

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED

DEC 26 2023

RECEIVED

DEC 22 2023

DEPARTMENT OF
WATER RESOURCESWATER RESOURCES
WESTERN 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?
67-14879	Yes ☐	Yes ☐		Yes ☐	Yes ☐
67-14881	Yes ☐	Yes ☐		Yes ☐	Yes ☐
67-14883	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name:

Kathryn A. Noah; Randy E. Noah

Name of current water right holder/claimant

3. New Owner(s)/Claimant(s):

Noahs Angus Ranch LLC

New owner(s) as listed on the conveyance document

Name connector

☐ and ☐ or ☐ and/or

2874 Warfield Rd

Cambridge

ID

83610

Mailing address

City

State

ZIP

208-550-0074 or 0531

noahsangusranch@gmail.com

Telephone

Email

4. If the water rights and/or adjudication claims were split, how did the division occur?

- ☐ The water rights or claims were divided as specifically identified in a deed, contract, or other conveyance document.
☐ The water rights or claims were divided proportionately based on the portion of their place(s) of use acquired by the new owner.

5. Date you acquired the water rights and/or claims listed above: _____

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.

SUPPORT DATA

IN FILE # 67-14879

8. Signature:

Kathryn A. Noah

Signature of new owner/claimant

member

Title, if applicable

12/18/23

Date

Signature:

Signature of new owner/claimant

Title, if applicable

Date

For IDWR Office Use Only:

Received by CCDate 12-22-23Receipt No. W051701Receipt Amt. \$75.00Active 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 DMProcessed by DMDate 1-3-24

C957

QUITCLAIM DEED

Instrument # 250276
STATE OF IDAHO, COUNTY OF WASHINGTON
2023-01-18 02:50:25 PM No. of Pages: 5
Recorded for: AMERITITLE - WEISER
DONNA ATWOOD Fee: \$15.00
Ex-Officio Recorder Deputy MMcConnell
Index To: DEED
Electronically Recorded by Simplifile

ORDER NO.: 574746AM

FOR VALUE RECEIVED,

*Rerecorded to correct scrivener's
Error in the legal description

Creed Nathaniel Noah and Melissa Ann Noah, husband and wife

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

Noahs Angus Ranch, LLC an Idaho Limited Liability Company

whose current address is:

2874 Warfield Road, Cambridge, ID 83610

the following described premises:

Instrument # 250338
STATE OF IDAHO, COUNTY OF WASHINGTON
2023-01-30 02:23:56 PM No. of Pages: 5
Recorded for: AMERITITLE - WEISER
DONNA ATWOOD Fee: \$15.00
Ex-Officio Recorder Deputy MMcConnell
Index To: DEED
Electronically Recorded by Simplifile

Parcel I

In Township 14 North, Range 3 West of the Boise Meridian, Washington
County, Idaho:

Section 4: S1/2SW1/4; A tract described as follows: Beginning at a point
1321.8 feet West of the SE corner of said Section 4;
Thence North 435 feet on true line between the East and west halves of
the SE1/4 of said Section 4;
Thence in an Easterly direction at an angle of 69°25' a distance of 534
feet;
Thence in a Southerly direction at an angle of 110°42' a distance of 262
feet to the Section line on the South side of said Section 4;
Thence West along said Section line a distance of 500 feet to the point of
beginning;

SW1/4SE1/4 SAVE AND EXCEPT a tract described as follows:
Beginning at the center of the SE1/4 of said Section 4;
Thence West on a true line between the North and South halves of said
SE1/4 a distance of 274 feet;
Thence in a Southwesterly direction at an angle of 104°25' a distance of
432 feet;
Thence in a Southeasterly direction at an angle of 101°30' a distance of
426 feet to the true line between the East and West halves of said SE1/4;
Thence North on said True line between the East and West halves of said
SE1/4 a distance of 604 feet to the point of beginning;

Section 5: E1/2SE1/4;

Section 9: NE1/4; N1/2NW1/4; SE1/4NW1/4; SAVE AND EXCEPT a
tract described as follows: Beginning at a point 300 feet more or less
South of the northeast corner of said Section 9, which point is the center
of Main Pine Creek and the existing County
Road;
Thence following the center of Pine Creek a distance of 255 feet West;
Thence South a distance of 255 feet;
Thence East a distance of 255 feet;
Thence North a distance of 255 feet to the point of beginning;

Section 10: All that part of the S1/2NW1/4 lying South and West of Pine
Creek SAVE AND EXCEPT a tract described as follows:
Beginning at the Southeast corner of said S1/2NW1/4;

QUITCLAIM DEED

ORDER NO.: 574746AM

FOR VALUE RECEIVED,

Creed Nathaniel Noah and Melissa Ann Noah, husband and wife

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

Noahs Angus Ranch, LLC an Idaho Limited Liability Company

whose current address is:

2874 Warfield Road, Cambridge, ID 83610

the following described premises:

Parcel I

In Township 14 North, Range 3 West of the Boise Meridian, Washington County, Idaho:

Section 4:S1/2SW1/4; A tract described as follows: Beginning at a point 1321.8 feet West of the SE corner of said Section 4;
Thence North 435 feet on true line between the East and west halves of the SE1/4 of said Section 4;
Thence in an Easterly direction at an angle of 69°25' a distance of 534 feet;
Thence in a Southerly direction at an angle of 110°42' a distance of 262 feet to the Section line on the South side of said Section 4;
Thence West along said Section line a distance of 500 feet to the point of beginning;

