

RECEIVED

FEB 02 2023

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCESDepartment 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?
35-42580	Yes ☐	Yes ☐		Yes ☐	Yes ☐
35-08366	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Yuzo Ugaki and Waka Ugaki d/ba Town and Country
Name of current water right holder/claimant

3. New Owner(s)/Claimant(s): TOWN AND COUNTRY MOBILE HOME PARK, LLC
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or

Po Box 2301
Mailing address
208 - 821-0645
Telephone

IDAHO FALLS ID 83401
City State Zip
timberproperties.management@gmail.com
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: 12/16/2022
6. Do you own the land identified as the water right place of use? Yes ☒ No ☐
 o If no, attach evidence that written notice of the change of water right ownership has been delivered to the landowner of record.

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

SUPPORT DATA

IN FILE # 35-4258

8. Signature: DANIEL BECK Manager 2/21/2023
Signature of new owner/claimant Title, if applicable Date
DANIEL BECK
Print name

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

For IDWR Office Use Only:

Received by M. Petta Date 2-2-23 Receipt No. E048882 Receipt Amt. 50.00

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 _____ Processed by _____ Date SCANNED

2/3/2023 Name identical to the decree. Full chain from property owners at the time of the decree.

FEB 08 2023



Instrument # 751480
BINGHAM COUNTY, IDAHO
2022-12-21 03:00:46 PM No. of Pages: 2
Recorded for ALLIANCE TITLE - POCAHELLO OFF
PAMELA W. ECKHARDT Fee \$15.00
Ex-Officio Recorder Deputy JPulley
Index To: QUIT CLAIM DEED
Electronically Recorded by Simplifile

QUITCLAIM DEED

Alliance Title & Escrow, LLC ORDER NO.: 532046

FOR VALUE RECEIVED,

Spence Property Group, LLC, an Idaho Limited Liability Company

do(es) hereby convey, release, remise and forever quitclaim unto

Town and Country Mobile Home Park, LLC, an Idaho Limited Liability Company

whose current address is: 2055 N Deborah Dr, Ammon ID 83401

the following described premises:

Parcel 1

A portion of the Northwest Quarter Southeast Quarter of Section 30, Township 2 South, Range 35, East Boise Meridian, Bingham County, Idaho, described as:

BEGINNING at the Northwest corner of the Southeast Quarter of said Section 30;
thence East 660 feet to the East line of the West Half Northwest Quarter Southeast Quarter;
thence South 716.4 feet to the North line of the State Highway right of way;
thence North 54°42' West following said highway 819 feet to the West line of said Southeast Quarter;
thence North 231.6 feet to the POINT OF BEGINNING.

Parcel 2

Part of the East Half of the Northwest Quarter of the Southeast Quarter of Section 30, Township 2 South, Range 35, East Boise Meridian, described as follows:

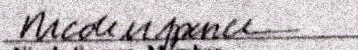
BEGINNING at the point of intersection of the North line of U.S. Highway 26 and the East line of the West Half of the Northwest Quarter of the Southeast Quarter of Section 30, Township 2 South, Range 35, East Boise Meridian, said point being North 0°05' East along the centerline of said Section 30, 2382.2 feet and South 54°42' East along said North line of said Highway 26, 801.74 feet from the South Quarter corner of said Section 30, and running thence South 54°42' East 36.23 feet;
thence North 0°05' East 745.9 feet to the East-West center line of said Section 30;
thence West 29.6 feet to the Northeast corner of the West Half of the Northwest Quarter Southeast Quarter of Section 30;
thence South 0°05' West 725.04 feet to the POINT OF BEGINNING.

TO HAVE AND TO HOLD the said premises, unto the said grantees, heirs and assigns forever.

Dated: December 21, 2022

Spence Property Group, LLC


Brett Spence, Member


Nicole Spence, Member

SCANNED

FEB 08 2023



Instrument # 751479
BINGHAM COUNTY, IDAHO
2022-12-21 03:00:46 PM No. of Pages: 3
Recorded for: ALLIANCE TITLE - POCA TELLO OFF
PAMELA W. ECKHARDT Fee: \$15.00
Ex-Officio Recorder Deputy JPulley
Index To: PERSONAL REPRESENTATIVE D
Electronically Recorded by Simplifile

Personal Representative's Deed

532046

THIS Personal Representative's Deed, is made and entered into December 16, 2022,
by **Janice Ugaki, Personal Representative of the Estates of Yuzo Ugaki and Waka Ugaki,**
deceased,

Grantor, to:

Spence Property Group, LLC, an Idaho Limited Liability Company,

Grantee, whose address is: 2658 Eastview Dr. Ammon, ID 83401

WHEREAS, Grantor is the qualified Personal Representative of the Estates of Yuzo Ugaki and Waka Ugaki, deceased, filed as Case No. **CV10-21-0145** in the **Seventh** Judicial District, State of ID, County of Bingham.

NOW THEREFORE, for valuable consideration received, Grantor does hereby grant, bargain, sell and convey unto Grantee the following described real property located in the State of ID, County of Bingham:

Parcel 1

A portion of the Northwest Quarter Southeast Quarter of Section 30, Township 2 South, Range 35, East Boise Meridian, Bingham County, Idaho, described as:

BEGINNING at the Northwest corner of the Southeast Quarter of said Section 30;
thence East 660 feet to the East line of the West Half Northwest Quarter Southeast Quarter;
thence South 716.4 feet to the North line of the State Highway right of way;
thence North 54°42' West following said highway 819 feet to the West line of said Southeast Quarter;

SCANNED

FEB 08 2023

thence North 231.6 feet to the POINT OF BEGINNING.

