

RECEIVED

DEC 26 2018

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 #6 of the instructions. DE ✓

Water Right/Claim No.	Split?	Leased to Water Supply Bank?	Water Right/Claim No.	Split?	Leased to Water Supply Bank?
11-4232 OK	Yes ☒	Yes ☐	11-7454 NO PLACE OF USE	Yes ☐	Yes ☐
11-4233 OK	Yes ☐	Yes ☐	11-2149 OK	Yes ☒	Yes ☐
11-4234 OK	Yes ☐	Yes ☐	11-1103 OK	Yes ☐	Yes ☐
11-4235 OK	Yes ☒	Yes ☐	11-4095	Yes ☒	Yes ☐
11-4236 OK	Yes ☐	Yes ☐	11-4115	Yes ☒	Yes ☐

2. Previous Owner's Name: A Leon Hardcastle Family Ltd. Partner
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Hardcastle Bern Ranch LLC
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or ☐ and/or
- 675 N. 8th E. Preston ID 83263
Mailing address City State ZIP
- (208) 852-2455
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: March 26 2011
6. If the water right is leased to the Water Supply Bank changing ownership of a water right will reassign to the new owner any Water Supply Bank leases associated with the water right. Payment of revenue generated from any rental of a leased water right requires a completed IRS Form W-9 for payment to be issued to an owner. A new owner for a water right under lease shall supply a W-9. Water rights with multiple owners must specify a designated lessor, using a completed Lessor Designation form. Beginning in the calendar year following an acknowledged change in water right ownership, compensation for any rental will go to the new owner(s).
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.

8. Signature: Oliver B. Hardcastle Manager 12-20-18
Signature of new owner/claimant Title, if applicable Date
- Signature: _____ Title, if applicable Date

For IDWR Office Use Only:

Received by JB Date 12/26/2018 Receipt No. 1044613 Receipt Amt. \$525.-

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 9/1/2022

\$350.- Refunded

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

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 #6 of the instructions.

Water Right/Claim No.	Split?	Leased to Water Supply Bank?	Water Right/Claim No.	Split?	Leased to Water Supply Bank?
11-4095	Yes ☒	Yes ☐		Yes ☐	Yes ☐
11-4115	Yes ☒	Yes ☐		Yes ☐	Yes ☐
Same WR,	Yes ☐	Yes ☐		Yes ☐	Yes ☐
listed on 1st	Yes ☐	Yes ☐		Yes ☐	Yes ☐
page.	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Fred Hunkeler + Sons, Adrain Nielson
Name of current water right holder/claimant

3. New Owner(s)/Claimant(s): Hardcastle Bern Ranch LLC
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or ☐ and/or

675 N. 8th E. Preston ID 83263
Mailing address City State ZIP

(208) 852-2455
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: March 26 2011

6. If the water right is leased to the Water Supply Bank changing ownership of a water right will reassign to the new owner any Water Supply Bank leases associated with the water right. Payment of revenue generated from any rental of a leased water right requires a completed IRS Form W-9 for payment to be issued to an owner. A new owner for a water right under lease shall supply a W-9. Water rights with multiple owners must specify a designated lessor, using a completed Lessor Designation form. Beginning in the calendar year following an acknowledged change in water right ownership, compensation for any rental will go to the new owner(s).

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: Elise B Hardcastle Manager 12-20-18
Signature of new owner/claimant Title, if applicable Date

Signature: _____ Title, if applicable Date

For IDWR Office Use Only:

Received by _____ Date _____ Receipt No. _____ Receipt Amt. _____
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 _____

QUIT CLAIM DEED

For Value Received, the sum of Ten Dollars and Other Good and Valuable Consideration,

A. LEON HARDCASTLE and ALICE B. HARDCASTLE, husband and wife,

THE GRANTOR(S),

do(es) hereby Remise, Release and forever Quit Claim unto

HARDCASTLE BERN RANCH, LLC,
Of 675 NORTH 8TH EAST, PRESTON, ID 83263

THE GRANTEE(S),

the following described premises, in **County, Idaho**, to wit:

A portion of Section 25 and 26, Township 12 South, Range 43 East of the Boise Meridian, Commencing at a point 1055 feet North from the SW corner of the SE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 25, Township 12 South, Range 43 East of the Boise Meridian, and thence North 265 feet to the "40 line", thence West of said line 1518 feet, more or less, to the County Road, thence along said road, South 11°15' East 266 feet, more or less, to local line, thence East of said line 1489 feet to Point of Beginning.

RECEIVED
JAN 15 2019
Department of Water Resources
Eastern Region

TO HAVE AND TO HOLD the said premises, with their appurtenances, unto the said Grantee(s), heirs and assigns forever.