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Beginning at the center of the SE1/4 of said Section 4;
Thence West on a rue line between the North and South halves of said SE1/4 a distance of 274 feet;
Thence in a Southwesterly direction at an angle of 104°25' a distance of 432 feet;
Thence in a Southeasterly direction at an angle of 101°30' a distance of 426 feet to the true line between the East and West halves of said SE1/4;
Thence North on said True line between the East and West halves of said SE1/4 a distance of 604 feet to the point of beginning;

Section 5: E1/2SE1/4;

Section 9: NE1/4; N1/2NW1/4; SE1/4NW1/4; SAVE AND EXCEPT a tract described as follows: Beginning at a point 300 feet more or less South of the northeast corner of said Section 9, which point is the center of Main Pine Creek and the existing County Road;
Thence following the center of Pine Creek a distance of 255 feet West;
Thence South a distance of 255 feet;
Thence East a distance of 255 feet;
Thence North a distance of 255 feet to the point of beginning;

Section 10:All that part of the S1/2NW1/4 lying South and West of Pine Creek SAVE AND EXCEPT a tract described as follows:
Beginning at the Southeast corner of said S1/2NW1/4;

This document has been recorded electronically. Please see the attached copy to view the County Recorder's stamp as it now appears in the public record.

Submitted by: **AmeriTitle**

Thence N 0°09'26" W - 303.12 feet along the east line of said S1/2NW1/4 to Pine Creek;
Thence S 74°48'51" W - 54.65 feet along Pine Creek;
Thence N 73°37'30" W - 89.46 feet along Pine Creek;
Thence N 50°51'33" W - 186.75 feet along Pine Creek;
Thence S 78°17'33" W - 1091.38 feet;
Thence S 18°02'10" E - 227.80 feet to a point on the south line of said S1/2NW1/4;
Thence N 89°43'30" E - 1282.41 feet along the south line of said S1/2NW1/4 to the point of beginning.

Parcel II

A parcel of land lying Northeasterly of the center of Spring Creek situated within the S1/2SW1/4 of Section 3 and NE1/4NW1/4 of Section 10, Township 14 North, Range 3 West, Boise Meridian, Washington County, Idaho, which parcel of land is more particularly described as follows:

Beginning at the northwest corner of the SW1/4 of Section 3, T.14N., R.3W., B.M.;

Thence S 52°22'05"E, a distance of 2210.88 feet to the TRUE POINT OF BEGINNING, which point bears S 33°25'13"W, a distance of 1636.10 feet from the northeast corner of said SW1/4, and which point is on the southerly right-of-way line of State Highway 71, Project S-3882(1), as described in Highway Deed recorded May 20, 1957 in Book 76 of Deeds at page 632 and which point is within the SE1/4SW1/4 of said Section 3;

Thence S 28°27'35"E, a distance of 143.21 feet;
Thence S 72°19'17"E, a distance of 116.72 feet;
Thence S 9°41'16"W, a distance of 138.60 feet;
Thence S 7°57'11"E, a distance of 46.16 feet;
Thence S 48°02'40"E, a distance of 104.74 feet;
Thence S 9°20'57"W, a distance of 190.23 feet;
Thence S 44°00'18"E, a distance of 127.91 feet;
Thence S 4°46'17"E, a distance of 121.46 feet;
Thence S 22°34'01"E, a distance of 56.14 feet;
Thence S 45°15'55"E, a distance of 56.64 feet;
Thence S 34°59'31"E, a distance of 96.14 feet;
Thence S 83°08'48"E, a distance of 114.83 feet;
Thence N 67°56'49"E, a distance of 62.85 feet;
Thence S 87°31'43"E, a distance of 43.41 feet;
Thence S 82°01'29"E, a distance of 108.29 feet;
Thence S 25°19'42"E, a distance of 103.05 feet;
Thence N 62°19'39"E, a distance of 39.98 feet;
Thence S 17°35'58"W, a distance of 174.09 feet;
Thence S 18°28'13"W, a distance of 81 feet, more or less, to the center of Spring Creek within the NE1/4NW1/4 of said Section 10;
Thence Northwesterly along the center of Spring Creek to a point on southerly right-of-way line of State Highway 71, Project S-3882(1);
Thence East along the said southerly right-of-way line to the TRUE POINT OF BEGINNING.

SAVE AND EXCEPT the following described tract:

Beginning at a point 279 feet West of the Northeast corner of the SE1/4SW1/4 of Sec. 3, T.14N., R.3W., B.M., and running due West 625 feet;

Thence South 125 feet;

Thence East 550 feet; thence in a straight line Northeasterly to the point and place of beginning.

Parcel III

In Township 14 North, Range 3 West of the Boise Meridian, Washington County, Idaho:

Section 10: All that portion of the N1/2NW1/4 lying Southwesterly of the center of Pine Creek.

Parcel IV

In Section 10, Township 14 North, Range 3 West, Boise Meridian, Washington County, Idaho

All that part of the S1/2NW1/4NE1/4 lying Westerly of the center line of Spring Creek.

