

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED

AUG 04 2025

DEPT. 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 #7 of the instructions. → 55-14062

Water Right/Claim No.	Split?	Leased to Water Supply Bank?	Water Right/Claim No.	Split?	Leased to Water Supply Bank?
✓ 55-2013	Yes ☐	Yes ☐	✓ 55-4033A	Yes ☐	Yes ☐
✓ 55-2100	Yes ☐	Yes ☐	✓ 55-4033B	Yes ☐	Yes ☐
✓ 55-2145	Yes ☐	Yes ☐	✓ 55-4036	Yes ☐	Yes ☐
✓ 55-4017	Yes ☐	Yes ☐	✓ 55-4037 SPLIT INTO	Yes ☒	Yes ☐
✓ 55-4032	Yes ☐	Yes ☐	✓ 55-4038	Yes ☐	Yes ☐

2. Previous Owner's Name: Morgan Ranches LLC / Morgan Properties LLLP formerly Morgan Properties LP
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Indian Meadows Ranch, LLC
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or
- 2700 Trout Creek Rd. South Mountain ID 97910
Mailing address City State Zip
- 208-867-5995 jennifer@trautcreek.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. Do you own the land identified as the water right place of use? Yes ☐ No ☐
☐ If no, attach evidence that written notice of the change of water right ownership has been delivered to the landowner of record.
7. This form must be signed and submitted with the following **REQUIRED** items:
☒ A copy of the conveyance document – warranty deed, quitclaim deed, court decree, contract of sale, etc. The conveyance document must include a legal description of the property or description of the water right(s) if no land is conveyed.
☐ Plat map, survey map or aerial photograph which clearly shows the place of use and point of diversion for each water right and/or claim listed above (if necessary to clarify division of water rights or complex property descriptions).
☒ Filing fee (see instructions for further explanation):
☐ \$25 per *undivided* water right.
☐ \$100 per *split* water right.
☐ No fee is required for pending adjudication claims.
☐ If water right(s) are leased to the Water Supply Bank AND there are multiple owners, a Lessor Designation form is required.
☐ If water right(s) are leased to the Water Supply Bank, the individual owner or designated lessor must complete, sign and submit an IRS Form W-9.

SUPPORT DATA

IN FILE #

55-2013

8. Signature: Tal R. Trautman Manager 7-31-25
Signature of new owner/claimant Title, if applicable Date
Tal R. Trautman
Print name
- Signature: Jennifer D. Trautman Manager 7-31-25
Signature of new owner/claimant Title, if applicable Date
Jennifer D. Trautman
Print name

For IDWR Office Use Only:

Received by B.M. Date 8-4-25 Receipt No. C122409 Receipt Amt. \$350.
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 DM Date 9-23-25, 9-29-25, 10-1-25

RECEIVED

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

AUG 04 2025

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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?
✓ 55-4035	Yes ☐	Yes ☐		Yes ☐	Yes ☐
✓ 55-10058	Yes ☐	Yes ☐		Yes ☐	Yes ☐
✓ 55-10118	Yes ☐	Yes ☐		Yes ☐	Yes ☐
✓ 55-10269	Yes ☐	Yes ☐		Yes ☐	Yes ☐
✓ 55-4034	Yes ☐	Yes ☐		Yes ☐	Yes ☐

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Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Indian Meadows Ranch, LLC
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- 2700 Trout Creek Rd. South Mountain ID 97910
Mailing address City State Zip
208-867-5995 jennifer@trautcreek.com
Telephone Email
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☐ The water rights or claims were divided as specifically identified in a deed, contract, or other conveyance document.
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6. Do you own the land identified as the water right place of use? Yes ☐ No ☐
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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.

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8. Signature: Tal R. Trautman Manager 7-31-25
Signature of new owner/claimant Title, if applicable Date
Tal R. Trautman
Print name
- Signature: Jennifer D. Trautman Manager 7-31-25
Signature of new owner/claimant Title, if applicable Date
Jennifer D. Trautman
Print name

Received by B.M. Date 8.4.25 For IDWR Office Use Only: C123293
Receipt No. 4122409 Receipt Amt. \$350.00
Active in the Water Supply Bank? Yes ☐ No ☐ If yes, forward to the State Office for processing W-9 received? Yes ☐ No ☒
Name on W-9 _____ Approved by _____ Processed by DM Date 9-23-25