DATED this March ²⁶~~8~~, 2011.

A. Leon Hardcastle
A. LEON HARDCASTLE

Alice B. Hardcastle
ALICE B. HARDCASTLE

Instrument # 209603

BEAR LAKE COUNTY

3-29-2011 04:22:47 No. of Pages: 1

Recorded for : FIRST IDAHO TITLE COMPANY

KERRY HADDOCK

Ex-Officio Recorder Deputy Fee: 10.00

Index to: QUIT CLAIM DEED

STATE OF IDAHO, COUNTY OF BEAR LAKE

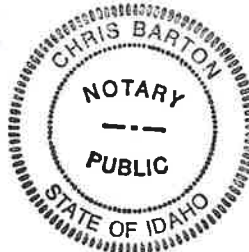
On this 26th day of March, 2011, before me a Notary Public in and for the State, personally appeared

A. LEON HARDCASTLE and ALICE B. HARDCASTLE

known to me to be the person(s) whose names are subscribed to the within instrument, and acknowledged to me that they executed the same.

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

[Signature]
Notary Public
Residing at: PRESTON
My Commission Expires: 11/13/2012



WARRANTY DEED

For Value Received,

HARDCASTLE FAMILY, L.C.; HARDCASTLE BERN, L.L.C. and A. LEON HARDCASTLE and ALICE B. HARDCASTLE, Trustees of the HARDCASTLE FAMILY TRUST
of 675 NORTH 8TH EAST, PRESTON, County of FRANKLIN, State of IDAHO 83263,

THE GRANTOR(S),

do(es) hereby, grant, bargain, sell, and convey unto

HARDCASTLE BERN RANCH, LLC,
of 675 NORTH 8TH EAST, PRESTON, County of FRANKLIN, State of IDAHO 83263,

THE GRANTEE(S),

For the sum of ten dollars and other good and valuable consideration, the following described tract of land in the County of Bear Lake, State of Idaho:

See Attached Exhibit "A"

To have and to hold the said premises, with their appurtenances unto the said Grantee(s), it's heirs and assigns forever. And the said Grantor(s) hereby covenant to and with the said Grantee(s) that they are the owner(s) in fee simple of said premises; that they are free from all encumbrances, and that they will warrant and defend the same from all lawful claims whatsoever.

DATED THIS March ²⁶~~1~~, 2011.

HARDCASTLE FAMILY, L.C.

HARDCASTLE BERN, L.L.C.

A. Leon Hardcastle
BY: A. LEON HARDCASTLE
Alice B. Hardcastle
BY: ALICE B. HARDCASTLE

A. Leon Hardcastle
BY: A. LEON HARDCASTLE, manager
Alice B. Hardcastle
BY: ALICE B. HARDCASTLE, manager

HARDCASTLE FAMILY TRUST

A. Leon Hardcastle
BY: A. LEON HARDCASTLE, Trustee
Alice B. Hardcastle
BY: ALICE B. HARDCASTLE

Instrument # 209604

BEAR LAKE COUNTY

3-29-2011 04:24:10 No. of Pages: 3

Recorded for: FIRST IDAHO TITLE COMPANY

KERRY HADDOCK

Ex-Officio Recorder Deputy Fee: 16.00

Index to: WARRANTY DEED

Cindy Berner

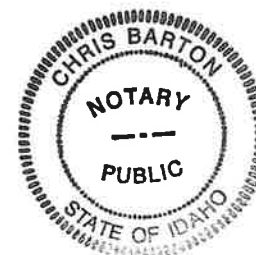
STATE OF IDAHO, COUNTY OF FRANKLIN

On this 26th day of March, 2011, before me a Notary Public in and for the State, personally appeared A. LEON HARDCASTLE and ALICE B. HARDCASTLE known or identified to me to be the manager/members of the limited liability companys of HARDCASTLE FAMILY, L.C. and HARDCASTLE BERN, L.L.C., and the manager/members who subscribed said limited liability company name to the foregoing instrument, and acknowledged to me that he executed the same in said limited liability company name.

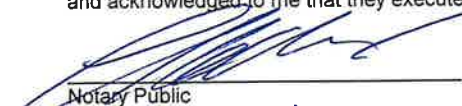
IN WITNESS WHEREOF, I hereunto set my hand and seal the day and year in the certificate first above written.