ALSO all that portion of the following described parcel lying Northwesterly of the right-of-way for Highway No. 95, recorded April 24, 1961, in Book 80 of Deed, Page 75, Official Records;

Beginning at the Northwest corner of the SW1/4NE1/4 of said Section 10;

Thence South on the West line of the said SW1/4NE1/4 and NW1/4SE1/4 1920 feet, more or less, to point intersecting the right-of-way of the Pacific and Idaho Northern Railway Company;

Thence Northeasterly along the westerly side of said right-of-way a distance of 700 feet;

Thence Westerly at right angles to said right of way 36 feet;

Thence North to the South line of said SW1/4NE1/4;

Thence East 39 feet to a point on the South line of said SW1/4NE1/4, 495 feet East from the southwest corner thereof;

Thence due North 80 rods to the North line of the SW1/4NW1/4;

Thence West 30 ~~rod~~
rods to the place of beginning;

ALSO Beginning at a point 330 feet West and 539 feet North of the Southeast corner of the SE1/4NW1/4 of said Section 10;

Thence North 781 feet;

Thence West 420 feet;

Thence in a Southerly direction, following the present main channel of Pine Creek to the Point of Beginning;

ALSO Beginning at a point 344 feet North of the Southeast corner of the SE1/4NW1/4 of said Section 10;

Thence North to the Northeast corner of the said SE1/4NW1/4;

Thence West 330 feet;

Thence South and parallel to the East line of the said SE1/4NW1/4 781 feet;

Thence Southeasterly to the Place of Beginning.

SAVE AND EXCEPT a parcel of land situated within the NW1/4SE1/4, SW1/4NE1/4, and SE1/4NW1/4 of said Section 10 more particularly described as follows:

Beginning at the Northwest corner of the NW1/4SE1/4 (Southwest corner of the SW1/4NE1/4) of said Section 10;

Thence S 0°09'26" E-401.64 feet along the West line of said NW1/4SE1/4 to a point on the Northwesterly right-of-way of U.S. Highway 95;

Thence along the Northwesterly right-of-way of U.S. Highway 95 a distance of 415.43 feet along the arc of a 2814.79 foot radius curve left

with a central angle of 8°27'22" and a long chord bearing N 29°11'20"E-415.05 feet to a point of curvature to an offset spiral, which point is 50.00 feet left of Highway centerline station P.C.S. 406+37.37;
Thence along said Northwesterly right-of-way of said U.S. Highway 95 along an offset spiral curve left with a central angle of 2°00'00" and a long chord bearing N 23°33'41" E-1998.36 feet to a point on tangent which point is 50.00 feet left of Highway centerline Station P.T. 408+37.37 and which point is in the SW1/4NE1/4 of said Section 10;
Thence N 22°56'08"E-225.30 feet (225.27 feet of record Highway Project F-3112(5)) along the Northwesterly right-of-way of said U.S. Highway 95, to a point of offset spiral curvature, which point is 50.00 feet left of Highway Centerline Station P.S. 410+62.64;
Thence along said Northwesterly right-of-way of said U.S. Highway 95 a distance of 5.4 feet along an offset spiral curve right with a central angle of 0°00'04" and a long chord bearing N 22°56'09" E-5.40 feet;
Thence N 58°53'52" W-150.54 feet;
Thence S 74°19'14" W-274.57 feet to a point in the SE1/4NW1/4 of said Section 10;
Thence S 0°14'03" W-41.30 feet to a point in the center of Pine Creek;
Thence N 76°13'05" E-20.41 feet along the centerline of Pine Creek to a point on the East line of said SE1/4NW1/4 (West line of said SW1/4NE1/4);
Thence S 0°09'26" E-322.12 feet (formerly described as 344 feet) along the West line of said SW1/4NE1/4 to the Point of Beginning.

Beginning
Parcel V:

In Township 14 North, Range 3 West of the Boise Meridian, Washington County, Idaho:

Section 3: All that portion of the S½SW¼ lying Southwesterly of the center of Spring Creek. SAVE AND EXCEPT that portion conveyed to the State of Idaho in Highway Deed recorded May 20, 1957 in Book 76 of Deeds at page 632, Official Records.

Section 10: All that portion of the N½NW¼ lying Northerly and Easterly of the center of Pine Creek and Southwesterly of the center of Spring Creek.

Parcel VI:

In Township 14 North, Range 3 West of the Boise Meridian, Washington County, Idaho:

Section 10: All that portion of the NE¼NW¼ lying Northeasterly of the Center of Spring Creek.

EXCEPTING THEREFROM:

A parcel of land situated within the SE1/4SW1/4 of Section 3 and the NE1/4NW1/4 of Section 10, Township 14 North, Range 3 West, Boise Meridian, Washington County, Idaho, which parcel of land is more particularly described as follows:

Beginning at the southeast corner of the SE1/4SW1/4 of Section 3 (northeast corner of NE1/4NW1/4 of Section 10), T/14N., R.3W., B.M.;

Thence N 0°12'00"W (formerly North), a distance of 1000.20 feet along the east line of said SE1/4SW1/4;

Thence S 89°30'16"W (formerly S 89°42'16"W), a distance of 148.00 feet;

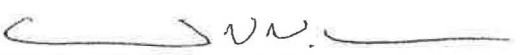
Thence N 0°12'00"W (formerly North), parallel to the east line of said SE1/4SW1/4, a distance of 294.21 feet to a point of curvature on the south right-of-way of State Highway 71;

Thence a distance of 62.65 feet along the arc of a 22878.31 foot radius curve to the left, having a central angle of 0°09'25", and a long chord bearing S 89°30'23"W a distance of 62.65 feet;

