENCE N 89°53'02"W, 329.00 FEET TO A POINT;
THENCE S 01°15'44"W, 131.33 FEET TO A POINT;
THENCE N 89°53'02"W, 88.60 FEET TO A POINT;
THENCE N 00°15'38"E, 1327.89 FEET TO A POINT;
THENCE S 89°57'17"E, 700.00 FEET TO THE POINT OF BEGINNING.
CONTAINS 18.60 ACRES.

TOGETHER WITH AND SUBJECT TO A 30 FOOT WIDE COUNTY ROAD
AND UTILITY EASEMENT ALONG THE EAST PROPERTY BOUNDARY
BEING WITHIN THE 60 FOOT WIDE COUNTY ROAD AND UTILITY EASEMENT OF S1000W.

TOGETHER WITH AND SUBJECT TO A 20 FOOT WIDE COUNTY ROAD AND UTILITY
EASEMENT ALONG THE SOUTH PROPERTY BOUNDARY BEING WITHIN THE 60 FOOT
WIDE COUNTY ROAD AND UTILITY EASEMENT OF W5500S.

LOCATIONS AT THE TIME
LOT.

TOTAL OF 8 BEDROOMS.



1/17/2023

Preliminary Plat / Master Plan SUNSET ESTATES Subdivision

Most of E $\frac{1}{2}$ SE $\frac{1}{4}$ NE $\frac{1}{4}$, Sec 27, T. 4N., R. 45E., B.M., Teton Co., ID.

CLIENT:
Hardy Vinter LLC
% Rich Hardy
3745 Georgia Drive
Ammon, Idaho, 83406

AW ENGINEERING
255 SOUTH MAIN P.O. BOX 139
VICTOR, IDAHO 83455
(208) 787-5000 www.awengr.com

REV: **AW** - 1/17/2023
SURVEY: CLC 10-14/21
PROJ: 21-307.TXT

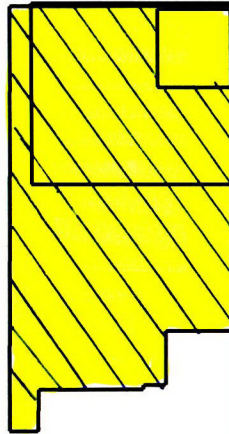
DATE: **AW**
4/14/2023

SHEET: 1 of 1

FROM 0-21-000

SCANNED

MAY 31 2023



280785 Rerecorded
272153 Correcting the
legal description

 22-14005 POK

*Rerecorded deed corrected the legal description.
*Question how the deed was prepared but covers
the place of use.

5/1/2023

Scale: 1 inch= 600 feet

File: hardy victor llc.ndp

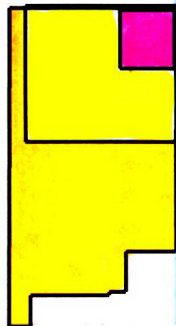
Tract 1: 1.2939 Acres (56364 Sq. Feet), Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=950 ft.
Tract 2: 8.2939 Acres (361281 Sq. Feet), Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=2409 ft.
Tract 3: 8.2939 Acres (361281 Sq. Feet), Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=2409 ft.
Tract 4: 18.6028 Acres, Closure: n32.2758e 0.01 ft. (1/521679), Perimeter=4055 ft.

01 /ne,27,4n,45e
02 /s00.1538w 1328.76
03 s00.1538w 244.00
04 n89.5717w 231.00
05 n00.1538e 244.00
06 s89.5717e 231.00
07 @0
08 /ne,se,27,4n,45e
09 /n00.1538e 763.76
10 n89.5717w 639.44
11 n00.1538e 565.00
12 s89.5717e 639.44
13 s00.1538w 565.00
14 @0
15 /ne,se,27,4n,45e
16 /n00.1538e 763.76
17 n89.5717w 639.44
18 n00.1538e 565
19 s89.5717e 639.44
20 s00.1538w 565

21 @0
22 /ne,se,ne,27,4n,45e
23 s00.1538w 1014.76
24 n89.5302w 210.00
25 s00.1538w 168.65
26 n89.4714w 70.45
27 s01.0759e 14.17
28 n89.5302w 329.00
29 s01.1544w 131.33
30 n89.5302w 88.60
31 n00.1538e 1327.89
32 s89.5717e 700.00

SCANNED

MAY 31 2023



236030/268322

260801/268323

280785 Recorded
272153

5/1/2023

Scale: 1 inch= 800 feet

File: hardy victor llc.ndp

Tract 1: 1.2939 Acres (56364 Sq. Feet), Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=950 ft.