[Signature]
Notary Public
Residing at: PRESTON
My Commission Expires: 11/13/2012

MAIL TAX NOTICE TO: HARDCASTLE BERN RANCH, LLC
675 NORTH 8TH EAST, PRESTON, ID. 83263



On this 26th day of March, in the year 2011, before me a Notary Public, personally appeared **A. LEON HARDCASTLE** and **ALICE B. HARDCASTLE** known or identified to me to be the person whose name is subscribed to the within instrument as trustee of the **HARDCASTLE FAMILY TRUST** and acknowledged to me that they executed the same as such trustee.



Notary Public

Residing at: PRESTON
My Commission Expires: 11/13/2012

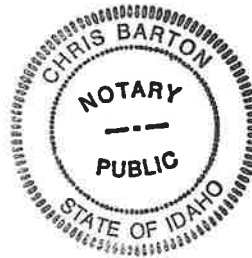


EXHIBIT A

Parcel One.

TOWNSHIP 12 SOUTH, RANGE 43 EAST OF THE BOISE MERIDIAN:

Section 26: SW $\frac{1}{4}$ SW $\frac{1}{4}$.Section 27: S $\frac{1}{2}$ SE $\frac{1}{4}$.Section 34: N $\frac{1}{2}$ NE $\frac{1}{4}$.

Parcel Two:

TOWNSHIP 13 SOUTH RANGE 43 EAST OF THE BOISE MERIDIAN:

Section 24: Commencing at the Southwest Corner of the NE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 24, Township 13 South, Range 43 East of the Boise Meridian, Idaho, and running thence East 7.07 chains; thence South 20.97 chains; thence West 50.69 chains; thence North 16.50 chains; thence East 43.62 chains; thence North 4.47 chains to the Place of Beginning.

Parcel Three: -- Right of way in the following:

The South 25 feet of the following described property lying within Section 24, Township 13 South, Range 43 East of the Boise Meridian:

Section 23 and 24: Beginning at a point 231 feet West from the Northeast Corner of the SW $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 24, and running thence North 478.5 feet; thence West 1105.5 feet; thence South 478.5 feet; thence West 1056 feet; thence South 363 feet; thence East 2145 feet; thence North 363 feet to the Point of Beginning.

WARRANTY DEED

For Value Received,

HARDCASTLE BERN, L.L.C.

of 675 NORTH 8TH EAST, PRESTON, County of FRANKLIN, State of IDAHO 83263,

THE GRANTOR(S),

do(es) hereby, grant, bargain, sell, and convey unto

HARDCASTLE BERN RANCH, LLC,

of 675 NORTH 8TH EAST, PRESTON, County of FRANKLIN, State of IDAHO 83263,

THE GRANTEE(S),

For the sum of ten dollars and other good and valuable consideration, the following described tract of land in the County of Bear Lake, State of Idaho:

See Attached Exhibit "A"

Instrument # 209602

BEAR LAKE COUNTY

3-29-2011

04:21:50 No. of Pages: 3

Recorded for : FIRST IDAHO TITLE COMPANY

KERRY HADDOCK

Ex-Officio Recorder Deputy

Index to: WARRANTY DEED

Chris Barton

To have and to hold the said premises, with their appurtenances unto the said Grantee(s), it's heirs and assigns forever. And the said Grantor(s) hereby covenant to and with the said Grantee(s) that they are the owner(s) in fee simple of said premises; that they are free from all encumbrances, and that they will warrant and defend the same from all lawful claims whatsoever.

DATED THIS March 26, 2011.

HARDCASTLE BERN, L.L.C.

A. Leon Hardcastle

BY: A. LEON HARDCASTLE, manager

Alice B. Hardcastle

BY: ALICE B. HARDCASTLE, manager

STATE OF IDAHO, COUNTY OF FRANKLIN

On this 26th day of March, 2011, before me a Notary Public in and for the State, personally appeared **A. LEON HARDCASTLE and ALICE B. HARDCASTLE** known or identified to me to be the manager/members of the limited liability company of **HARDCASTLE BERN, L.L.C.**, and the manager/members who subscribed said limited liability company name to the foregoing instrument, and acknowledged to me that he executed the same in said limited liability company name.

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

[Signature]

Notary Public

Residing at: PRESTON

My Commission Expires: 11/13/2012

MAIL TAX NOTICE TO: **HARDCASTLE BERN RANCH, LLC**
675 NORTH 8TH EAST, PRESTON, ID. 83263

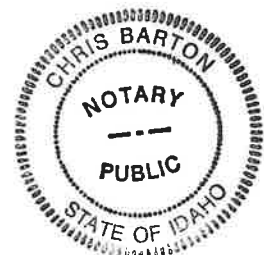


EXHIBIT A

PARCEL 1:

TOWNSHIP 12 SOUTH, RANGE 43 EAST OF THE BOISE MERIDIAN:

Commencing at a point 12 feet North of the SW corner of the SE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 25, Township 12 South, Range 43 East Boise Meridian, Bear Lake County, Idaho, thence East 292 feet; thence North 1043 feet; thence West 292 feet; thence South 1043 feet to the Point of Beginning.