Thence S 5°39'31"W, a distance of 108.98 feet;
 Thence S 13°20'18"W, a distance of 86.85 feet;
 Thence S 9°20'54"W, a distance of 110.86 feet;
 Thence S 64°08'33"W, a distance of 22.05 feet;
 Thence N 83°06'13"W, a distance of 27.44 feet;
 Thence S 7°03'02"W, a distance of 54.93 feet;
 Thence S 82°36'48"E, a distance of 23.68 feet;
 Thence S 13°57'56"E, a distance of 65.97 feet;
 Thence S 10°05'05"W, a distance of 55.88 feet;
 Thence S 42°50'04"W, a distance of 208.68 feet;
 Thence S 25°02'12"W, a distance of 72.67 feet;
 Thence S 1°58'47"E, a distance of 79.83 feet;
 Thence S 76°28'21"E, a distance of 300.39 feet;
 Thence S 35°59'00"E, a distance of 62.43 feet;
 Thence S 14°54'26"E, a distance of 181.56 feet;
 Thence S 17°35'58"W, a distance of 174.09 feet;
 Thence S 18°28'13"W, a distance of 81 feet, more or less, to the center of Spring Creek within the NE1/4NW1/4 of said Section 10;
 Thence southeasterly along the center of Spring Creek to a point on the east line of said NE1/4NW1/4;
 Thence N 0°09'28"W, a distance of 255.00 feet, more or less, along the east line of said NE1/4NW1/4 to the point of beginning.

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

Dated: January 9, 2023

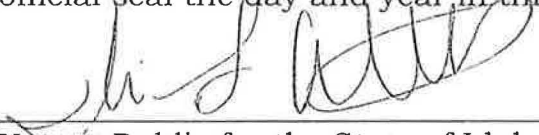

 Creed Nathaniel Noah

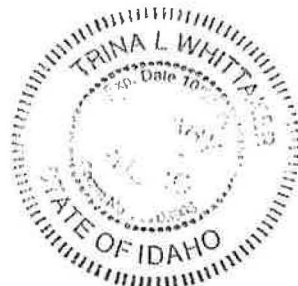

 Melissa Ann Noah

State of Idaho } ss
 County of Washington }

On this 9 day of January, 2023, before me, Trina L Whitaker a Notary Public in and for said state, personally appeared Creed Nathaniel Noah and Melissa Ann Noah, 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 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.


 Notary Public for the State of Idaho
 Residing at: Weiser, ID
 Commission Expires: 10/07/2026



CONF-7

RECORDER'S INFORMATION:

Prepared by:
Yturri Rose LLP
P.O. Box S
Ontario, OR 97914

240641

Until a change is requested, all tax
statements shall be sent to:
Nathan & Melissa Noah
2874 Warfield Road
Cambridge, ID 83610

Instrument # 240641

STATE OF IDAHO, COUNTY OF WASHINGTON

3-10-2020 01:40:59 PM No. of Pages: 6

Recorded for : KATHRYN NOAH

DONNA ATWOOD

Fee: 15.00

Ex-Officio Recorder Deputy Maria McConnell

Index to: DEED

After recording return to:
Yturri Rose LLP
PO Box "S"
Ontario, OR 97914

GRANT DEED

Grantors, Randy E. Noah and Kathryn A. Noah, husband and wife, for good and valuable consideration, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey unto Creed Nathaniel Noah and Melissa Noah, husband and wife, Grantees, and Grantees' heirs and assigns forever, all of their ownership, right, title, and interest in and to the following described real estate located in Washington County, Idaho:

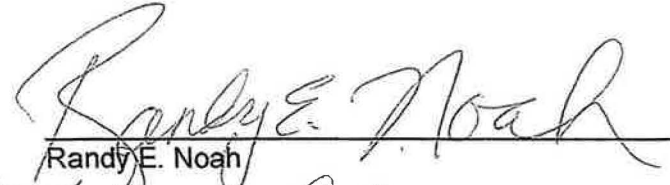
**SEE EXHIBIT A ATTACHED HERETO AND
BY THIS REFERENCE INCORPORATED HEREIN**

TOGETHER with all improvements, water, water rights, ditch rights, easements, hereditaments and appurtenances thereto.

Grantors, for themselves, their heirs and assigns do hereby covenant, warranty and shall defend the quiet and peaceable possession of said premises by the Grantees, their heirs and assigns forever against the lawful claims of all persons.

In construing this Deed, and where the context so requires, the singular includes the plural and the masculine, the feminine and the neuter.

IN WITNESS WHEREOF, the Grantors have executed this instrument on this 6th day of March, 2020.


Randy E. Noah

Kathryn A. Noah

EXHIBIT A**THE HOMEPLACE:****Parcel I**

In Township 14 North, Range 3 West of the Boise Meridian, Washington County, Idaho:

Section 4: S1/2SW1/4; A tract described as follows: Beginning at a point 1321.8 feet West of the SE corner of said Section 4;

Thence North 435 feet on true line between the East and west halves of the SE1/4 of said Section 4;

Thence in an Easterly direction at an angle of 69°25' a distance of 534 feet;

Thence in a Southerly direction at an angle of 110°42' a distance of 262 feet to the Section line on the South side of said Section 4;

Thence West along said Section line a distance of 500 feet to the point of beginning;

SW1/4SE1/4 SAVE AND EXCEPT a tract described as follows:

Beginning at the center of the SE1/4 of said Section 4;

Thence West on a true line between the North and South halves of said SE1/4 a distance of 274 feet;

Thence in a Southwesterly direction at an angle of 104°25' a distance of 432 feet;

Thence in a Southeasterly direction at an angle of 101°30' a distance of 426 feet to the true line between the East and West halves of said SE1/4;