Tract 2: 8.2939 Acres (361281 Sq. Feet), Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=2409 ft.

Tract 3: 8.2939 Acres (361281 Sq. Feet), Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=2409 ft.

Tract 4: 18.6028 Acres, Closure: n32.2758e 0.01 ft. (1/521679), Perimeter=4055 ft.

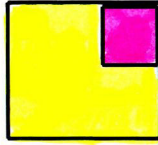
01 /ne,27,4n,45e
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05 n00.1538e 244.00
06 s89.5717e 231.00
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16 /n00.1538e 763.76
17 n89.5717w 639.44
18 n00.1538e 565
19 s89.5717e 639.44
20 s00.1538w 565

21 @0
22 /ne,se,ne,27,4n,45e
23 s00.1538w 1014.76
24 n89.5302w 210.00
25 s00.1538w 168.65
26 n89.4714w 70.45
27 s01.0759e 14.17
28 n89.5302w 329.00
29 s01.1544w 131.33
30 n89.5302w 88.60
31 n00.1538e 1327.89
32 s89.5717e 700.00

SCANNED

MAY 31 2023

260801/268323
Moulton to Hardy/Hardy to
Hardy Victor LLC



260801/268323
Moulton to Hardy/Hardy to
Hardy Victor LLC

272153 Moulton to Hardy
Victor LLC
Preliminary Plat
Sunset Estates Subdivision
*error POB?



5/2/2023 Deeds DO NOT COVER ALL THE PROPERTY only 8.3 acres.
Preliminary Plat + 272153 covers 18.6 acres but the POB
puts it in the wrong Q. Need deeds worked with AW Engineering.

5/1/2023

Scale: 1 inch= 800 feet

File: hardy victor llc.ndp

Tract 1: 1.2939 Acres (56364 Sq. Feet), Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=950 ft.

Tract 2: 8.2939 Acres (361281 Sq. Feet), Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=2409 ft.

Tract 3: 8.2939 Acres (361281 Sq. Feet), Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=2409 ft.

Tract 4: 18.6028 Acres, Closure: n32.2758e 0.01 ft. (1/521679), Perimeter=4055 ft.

01 /ne,27.4n,45e
02 /s00.1538w 1328.76
03 s00.1538w 244.00
04 n89.5717w 231.00
05 n00.1538e 244.00
06 s89.5717e 231.00
07 @0
08 /ne,se,27.4n,45e
09 /n00.1538e 763.76
10 n89.5717w 639.44
11 n00.1538e 565.00
12 s89.5717e 639.44
13 s00.1538w 565.00
14 @0
15 /ne,se,27.4n,45e
16 /n00.1538e 763.76
17 n89.5717w 639.44
18 n00.1538e 565
19 s89.5717e 639.44
20 s00.1538w 565

21 @0
*22 /ne,se,se,27.4n,45e
23 s00.1538w 1014.76
24 n89.5302w 210.00
25 s00.1538w 168.65
26 n89.4714w 70.45
27 s01.0759e 14.17
28 n89.5302w 329.00
29 s01.1544w 131.33
30 n89.5302w 88.60
31 n00.1538e 1327.89
32 s89.5717e 700.00

*POB should be
NESENE

SCANNED

MAY 31 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

May 31, 2023

HARDY VICTOR LLC
3745 GEORGIA LN
AMMON ID 83406-7810

Re: Change in Water Right Ownership: 22-14005 (Split into 22-14005 and 22-14547),

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 Bailly
Technical Records Specialist 1

Enclosure(s)

cc: WATER DISTRICT 01
INEZ MOULTON
BOYD MOULTON

SCANNED

MAY 31 2023