PARCEL 2:

A portion of Section 25 and 26, Township 12 South, Range 43 East of the Boise Meridian, Commencing 35 feet East and 12 feet North from the NW corner of Section 36; and running thence North 11°15' West 1063 feet; thence East 1781 feet; thence South 1043 feet; thence West 1577 feet to the Point of Beginning. EXCEPTING: Commencing at a point 12 feet North of the SW corner of the SE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 25; thence East 292 feet; thence North 1043 feet; thence West 292 feet; thence South 1043 feet to the Point of Beginning. TOGETHER WITH a one-half (1/2) interest in a 6 inch cased well, located in the NW $\frac{1}{4}$ of Section 36, Township 12 South, Range 43 East Boise Meridian. ALSO EXCEPT: Commencing 33 feet, more or less, East and 24.75 feet, more or less, North from the SE corner of Section 26, Township 12 South, Range 43 East of the Boise Meridian, running thence North 132 feet; thence East 330 feet; thence South 132 feet; thence West 330 feet to the Place of Beginning. The above parties accept the fence lines as they are now located with respect to the last described parcel or piece of land.

ALSO: Commencing at a point 1055 feet North from the SW corner of the SE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 25, Township 12 South, Range 43 East of the Boise Meridian, and thence North 265 feet to the "40 line", thence West of said line 1518 feet, more or less, to the County Road, thence along said road, South 11°15' East 266 feet, more or less, to local line, thence East of said line 1489 feet to Point of Beginning.

PARCEL 3:

TOWNSHIP 12 SOUTH, RANGE 43 EAST OF THE BOISE MERIDIAN:

Section 23: W $\frac{1}{2}$ SE $\frac{1}{4}$; S $\frac{1}{2}$ SW $\frac{1}{4}$. EXCEPTING: Beginning at the NE corner of the SW $\frac{1}{4}$ of Section 23, and running thence South 830 feet; thence East 20 rods, more or less, to the North bank of "Sheep Corral Creek", thence East following the North bank of said creek to a point 950 feet due South of the NW corner of the NE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 23; thence North 950 feet to the NW corner of the SE $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 23; thence West 80 rods to the Point of Beginning.

Section 26: NW $\frac{1}{4}$ NE $\frac{1}{4}$; NE $\frac{1}{4}$ NW $\frac{1}{4}$ and NW $\frac{1}{4}$ NW $\frac{1}{4}$.

ALSO: Commencing at the SW corner of the NE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 26; thence East 997 feet, more or less, to the County Road as now established; thence Northerly along said road, following the meandering thereof; to the NE corner of the SE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 23; thence West 80 rods; thence South 160 rods to the Point of Beginning.

PARCEL 4:

TOWNSHIP 12 SOUTH, RANGE 43 EAST OF THE BOISE MERIDIAN:

Section 14: W $\frac{1}{2}$ SW $\frac{1}{4}$; SE $\frac{1}{4}$ SW $\frac{1}{4}$. ALSO, Beginning at a point 1320 feet West from the SE corner of Section 14, and running thence North 380 feet; thence North 79°30' West 289 feet; thence North 48°30' West 535 feet; thence North 45° West 643 feet; thence North 71° West 203 feet; thence South 1320 feet; thence East 1320 feet to the Point of Beginning.

Section 23: W $\frac{1}{2}$ NE $\frac{1}{4}$. ALSO: Beginning at the NW corner of said Section 23, and running thence East 2640 feet; thence South 2640 feet; thence West 349.965 feet; thence North 45° West 3240.6 feet, more or less, to the West section line; thence North 349.965 feet to the the Point of Beginning.

Section 24: S $\frac{1}{2}$ SW $\frac{1}{4}$. ALSO, the West 82.5 feet of the SW $\frac{1}{4}$ SE $\frac{1}{4}$.

Section 25: W $\frac{1}{2}$ NW $\frac{1}{4}$; N $\frac{1}{2}$ SW $\frac{1}{4}$; SE $\frac{1}{4}$ SW $\frac{1}{4}$; SE $\frac{1}{4}$. EXCEPT THEREFROM the following three described tracts:

1. Beginning at a point 1753.62 feet West and 27.72 feet North from the SE corner of Section 25, and running thence North 39°05' East 2014.32 feet; thence North 45°20' East 271.92 feet; thence South 89°20' West 1674.72 feet; thence South 34°40' West 568.92 feet; thence South 16°45' West 1349.70 feet; thence East 917.40 feet, to the Point of Beginning.