Thence North on said True line between the East and West halves of said SE1/4 a distance of 604 feet to the point of beginning;

Section 5: E1/2SE1/4;

Section 9: NE1/4; N1/2NW1/4; SE1/4NW1/4; SAVE AND EXCEPT a tract described as follows: Beginning at a point 300 feet more or less South of the northeast corner of said Section 9, which point is the center of Main Pine Creek and the existing County Road;

Thence following the center of Pine Creek a distance of 255 feet West;

Thence South a distance of 255 feet;

Thence East a distance of 255 feet;

Thence North a distance of 255 feet to the point of beginning;

Section 10: All that part of the S1/2NW1/4 lying South and West of Pine Creek SAVE AND EXCEPT a tract described as follows:

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Thence N 0°09'26" W – 303.12 feet along the east line of said S1/2NW1/4 to Pine Creek;

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Thence N 73°37'30" W – 89.46 feet along Pine Creek;

Thence N 50°51'33" W – 186.75 feet along Pine Creek;

Thence S 78°17'33" W – 1091.38 feet;

Thence S 18°02'10" E – 227.80 feet to a point on the south line of said S1/2NW1/4;

Thence N 89°43'30" E – 1282.41 feet along the south line of said S1/2NW1/4 to the point of beginning.

Parcel II

A parcel of land lying Northeasterly of the center of Spring Creek situated within the S1/2SW1/4 of Section 3 and NE1/4NW1/4 of Section 10, Township 14 North, Range 3 West, Boise Meridian, Washington County, Idaho, which parcel of land is more particularly described as follows:

Beginning at the northwest corner of the SW1/4 of Section 3, T.14N., R.3W., B.M.;

Thence S 52°22'05"E, a distance of 2210.88 feet to the TRUE POINT OF BEGINNING, which point bears S 33°25'13"W, a distance of 1636.10 feet from the northeast corner of said SW1/4, and which point is on the southerly right-of-way line of State Highway 71, Project S-3882(1), as described in Highway Deed recorded May 20, 1957 in Book 76 of Deeds at page 632 and which point is within the SE1/4SW1/4 of said Section 3;

Thence S 28°27'35"E, a distance of 143.21 feet;
 Thence S 72°19'17"E, a distance of 116.72 feet;
 Thence S 9°41'16"W, a distance of 138.60 feet;
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 Thence S 9°20'57"W, a distance of 190.23 feet;
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 Thence S 83°08'48"E, a distance of 114.83 feet;
 Thence N 67°56'49"E, a distance of 62.85 feet;
 Thence S 87°31'43"E, a distance of 43.41 feet;
 Thence S 82°01'29"E, a distance of 108.29 feet;
 Thence S 25°19'42"E, a distance of 103.05 feet;
 Thence N 62°19'39"E, a distance of 39.98 feet;
 Thence S 17°35'58"W, a distance of 174.09 feet;
 Thence S 18°28'13"W, a distance of 81 feet, more or less, to the center of Spring Creek within the NE1/4NW1/4 of said Section 10;
 Thence Northwesterly along the center of Spring Creek to a point on southerly right-of-way line of State Highway 71, Project S-3882(1);
 Thence East along the said southerly right-of-way line to the TRUE POINT OF BEGINNING.

SAVE AND EXCEPT the following described tract:

Beginning at a point 279 feet West of the Northeast corner of the Se1/4SW1/4 of Sec. 3, T.14N., R.3W., B.M., and running due West 625 feet;

Thence South 125 feet;

Thence East 550 feet; thence in a straight line Northeasterly to the point and place of beginning.

Parcel III

In Township 14 North, Range 3 West of the Boise Meridian, Washington County, Idaho:

Section 10: All that portion of the N1/2NW1/4 lying Southwesterly of the center of Pine Creek.

Parcel IV

In Section 10, Township 14 North, Range 3 West, Boise Meridian, Washington County, Idaho

All that part of the S1/2NW1/4NE1/4 lying Westerly of the center line of Spring Creek.

ALSO all that portion of the following described parcel lying Northwesterly of the right-of-way for Highway No. 95, recorded April 24, 1961, in Book 80 of Deed, Page 75, Official Records;

Beginning at the Northwest corner of the SW1/4NE1/4 of said Section 10;
 Thence South on the West line of the said SW1/4NE1/4 and NW1/4SE1/4 1920 feet, more or less, to point intersecting the right-of-way of the Pacific and Idaho Northern Railway Company;
 Thence Northeasterly along the westerly side of said right-of-way a distance of 700 feet;
 Thence Westerly at right angles to said right of way 36 feet;
 Thence North to the South line of said SW1/4NE1/4;
 Thence East 39 feet to a point on the South line of said SW1/4NE1/4, 495 feet East from the southwest corner thereof;
 Thence due North 80 rods to the North line of the SW1/4NW1/4;
 Thence West 30 rods to the place of beginning;

ALSO Beginning at a point 330 feet West and 539 feet North of the Southeast corner of the SE1/4NW1/4 of said Section 10;
 Thence North 781 feet;
 Thence West 420 feet;
 Thence in a Southerly direction, following the present main channel of Pine Creek to the Point of Beginning;

ALSO Beginning at a point 344 feet North of the Southeast corner of the SE1/4NW1/4 of said Section 10;
 Thence North to the Northeast corner of the said SE1/4NW1/4;
 Thence West 330 feet;
 Thence South and parallel to the East line of the said SE1/4NW1/4 781 feet;
 Thence Southeasterly to the Place of Beginning.

