

\$250

RECEIVED

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

MAR 06 2023

NOTICE OF CHANGE IN WATER RIGHT OWNERSHIP

Department of Water Resources

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?
23-10152 OK	Yes ☐	Yes ☐		Yes ☐	Yes ☐
23-10153 OK	Yes ☐	Yes ☐	23-106 B (Split into 23-106 B and 23-11529)	Yes ☐	Yes ☐
23-106B OK	Yes ☒	Yes ☐	23-10857 (Split into 23-10857 and 23-11530)	Yes ☐	Yes ☐
23-10857 OK	Yes ☒	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Theron & Carol Ashment
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Chapel Ranch LLC
New owner(s) as listed on the conveyance document

PO Box 185
Mailing address
208-589-4154
Telephone

Swan Valley
City
carrotsnappers@gmail.com
Email

Name connector ☐ and ☐ or
ID 83449
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: 2014 and 2019
6. Do you own the land identified as the water right place of use? Yes ☒ No ☐
 o If no, attach evidence that written notice of the change of water right ownership has been delivered to the landowner of record.
7. This form must be signed and submitted with the following **REQUIRED** items:
☒ A copy of the conveyance document – warranty deed, quitclaim deed, court decree, contract of sale, etc. The conveyance document must include a legal description of the property or description of the water right(s) if no land is conveyed.
☐ Plat map, survey map or aerial photograph which clearly shows the place of use and point of diversion for each water right and/or claim listed above (if necessary to clarify division of water rights or complex property descriptions).
☒ Filing fee (see instructions for further explanation):
 o \$25 per undivided water right.
 o \$100 per split water right.
 o No fee is required for pending adjudication claims.
☐ If water right(s) are leased to the Water Supply Bank AND there are multiple owners, a Lessor Designation form is required.
☐ If water right(s) are leased to the Water Supply Bank, the individual owner or designated lessor must complete, sign and submit an IRS Form W-9.

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

Print name

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

Print name

For IDWR Office Use Only:

Received by MP Date 3/6/2023 Receipt No. E048958 Receipt Amt. \$250.-

Active in the Water Supply Bank? Yes ☐ No ☐ If yes, forward to the State Office for processing W-9 received? Yes ☐ No ☐

Name on W-9 _____ Approved by JB Processed by JB Date 3/9/2023

Quitclaim Deed

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

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

Chapel Ranch LLC, a limited liability company

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

the following described premises:

Instrument # 1524340

IDAHO FALLS, BONNEVILLE, IDAHO

5-13-2016 10:28:57 AM No. of Pages: 2

Recorded for : JENNY LUNDQUIST

RONALD LONGMORE

Fee: 13.00

Ex-Officio Recorder Deputy

Index to: DEED, QUIT-CLAIM

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

TOGETHER WITH:

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

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

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

Excepting Therefrom:

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

ALSO Excepting Therefrom:

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

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

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

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

Date: 05/09/2016

Rustic Ranch LLC


Joseph Lundquist, member

State of Idaho, County of Bonnerille, ss.

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

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



RECORDING REQUESTED BY
First American Title Company

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

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

Space Above This Line for Recorder's Use Only

WARRANTY DEED

File No.: **860162-IF (mm)**

Date: **September 13, 2019**

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

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

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

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

TO HAVE AND TO HOLD the said premises, with its appurtenances, unto the said Grantee, and to the Grantee's heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that the Grantor is the owner in fee simple of said premises; that said premises are free from all encumbrances except current years taxes, levies, and assessments, and except U.S. Patent reservations, restrictions, easements of record and easements visible upon the premises, and that Grantor will warrant and defend the same from all claims whatsoever.

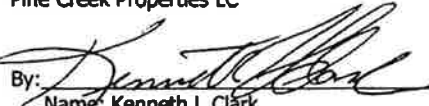
First American Title Co.
670 S. Woodruff
Idaho Falls, ID 83401

Date: 09/13/2019

Warranty Deed
- continued

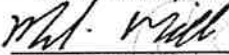
File No.: 860162-1F (mm)

Pine Creek Properties LC

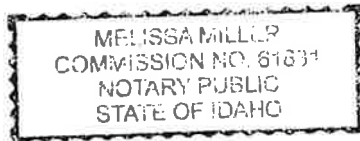
By: 
Name: Kenneth L. Clark
Title: Manager

STATE OF Idaho)
ss.
COUNTY OF Bonneville)

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



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





0004768679

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

Idaho Secretary of State
PO Box 83720
Boise, ID 83720-0080
(208) 334-2301
Filing Fee: \$0.00

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

File #: 0004768679

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

Entity Name and Mailing Address:

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

Entity Details:

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

The registered agent on record is:

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

Limited Liability Company Managers and Members

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

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

Job Title: member

joseph lundquist

Sign Here

06/04/2022

Date

0004768679 RECEIVED BY ID SECRETARY OF STATE 06/04/2022 9:40 AM

Order Number: 14237686
12239

Warranty Deed

For value received,

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

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

Rustic Ranch LLC, a limited liability company

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

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

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

TOGETHER WITH:

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

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ALSO Excepting Therefrom:

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

Theron A. Ashment
Theron A Ashment
R

State of Idaho, County of Bonneville, ss.

On this 1st day of August in the year of 2014, before me, the undersigned, a Notary Public in and for said State, personally appeared Theron A Ashment, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same.

Heather Elverud
Notary Public
My Commission Expires: 11/7/17
(seal)



1524340

161920

Including Excepting Also excepting alncluding



Chapel Ranch LLC
property

3/7/2023

Scale: 1 inch= 800 feet

File:

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

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

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

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

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

02 s0w 2640.00

03 s90w 2640.00

04 n0e 2640.00

05 n90e 2640.00

06 @0

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

08 s0w 2640.00

09 s90w 1320.00

10 n0e 2640.00

11 n90e 1320.00

12 @0

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

14 s89.4800w 635.00

15 n00.0600w 493.50

16 n89.4800e 634.43

17 s00.0957e 493.50

18 @0

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

20 /n89.4817e 105.00

21 n89.4817e 3859.76

22 s00.0957e 1100.00

23 s89.4817w 739.47

24 s13.1200e 468.76

25 s00.0600e 1092.66

26 s89.4800w 60.00

27 n00.0600w 1085.88

28 n13.1200w 475.73

29 s89.4817w 1874.90

30 n47.1700w 1615.57



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

March 10, 2023

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

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

Dear Water Right Holder(s):

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

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

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

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

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

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

Sincerely,

Jonie Bailly
Technical Records Specialist 1

Enclosure(s)

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