2. Beginning at a point 35 feet East and 12 feet North from the SW corner of Section 25, and running thence North 11°15' West 1063 feet; thence East 1781 feet; thence South 1043 feet; thence West 1577 feet, more or less, to the Point of Beginning.

3. Beginning at a point 990 feet East of the SW corner of the NE $\frac{1}{4}$ of Section 25, and running thence South 890 feet, more or less; thence North 89°20' East 1140 feet, more or less, to County

Road; thence Northeasterly along County Road 400 feet, more or less, to East boundary of Section 25; thence North to the NE corner of SE¼; thence West 1650 feet, to the Point of Beginning.

Section 26: S½N½; N½S½. ALSO, Beginning at the NW corner of the SE¼SE¼ of said Section 26, and running thence South 633.60 feet; thence East 1320 feet; thence North 633.60 feet; thence West 1320 feet, to the Point of Beginning.

ALSO, Beginning at the SE corner of the NE¼NE¼ of said Section 26, and running thence West 263 feet, more or less, to County Road; thence Northerly following the meandering of the County Road to the NE corner of the SE¼SE¼ of Section 23; thence South to the Point of Beginning.

ALSO, Beginning at a point North 9°11' West 708.18 feet from the SE corner of Section 26, thence West 1216.38 feet; thence North 633.60 feet; thence East 924.0 feet; thence South 132 feet; thence East 97.02 feet; thence South 66 feet; thence North 83° East 125.40 feet; thence South 10°30' East 435.60 feet to the Point of Beginning.

EXCEPT: A parcel of land located in Section 26, Township 12 South, Range 43 East, Boise Meridian, Bear Lake County, Idaho and further described as follows:

Beginning at the SE corner of said Section 26, from which the Southwest corner of Section 26 bears South 89°28'47" West 5245.78 feet; thence North 09°45'45" West 1925.09 feet to a 5/8" rebar with cap set on the westerly right of way line of Main Street, said point also being on a fence line, the True Point of Beginning; thence South 05°53'34" East 384.61 feet along said right of way line to the beginning of 1030.00 foot radius curve concave to the Northeast; thence southeasterly along said curve through a central angle of 04°12'22" a distance of 75.61 feet (chord=South 07°59'45" East 75.59 feet); thence South 10°05'56" East 62.87 feet along said right of way line to a 5/8" rebar with cap set 8.00 feet North from the centerline of a driveway; thence South 67°04'53" West 95.71 feet to the beginning of a 144.01 foot radius curve concave to the Northwest; thence Southwesterly along said curve through a central angle of 47°11'22" a distance of 118.61 feet (chord = North 89°19'25" West 115.28 feet); thence North 14°13'17" West 525.06 feet to a 5/8" rebar with cap; thence North 77°08'47" East 120.75 feet along a fence line and it's extension to a 5/8" rebar with cap; thence North 82°48'00" East 154.90 feet along said fence line of the True Point of Beginning.

ALSO EXCEPT:

A parcel of land located in Section 26, Township 12 South, Range 43 East, Boise Meridian, Bear Lake County, Idaho and further described as follows:

Beginning at the SE corner of said Section 26, from which the Southwest corner of Section 26 bears South 89°28'47" West 5245.78 feet; thence North 09°45'45" West 1925.09 feet to a 5/8" rebar with cap set on the westerly right of way line of Main Street, said point also being on a fence line, the True Point of Beginning; thence South 82°48'00" West 154.90 feet along said fence line to a 5/8" rebar with cap; thence South 77°08'47" West 70.23 feet along said fence line to a 5/8" rebar with cap set on a fence corner; thence North 00°37'55" East 79.53 feet along said fence line to a 5/8" rebar with cap; thence North 01°28'34" West 206.78 feet along said fence line to a 5/8" rebar with cap; thence North 20°10'32" East 97.74 feet along said fence line to a 5/8" rebar with cap; thence North 28°51'16" East 54.70 feet along said fence line to a 5/8" rebar with cap; thence North 38°15'13" East 22.90 feet along said fence line to a 5/8" rebar with cap; thence North 50°04'20" East 19.33 feet along said fence line to a 5/8" rebar with cap; thence North 79°47'16" East 26.10 feet along said fence line to a 5/8" rebar with cap; thence South 86°35'37" East 104.08 feet along said fence line to a 5/8" rebar with cap set on said westerly right of way line of Main Street; thence South 00°54'31" West 242.20 feet along said right of way line to the beginning of a 930.00 foot radius curve concave to the the Northeast; thence Southeasterly along said curve through a central angle of 06°48'05" a distance of 110.40 feet (chord = South 02°29'32" East 110.33 feet); thence South 05°53'34" East 67.65 feet along said right of way line to the True Point of Beginning.