SAVE AND EXCEPT a parcel of land situated within the NW1/4SE1/4, SW1/4NE1/4, and SE1/4NW1/4 of said Section 10 more particularly described as follows:

Beginning at the Northwest corner of the NW1/4SE1/4 (Southwest corner of the SW1/4NE1/4) of said Section 10;
 Thence S 0°09'26" E-401.64 feet along the West line of said NW1/4SE1/4 to a point on the Northwesterly right-of-way of U.S. Highway 95;
 Thence along the Northwesterly right-of-way of U.S. Highway 95 a distance of 415.43 feet along the arc of a 2814.79 foot radius curve left with a central angle of 8°27'22" and a long chord bearing N 29°11'20" E-415.05 feet to a point of curvature to an offset spiral, which point is 50.00 feet left of Highway centerline station P.C.S. 406+37.37;
 Thence along said Northwesterly right-of-way of said U.S. Highway 95 along an offset spiral curve left with a central angle of 2°00'00" and a long chord bearing N 23°33'41" E-1998.36 feet to a point on tangent which point is 50.00 feet left of Highway centerline Station P.T. 408+37.37 and which point is in the SW1/4NE1/4 of said Section 10;

Thence N 22°56'08"E-225.30 feet (225.27 feet of record Highway Project F-3112(5)) along the Northwestern right-of-way of said U.S. Highway 95, to a point of offset spiral curvature, which point is 50.00 feet left of Highway Centerline Station P.S. 410+62.64;

Thence along said Northwestern right-of-way of said U.S. Highway 95 a distance of 5.4 feet along an offset spiral curve right with a central angle of 0°00'04" and a long chord bearing N 22°56'09" E-5.40 feet;

Thence N 58°53'52" W-150.54 feet;

Thence S 74°19'14" W-274.57 feet to a point in the SE1/4NW1/4 of said Section 10;

Thence S 0°14'03" W-41.30 feet to a point in the center of Pine Creek;

Thence N 76°13'05" E-20.41 feet along the centerline of Pine Creek to a point on the East line of said SE1/4NW1/4 (West line of said SW1/4NE1/4);

Thence S 0°09'26" E-322.12 feet (formerly described as 344 feet) along the West line of said SW1/4NE1/4 to the Point of Beginning.



IDAHO DEPARTMENT OF
WATER RESOURCES

322 E Front Street, Suite 648, Boise ID 83702 • PO Box 83720, Boise ID 83720-0098
Phone: 208-287-4800 • Fax: 208-287-6700 • Email: idwrinfo@idwr.idaho.gov • Website: idwr.idaho.gov

Governor Brad Little

Director Mathew Weaver

January 03, 2024

NOAHS ANGUS RANCH LLC
2874 WARFIELD RD
CAMBRIDGE ID 83610-5104

Re: Change in Ownership for Water Right No(s): **67-14879, 67-14881, 67-14883**

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)287-4921.

Sincerely,

Debra Mansfield
Technical Records Specialist 1

Enclosure(s)

c: CGB AGRI FINANCIAL SERVICES INC

IDAHO DEPARTMENT OF WATER RESOURCES
Proof Report

1/3/2024

Water Right 67-14879

<u>Owner Type</u>	<u>Name and Address</u>
Current Owner	NOAHS ANGUS RANCH LLC 2874 WARFIELD RD CAMBRIDGE, ID 83610-5104 (208) 550-0074
Original Owner	NELS BUHL CAMBRIDGE, ID 83610
Original Owner	CAROL P BUMGARNER 2934 HWY 71 CAMBRIDGE, ID 83610 (208) 257-3422
Previous Owner	RANDY E NOAH 2874 WARFIELD RD CAMBRIDGE, ID 83610 (208) 257-3727
Previous Owner	KATHRYN A NOAH 2874 WARFIELD RD CAMBRIDGE, ID 83610 (208) 257-3727
Security Interest	CGB AGRI FINANCIAL SERVICES INC 2209 RIVER RD LOUISVILLE, KY 40206-1009 (502) 721-9446

Priority Date: 5/1/1880

Basis: Decreed

Status: Active

<u>Source</u>	<u>Tributary</u>
PINE CREEK	WEISER RIVER

<u>Beneficial Use</u>	<u>From</u>	<u>To</u>	<u>Diversion Rate</u>	<u>Volume</u>
IRRIGATION	03/15	10/31	0.180 CFS	57.2 AF
	<u>Total Diversion</u>		0.180 CFS	57.2 AF

Source and Point(s) of Diversion:

PINE CREEK	NWNW	Sec. 10, Twp 14N, Rge 03W, WASHINGTON County
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IDAHO DEPARTMENT OF WATER RESOURCES
Proof Report

1/3/2024

Place Of Use:

IRRIGATION within WASHINGTON 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	
14N	03W	10					1.5	17.5											19.0

Right Acre Limit: 14.30
POU Total Acres: 19.0

Conditions of Approval:

1. T07 The right holder shall accomplish the change authorized by this transfer within one year of the date of this approval.
2. T08 Failure of the right holder to comply with the conditions of this transfer is cause for the Director to rescind approval of the transfer.
3. T19 Pursuant to Section 42-1412(6), Idaho Code, this water right is subject to such general provisions necessary for the definition of the rights or for the efficient administration of water rights as may be determined by the Snake River Basin Adjudication court at a point in time no later than the entry of the final unified decree.
4. R05 Use of water under this right will be regulated by a watermaster with responsibility for the distribution of water among appropriators within a water district. At the time of this approval, this water right is within State Water District No. 67, Weiser River.
5. R43 The right holder shall maintain a measuring device and lockable controlling works of a type approved by the Department in a manner that will provide the watermaster suitable control of the diversion.
6. X27 This right is limited to the irrigation of 14.3 acres within the place of use described above in a single irrigation season.
7. X35 Rights 67-14849, 67-14881 and 67-14883 when combined shall not exceed a total diversion rate of 0.38 cfs, a total annual maximum diversion volume of 76.1 af at the field headgate, and the irrigation of 19 acres.
8. R64 This right when combined with all other rights shall provide no more than 0.02 cfs per acre nor more than 4.0 afa per acre at the field headgate for irrigation of the lands above.

Dates and Other Information:

Decreed Date: 11/17/2008
Civil Case Number: 39576
Judicial District: FIFTH
Owner Name Connector: AND
Water District Number: 67
Generic Max Rate Per Acre: 0.010
Generic Max Volume Per Acre: 4.0
Swan Falls Trust or Nontrust: N
Mitigation Plan: False

Combined Use Limits:

<u>Rate</u>	<u>Volume</u>	<u>Acres</u>	<u>Water Rights</u>
0.380	76.1	19.0	67-14879 ,67-14881 ,67-

IDAHO DEPARTMENT OF WATER RESOURCES
Proof Report

1/3/2024

14883

SubCase:

N/A

Water Supply Bank:

N/A

IDAHO DEPARTMENT OF WATER RESOURCES
Proof Report

1/3/2024

Water Right 67-14881

<u>Owner Type</u>	<u>Name and Address</u>
Current Owner	NOAHS ANGUS RANCH LLC 2874 WARFIELD RD CAMBRIDGE, ID 83610-5104 (208) 550-0074
Original Owner	CAROL P BUMGARNER 2934 HWY 71 CAMBRIDGE, ID 83610 (208) 257-3422
Original Owner	JAMES L BUMGARNER 2934 HWY 71 CAMBRIDGE, ID 83610 (208) 257-3422
Original Owner	NELS BUHL CAMBRIDGE, ID 83610
Previous Owner	RANDY E NOAH 2874 WARFIELD RD CAMBRIDGE, ID 83610 (208) 257-3727
Previous Owner	KATHRYN A NOAH 2874 WARFIELD RD CAMBRIDGE, ID 83610 (208) 257-3727
Security Interest	CGB AGRI FINANCIAL SERVICES INC 2209 RIVER RD LOUISVILLE, KY 40206-1009 (502) 721-9446

Priority Date: 6/1/1884

Basis: Decreed

Status: Active

Source

PINE CREEK

Tributary

WEISER RIVER

Beneficial Use
IRRIGATION

<u>From</u>	<u>To</u>	<u>Diversion Rate</u>
03/15	10/31	0.060 CFS
<u>Total Diversion</u>		0.060 CFS

<u>Volume</u>
18.9 AF
18.9 AF

IDAHO DEPARTMENT OF WATER RESOURCES
Proof Report

1/3/2024

Source and Point(s) of Diversion:

PINE CREEK

NWNW

Sec. 10, Twp 14N, Rge 03W, WASHINGTON County

Place Of Use:

IRRIGATION within WASHINGTON County

Twp	Rng	Sec	NE				NW				SW				SE				Totals
			NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	
14N	03W	10					1.5	17.5											19.0

Right Acre Limit: 4.80
POU Total Acres: 19.0

Conditions of Approval:

1. T07 The right holder shall accomplish the change authorized by this transfer within one year of the date of this approval.
2. T08 Failure of the right holder to comply with the conditions of this transfer is cause for the Director to rescind approval of the transfer.
3. T19 Pursuant to Section 42-1412(6), Idaho Code, this water right is subject to such general provisions necessary for the definition of the rights or for the efficient administration of water rights as may be determined by the Snake River Basin Adjudication court at a point in time no later than the entry of the final unified decree.
4. R05 Use of water under this right will be regulated by a watermaster with responsibility for the distribution of water among appropriators within a water district. At the time of this approval, this water right is within State Water District No. 67, Weiser River.
5. R43 The right holder shall maintain a measuring device and lockable controlling works of a type approved by the Department in a manner that will provide the watermaster suitable control of the diversion.
6. X27 This right is limited to the irrigation of 4.8 acres within the place of use described above in a single irrigation season.
7. X35 Rights 67-14849, 67-14881 and 67-14883 when combined shall not exceed a total diversion rate of 0.38 cfs, a total annual maximum diversion volume of 76.1 af at the field headgate, and the irrigation of 19 acres.
8. R64 This right when combined with all other rights shall provide no more than 0.02 cfs per acre nor more than 4.0 afa per acre at the field headgate for irrigation of the lands above.