Parcel 2

Part of the East Half of the Northwest Quarter of the Southeast Quarter of Section 30, Township 2 South, Range 35, East Boise Meridian, described as follows:

BEGINNING at the point of intersection of the North line of U.S. Highway 26 and the East line of the West Half of the Northwest Quarter of the Southeast Quarter of Section 30, Township 2 South, Range 35, East Boise Meridian, said point being North 0°05' East along the centerline of said Section 30, 2382.2 feet and South 54°42' East along said North line of said Highway 26, 801.74 feet from the South Quarter corner of said Section 30, and running thence South 54°42' East 36.23 feet;

thence North 0°05' East 745.9 feet to the East-West center line of said Section 30;

thence West 29.6 feet to the Northeast corner of the West Half of the Northwest Quarter Southeast Quarter of Section 30;

thence South 0°05' West 725.04 feet to the POINT OF BEGINNING.

TO HAVE AND TO HOLD, all and singular, the Premises, together with all improvements thereon and appurtenances thereto, unto the said Grantee and Grantee's successors and assigns forever, subject to real property taxes and assessments for the current year and to all encumbrances of record or appearing on the land.

IN WITNESS WHEREOF, Grantor has hereunto caused this Deed to be executed as of the Effective Date.

SCANNED

751479

FEB 08 2023

Dated: December 16, 2022

Estates of Yuzo Ugaki and Waka Ugaki

Janice Ugaki, Personal Representative
By: Janice Ugaki, Personal Representative

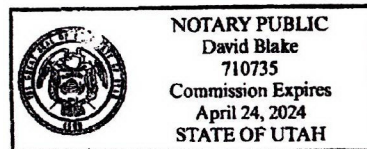
State of Utah

County of Summit

On this 16th day of December, 2022, before me, the undersigned, A Notary Public in and for said State, personally appeared Janice Ugaki, known or identified to me to be the person whose name is subscribed to the foregoing instrument as Personal Representative of the Estates of Yuzo Ugaki and Waka Ugaki and executed the same as Personal Representative.

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

David Blake
Notary Public for the State of: Utah
Residing at: Park City, Utah
Commission Expires: April 24, 2024



IN THE DISTRICT COURT OF THE FIFTH JUDICIAL DISTRICT OF THE
STATE OF IDAHO, IN AND FOR THE COUNTY OF TWIN FALLS

In Re SRBA)
) PARTIAL DECREE PURSUANT TO
) I.R.C.P. 54(b) FOR
Case No. 39576)
_____) Water Right 35-04258

NAME AND ADDRESS: TOWN & COUNTRY MOBILE HOME PAR
540 W HWY 26
BLACKFOOT, ID 83221

SOURCE: GROUNDWATER

QUANTITY: 0.22 CFS
14.40 AFY

PRIORITY DATE: 06/01/1962

POINT OF DIVERSION: T02S R35E S30 NWSE Within Bingham County

PURPOSE AND PERIOD OF USE:	PURPOSE OF USE	PERIOD OF USE	QUANTITY
	Domestic 24 MOBILE HOMES	01-01 TO 12-31	0.22 CFS 14.40 AFY

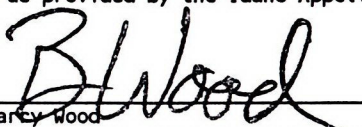
PLACE OF USE: Domestic Within Bingham County
T02S R35E S30 NWSE

OTHER PROVISIONS NECESSARY FOR DEFINITION OR ADMINISTRATION OF THIS WATER RIGHT:

THE QUANTITY OF WATER DECREED FOR THIS WATER RIGHT IS NOT A
DETERMINATION OF HISTORICAL BENEFICIAL USE.
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. I.C. SECTION 42-1412(6).

RULE 54(b) CERTIFICATE

With respect to the issues determined by the above judgment or order, it is hereby CERTIFIED, in accordance with Rule 54(b), I.R.C.P., that the court has determined that there is no just reason for delay of the entry of a final judgment and that the court has and does hereby direct that the above judgment or order shall be a final judgment upon which execution may issue and an appeal may be taken as provided by the Idaho Appellate Rules.



Barry Wood
Administrative District Judge
Presiding Judge of the
Snake River Basin Adjudication

The rights were decreed to Town and Country Mobile Home Park (Town and Country) and, at the time of this ownership change submittal, remain in that name. There was never any Town and Country entity and it is unclear why the decree was in that name.

Yuzo and Waka Ugaki were the owners of Town and Country and owned the property at the time of the decree. The Ugakis died and their estate transferred it to Spence Property Group, LLC (Instrument No. 751479). Subsequently, Spence Property Group, LLC, created an entity to hold the mobile home park known as Town and Country Mobile Home Park, LLC. The ownership is proposed to be updated to the LLC.

A handwritten signature in black ink, appearing to be 'DL BN'.

SCANNED

FEB 08 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 08, 2023

TOWN & COUNTRY MOBILE HOME PARK LLC
PO BOX 2301
IDAHO FALLS ID 83403-2301

Re: Change in Ownership for Water Right No(s): 35-4258, 35-8366

Dear Water Right Holder(s):

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

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

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

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

Sincerely,

Jonie Barg
Technical Records Specialist 1

Enclosure(s)

cc: WATER DISTRICT 120
BONGHAM GROUND WATER DISTRICT

SCANNED

FEB 08 2023