TOGETHER WITH a 10.00 foot wide access easement from the west boundary line of the above described parcel in a straight line west to the existing spring, which is located North 17°18'45" West 2045.17 feet from the Southeast corner of said Section 26. Pertains to culinary water for existing house only and does not include spring overflow.

Section 27: W½NE¼; SE¼NE¼; W½; N½SE¼.

Section 34: E½NW¼.

TOWNSHIP 13 SOUTH, RANGE 43 EAST OF THE BOISE MERIDIAN:

Section 24: Lots 3, 4, 5 and 6; W½SE¼.

TOWNSHIP 12 SOUTH, RANGE 44 EAST OF THE BOISE MERIDIAN.

Section 31: Beginning at a point 1352 feet West of the Southeast corner of said Section 31, and running thence East along Section line 1352 feet; thence North 1605 feet; thence West 445 feet to a point on river bank; thence following the meanderings of river bank upstream to the Point of Beginning.

WARRANTY DEED

For Value Received,

AUDREY H. NIELSON, A WIDOW,
Of 90 CENTER ROAD, OVID, County of BEAR LAKE, State of ID., 83260,

THE GRANTOR(S),

do hereby, grant, bargain, sell, and convey unto

A. LEON HARDCASTLE AND ALICE B. HARDCASTLE, TRUSTEES OF THE HARDCASTLE
FAMILY TRUST, Of 655 NORTH 800 EAST, PRESTON, County of FRANKLIN, State of ID., 83263,
THE GRANTEE(S),

For the sum of ten dollars and other good and valuable consideration, the following described tract of land in the County of
BEAR LAKE, State of Idaho:

Commencing at the Southwest Corner of the NE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 24, Township
13 South, Range 43 East of the Boise Meridian, Idaho, and running thence East
7.07 chains; thence South 20.97 chains; thence West 50.69 chains; thence North
16.50 chains; thence East 43.62 chains; thence North 4.47 chains to the place of
beginning.

To have and to hold the said premises, with their appurtenances unto the said Grantee(s), their heirs and assigns forever. And
the said Grantor(s) hereby covenant to and with the said Grantee(s) that she is the owner(s) in fee simple of said premises;
that they are free from all incumbrances, and that she will warrant and defend the same from all lawful claims whatsoever.

DATED THIS 01 DAY OF MAY, 1996.


AUDREY H. NIELSON

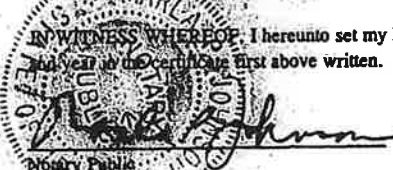
STATE OF IDAHO, COUNTY OF BEAR LAKE

On this 01st day of May, 1996, before me a Notary Public in
and for the State, personally appeared

AUDREY H. NIELSON

known 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.

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


Notary Public
Residing at: OVID, IDAHO
My Commission Expires: 07/07/98

1996 MAY 3 AM 9 39
Cindy S. S. #322
DEPUTY
PME

BEAR LAKE COUNTY RECORDS
JAN 2 1996

163903

MAIL TAX NOTICE TO:

A. LEON HARDCASTLE AND ALICE B. HARDCASTLE, TRUSTEES
655 NORTH 800 EAST, PRESTON, ID 83263

Warranty Deed

THIS INDENTURE, made the 9th day of March, in the year of our Lord, one thousand nine hundred and Seventy between PETER NIELSON and MAY C. NIELSON, husband and wife of Ovid, County of Bear Lake, State of Idaho, part 1ea of the first part, and Audrey H. Nielson of Ovid County of Bear Lake State of Idaho, part y of the second part:

WITNESSETH, That the said part 1ea of the first part, for and in consideration of the sum of ~~Ten Dollars and other valuable consideration~~ ~~Dollars~~ lawful money of the United States of America to ~~them~~ in hand paid by the said part y of the second part, the receipt whereof is hereby acknowledged, have granted, bargained, sold, aliened, remised, released, conveyed and confirmed, and by these presents do GRANT, BARGAIN, SELL, ALIEN, REMISE, RELEASE, CONVEY and CONFIRM unto the said part y of the second part, and to ~~her~~ heirs and assigns forever, all that certain piece or parcel of land, situated in the County of Bear Lake, State of Idaho, and known and described as follows, to-wit:

"Commencing at the SW Corner of the NE 1/4 of the NE 1/4 of the Section 24, Township 13 South of Range 43 East of Boise Meridian, and running thence East 7.07 chains, Thence South 20.97 Chains; Thence West 50.69 Chains; Thence North 16.50 Chains; Thence East 43.62 Chains; Thence North 4.47 Chains to place of beginning and containing 84.09 acres of land, more or less."