Dates and Other Information:

Decreed Date: 11/17/2008

Civil Case Number: 39576

Judicial District: FIFTH

Owner Name Connector: AND

Water District Number: 67

Generic Max Rate Per Acre: 0.010

Generic Max Volume Per Acre: 4.0

Mitigation Plan: False

IDAHO DEPARTMENT OF WATER RESOURCES
Proof Report

1/3/2024

Combined Use Limits:

<u>Rate</u>	<u>Volume</u>	<u>Acres</u>	<u>Water Rights</u>
0.380	76.1	19.0	67-14879 ,67-14881 ,67-14883

SubCase:

N/A

Water Supply Bank:

N/A

IDAHO DEPARTMENT OF WATER RESOURCES
Proof Report

1/3/2024

Water Right 67-14883

<u>Owner Type</u>	<u>Name and Address</u>
Current Owner	NOAHS ANGUS RANCH LLC 2874 WARFIELD RD CAMBRIDGE, ID 83610-5104 (208) 550-0074
Original Owner	CAROL P BUMGARNER 2934 HWY 71 CAMBRIDGE, ID 83610 (208) 257-3422
Original Owner	JAMES L BUMGARNER 2934 HWY 71 CAMBRIDGE, ID 83610 (208) 257-3422
Original Owner	NELS BUHL CAMBRIDGE, ID 83610
Previous Owner	RANDY E NOAH 2874 WARFIELD RD CAMBRIDGE, ID 83610 (208) 257-3727
Previous Owner	KATHRYN A NOAH 2874 WARFIELD RD CAMBRIDGE, ID 83610 (208) 257-3727
Security Interest	CGB AGRI FINANCIAL SERVICES INC 2209 RIVER RD LOUISVILLE, KY 40206-1009 (502) 721-9446

Priority Date: 5/10/1918

Basis: Decreed

Status: Active

Source
PINE CREEK

Tributary
WEISER RIVER

<u>Beneficial Use</u>	<u>From</u>	<u>To</u>	<u>Diversion Rate</u>	<u>Volume</u>
IRRIGATION	03/15	10/31	0.140 CFS	
	<u>Total Diversion</u>		0.140 CFS	

IDAHO DEPARTMENT OF WATER RESOURCES
Proof Report

1/3/2024

Source and Point(s) of Diversion:

PINE CREEK

NWNW

Sec. 10, Twp 14N, Rge 03W, WASHINGTON County

Place Of Use:

IRRIGATION within WASHINGTON 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	
14N	03W	10					1.5	17.5											19.0

POU Total Acres: 19.0

Conditions of Approval:

1. T07 The right holder shall accomplish the change authorized by this transfer within one year of the date of this approval.
2. T08 Failure of the right holder to comply with the conditions of this transfer is cause for the Director to rescind approval of the transfer.
3. T19 Pursuant to Section 42-1412(6), Idaho Code, this water right is subject to such general provisions necessary for the definition of the rights or for the efficient administration of water rights as may be determined by the Snake River Basin Adjudication court at a point in time no later than the entry of the final unified decree.
4. R05 Use of water under this right will be regulated by a watermaster with responsibility for the distribution of water among appropriators within a water district. At the time of this approval, this water right is within State Water District No. 67, Weiser River.
5. R43 The right holder shall maintain a measuring device and lockable controlling works of a type approved by the Department in a manner that will provide the watermaster suitable control of the diversion.
6. X35 Rights 67-14849, 67-14881 and 67-14883 when combined shall not exceed a total diversion rate of 0.38 cfs, a total annual maximum diversion volume of 76.1 af at the field headgate, and the irrigation of 19 acres.
7. R64 This right when combined with all other rights shall provide no more than 0.02 cfs per acre nor more than 4.0 afa per acre at the field headgate for irrigation of the lands above.

Dates and Other Information:

Decreed Date: 12/4/2008

Civil Case Number: 39576

Judicial District: FIFTH

Owner Name Connector: AND

Water District Number: 67

Generic Max Rate Per Acre: 0.020

Generic Max Volume Per Acre: 4.0

Mitigation Plan: False

Combined Use Limits:

IDAHO DEPARTMENT OF WATER RESOURCES
Proof Report

1/3/2024

Rate
0.380

Volume
76.1

Acres
19.0

Water Rights
67-14879 ,67-14881 ,67-
14883

SubCase:
N/A

Water Supply Bank:
N/A



IDAHO DEPARTMENT OF
WATER RESOURCES

322 E Front Street, Suite 648, Boise ID 83702 • PO Box 83720, Boise ID 83720-0098
Phone: 208-287-4800 • Fax: 208-287-6700 • Email: idwrinfo@idwr.idaho.gov • Website: idwr.idaho.gov

Governor Brad Little

Director Mathew Weaver

December 08, 2023

NOAHS ANGUS RANCH LLC
2874 WARFIELD RD
CAMBRIDGE ID 83610-5104

RE: Notice of Change in Water Right Ownership for Water Right No(s): 67-14879, 67-14881, 67-14883

Dear Interested Parties:

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

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

- Filing Fee(s)
- Signature

During our review of the Notice you submitted we found that it is missing the required signature(s) of the new owner(s) at the bottom of the form. I have enclosed it with this letter. Please sign the form on Line number 8 and return the notice to our State Office. The address is 322 E Front St Ste 648, Boise ID 83702-7371.

Effective July 1, 2000, the legislature enacted House Bill No. 545 requiring a filing fee for a change in water right ownership. The fee is \$25 per water right, except for ownership changes resulting in the division of a water right, which is \$100 per water right. All ownership change notices received after June 30, 2000 must include the appropriate filing fees in order to be processed. We have determined that the filing fee for your notice will be **\$75**.

Also, please note that permit holders are required to report any change of ownership and/or mailing address to the Department within 120 days of the change. Forms to assign ownership or update your address are available from any office of the Department or on the Department's website.

If you have any questions regarding this matter, please contact me at (208)287-4921.

Sincerely,

Debra Mansfield
Technical Records Specialist 1

Enclosure(s)