Together with all and singular the tenements, hereditaments and appurtenances thereof, belonging to or in anywise appertaining, and the rents, issues and profits thereof, and also all the estate, right, title, interest, authority, possession, claim and demand whatsoever, in law or in equity of the said part 1ea of the first part, in or to said premises, and every part and parcel thereof, with the appurtenances

TO HAVE AND TO HOLD, all and singular the said premises, together with the appurtenances, unto the said part .y..... of the second part, and to heirs and assigns, forever, and said part .des.... of the first part, and heirs, the said premises, in the quiet and peaceable possession of the said part .y..... of the second part, heirs, and assigns against the said part of the first part, and heirs and against any and all persons whatsoever lawfully claiming or to claim the same, shall and will warrant and by these presents forever defend.

IN WITNESS WHEREOF, The said part .des.... of the first part hereunto set hand and seal the day and year first above written.

Signed, Sealed and Delivered in the Presence of

..... *Peter Nielsen* (SEAL)
..... *Mae C. Nielsen* (SEAL)

United States of America

STATE OF IDAHO
County of Bear Lake

ss.

On this *19th* day of *June* In the year of our Lord one thousand nine hundred and *seventy* before *Me, Charles W. White* *Notary Public* within and for said County and State personally appeared *Peter Nielsen and Mae C. Nielsen* personally known to me to be the person *S* whose name *S* subscribed to the within instrument, and duly acknowledged to me that *they* executed the same.

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



Charles W. White
Residing at
My Commission Expires

95302

Warranty Deed

Peter Nielsen & Mae C. Nielsen

Cluding of Nielsen

State March 9, 1910

OFFICE OF COUNTY RECORDER

STATE OF IDAHO
County of Bear Lake

I hereby certify that this instrument was filed for record at the request of

Peter Nielsen

at *10* o'clock *PM* on *June 19* 1910

My Comm. Expires

Notary Public

My Comm. Expires

Notary Public

My Comm. Expires

Notary Public

No. 84794

WARRANTY DEED

THIS INDENTURE, Made the 12 day of July, in the year of our Lord one thousand nine hundred and thirty seven between Peter, Sivel, Leon, DeForest, Nielson and Amy N. Shurtliff, Mary A. Austin, Marie Bridges and Jennie N. Giroux of Ovid, Paris & Montpelier, Idaho, and Berkley Calif, parties of the first part, and Peter Nielson of Ovid, Idaho, County of Bear Lake State of Idaho, Party of the second part:

WITNESSETH, That the said parties of the first part, for and in consideration of the sum of _____ DOLLARS lawful money of the United States of America to them in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, have granted, bargained, sold, aliened, remised, released, conveyed and confirmed, and by these presents do GRANT, BARGAIN, SELL, ALIEN, REMISE, RELEASE, CONVEY, and CONFIRM unto the said party of the second part, and to his heirs and assigns forever, all that certain piece or parcel of land, situated in the County of Bear Lake, State of Idaho, and known and described as follows, to-wit:

Commencing at the SW Corner, NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 24, Township 13, S. Range 43 East and running thence East 7.07 chains; thence South 20.97 chains; thence West 50.69 chains; thence North 16.50 chains; thence East 43.62 chains; thence North 4.47 chains, to place of beginning and containing 84.09 acres of land more or less.

Together with all and singular the tenements, hereditaments and appurtenances thereto, belonging, or in any wise appertaining, and the rents, issues and profits thereof, and also all the estate, right, title, interest, property, possession, claim and demand whatsoever, as well in laws as in equity of the said part of the first part, of, in or to said premises, and every part and parcel thereof, with the appurtenances.

TO HAVE AND TO HOLD, all and singular the said premises, together with the appurtenances, unto the said part of the second part, and to _____ heirs and assigns forever, and said part of the first part, and _____ heirs, the said premises, in the quiet and peaceable possession of the said part of the second part, _____ heirs and assigns against the said part of the first part, and _____ heirs and against any and all persons whosoever, lawfully claiming or to claim the same, shall and will warrant any by these, present forever defend.

IN WITNESS WHEREOF, The said part of the first part he _____ hereunto set _____ hand and seal the day and year first above written.

Signed, Sealed and Delivered in the Presence of

Robt. D. Murphy

DeForest Nielson (SEAL)

Fred J. Price

Peter Nielson
Mary Nielson Austin
Amy Nielson Shurtliff
Jenne Nielson Giroux
Sivel Nielson
Marie Nielson Bridges
Leon Nielson

UNITED STATES OF AMERICA

STATE OF Wyoming)
) ss.
County of Sweetwater)

On this 14th day of July in the year of our Lord one thousand nine hundred and thirty seven before Robt D. Murphy, a Notary Public within and for said County and State personally appeared DEForest Nielson personally known to me to be the person whose name subscribed to the within instrument, and duly acknowledged to me that he executed the same.

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

(NOTARIAL SEAL)

Robt. D. Murphy
Notary Public

My commission expires Mar. 17, 1939

State of Idaho)
County of Bear Lake) ss.

On this 17th day of July in the year of our Lord one thousand nine hundred thirty seven before me Fred J. Price, a Notary Public, within and for said County and State personally appeared Peter Nielson, Mary Nielson Austin, Amy Nielson Shurtliff, Jennie Nielson Giroux, Sivel Nielson, Marie Nielson Bridges, and Leon Nielson, personally known to me to be the persons whose names are subscribed to the within instrument, and duly acknowledged to me that they executed the same.

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

(NOTARIAL SEAL)

Fred J. Price
Notary Public
Paris, Idaho

My Commission expires
Oct. 1, 1938.

Recorded at the request of Peter Nielson; 11:47 o'clock A.M.; 9 March 1964; Book 50 of Deeds at page 6.



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

September 01, 2022

HARDCASTLE BERN RANCH LLC
675 N 8TH E
PRESTON ID 83263-4307

Re: Change in Ownership for Water Right No(s): 11-4232, 11-4233, 11-4234, 11-4235, 11-4236, 11-7454, 11-2149, 11-1103, 11-4095, 11-4115

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.

Please note the department did not have sufficient evidence to update 11-7454, 11-4095 or 11-4115, therefore they were unprocessed you will receive a refund for the water rights that were not processed.

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)

From: [Barg, Jonie](#)
To: [IdwrPayable](#)
Subject: Refund Request
Date: Thursday, September 1, 2022 12:08:00 PM
Attachments: [Receipt\(2\).PDF](#)

Good afternoon!

I have a refund request as follows:

Receipt number: E044613
Amount: \$350.00
Payable to: HARDCASTLE BERN RANCH LLC
675 N 8th E
PRESTON ID 83263

Reason: Ownership change filed, additional information requested. Information was not received; therefore, the application is being returned partially unprocessed. The applicant is entitled to a partial refund of this receipt.

Thank you so much for your time. Let me know if you have any questions.

Have a great day!!!

 IDAHO DEPARTMENT OF
WATER RESOURCES
Jonie Barg | Technical Records Specialist
900 N Skyline Drive Ste. A, Idaho Falls, ID 83402
Phone number: (208) 525-7161
Fax number: (208) 525-7177
Email: jonie.barg@idwr.idaho.gov
Website: www.idwr.idaho.gov



State of Idaho

DEPARTMENT OF WATER RESOURCES

900 N Skyline Dr., Ste A, Idaho Falls, Idaho 83402-1718

Phone: (208) 525-7161 FAX: (208) 525-7177 www.idwr.idaho.gov

C.L. "BUTCH" OTTER
Governor

GARY SPACKMAN
Director

January 4, 2018

Hardcastle Bern Ranch LLC
675 N 8th E
Preston ID 83263

RE: Change in Ownership Water Right No. 11-4232, 11-4233, 11-4235, 11-4236, 11-7454, 11-2149, 11-1103, 4095, 11-4115, 11-4095 & 11-4115

Dear Sir/Madam:

The Department of Water Resources acknowledges receipt of your Notice of Change in Water Right Ownership.

Our review of your notice indicates that additional information is required before we can process the change. The information required is indicated below:

**** **Evidence of Ownership:** copy of Deed, Title Policy, Contract of Sale, or other legal document indicating your ownership of the property and/or water rights in question.

Because the Department cannot process the ownership change without proper documentation/fees, we will hold any action on your notice pending receipt of the necessary information/fees. If we do not receive the necessary information/fees within 30 days we will return your notice and all attachments and your notice will not be processed.

Please note that Section 42-248, Idaho Code, requires you or the owner of this water right to maintain current ownership and address records on file with the department. Forms to file a change of ownership of a water right and/or a change in the address of the water right owner are available from any department office, or at the department's website at: www.idwr.idaho.gov.

Please feel free to contact the Department if you have any questions.

Sincerely,

Jonie Barg
Technical Records Specialist

Enclosure(s)