Instrument # 318282

MURPHY, OWYHEE, IDAHO

8-15-2024 01:55:44 PM No. of Pages: 5

Recorded for : JENNIFER TRAUTMAN

ANGELA BARKELL

Fee: 15.00

Ex-Officio Recorder Deputy *R King*

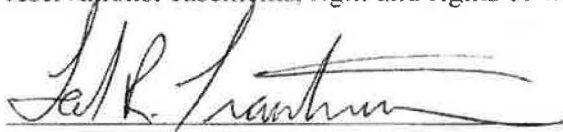
Index to: DEED, QUIT-CLAIM

QUITCLAIM DEED

For Value Received, Tal R. Trautman and Jennifer Trautman, husband and wife the Grantors, do hereby convey, release, remise and forever quit claim unto **Indian Meadows Ranch, LLC.**, an Idaho Limited Liability Company, the Grantee whose address is 2700 Trout Creek Rd. South Mountain, ID 97910, the following described real property in Owyhee County, State of Idaho, more particularly described as follows, to-wit:

See Exhibit A

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantees and their heirs and assigns forever. And the said Grantors do hereby covenant to and with the said Grantees, that Grantors are the owners in fee simple of said Premises; the said Premises are free from all encumbrances, EXCEPT: Current Year Taxes, conditions, covenants, restrictions, reservations, easements, right and rights of way, apparent or of record.



August 15, 2024

Tal R. Trautman



August 15, 2024

Jennifer D. Trautman

STATE OF IDAHO)

: ss.

County of Canyon)

On this 15th day of August, 2024, before me Ellen Parr, a Notary Public, personally appeared Tal R. Trautman and Jennifer D. Trautman husband and wife, personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they are the same.

IN WITNESS WHEREOF, I have set my hand and seal the day and year as above written.

EXHIBIT A

PARCEL 1:

In Township 6 South, Range 5 West, Boise Meridian, Owyhee County, Idaho

Section 20: SW $\frac{1}{4}$ SW $\frac{1}{4}$ SE $\frac{1}{4}$ SW $\frac{1}{4}$;

Section 28: SW $\frac{1}{4}$ SW $\frac{1}{4}$ NE $\frac{1}{4}$, S $\frac{1}{2}$ SE $\frac{1}{4}$ NE $\frac{1}{4}$ NW $\frac{1}{4}$, SE $\frac{1}{4}$ SW $\frac{1}{4}$ NW $\frac{1}{4}$ NW $\frac{1}{4}$, NW $\frac{1}{4}$ NW $\frac{1}{4}$ SE $\frac{1}{4}$

Section 29: NE $\frac{1}{4}$ SW $\frac{1}{4}$ NE $\frac{1}{4}$, E $\frac{1}{2}$ NW $\frac{1}{4}$ SW $\frac{1}{4}$ NE $\frac{1}{4}$, SE $\frac{1}{4}$ NE $\frac{1}{4}$ NE $\frac{1}{4}$ SE $\frac{1}{4}$

PARCEL 2:

The SW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 20; the N $\frac{1}{2}$ NW $\frac{1}{4}$, the SE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 29, Township 6 South, Range 5 West, Boise Meridian, Owyhee County, Idaho, and the N $\frac{1}{2}$ NE $\frac{1}{4}$, the SE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 29; the SW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 28, Township 6 South, Range 5 West, Boise Meridian, Idaho; and the N $\frac{1}{2}$ SW $\frac{1}{4}$, the SE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 28; and the NE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 30, Township 6 South, Range 5 West, Boise Meridian, Owyhee County, Idaho.

PARCEL 3:

Real property located in Owyhee County, Idaho, more particularly described as follows:

The West Half of the Northeast Quarter and the South Half of the Northwest Quarter, all in Section 27, Township 6 South, Range 5 West of the Boise Meridian;

The Southwest Quarter of the Northeast Quarter and the Southeast Quarter of the Northeast Quarter and the North Half of the Southeast Quarter and the Southwest Quarter of the Southeast Quarter, all in Section 33, Township 6 South, Range 5 West of the Boise Meridian.

PARCEL 4:

Southwest Quarter of the Northeast Quarter, the Northwest Quarter of the Southeast Quarter, the South Half of the Northwest Quarter, and the Southwest Quarter of Section 8 and the West Half of Section 17, Township 7 South of Range 5 West of the Boise Meridian, Owyhee County, Idaho.

PARCEL 5:

In Township 6 South, Range 5 West, Boise Meridian, Owyhee County, Idaho

Section 32: W $\frac{1}{2}$ SW $\frac{1}{4}$

In Township 7 South, Range 5 West, Boise Meridian, Owyhee County, Idaho

Section 4: Lot 3, S $\frac{1}{2}$ NW $\frac{1}{4}$, NW $\frac{1}{4}$ SW $\frac{1}{4}$

Section 5: Lot 4.

PARCEL 6:

In Township 7 South, Range 4 West, Boise Meridian, Owyhee County, Idaho, to wit:

Section 17: SW $\frac{1}{4}$ SW $\frac{1}{4}$

Section 18: S $\frac{1}{2}$ NE $\frac{1}{4}$, SE $\frac{1}{4}$ NW $\frac{1}{4}$, E $\frac{1}{2}$ SW $\frac{1}{4}$, SE $\frac{1}{4}$

Section 19: NE $\frac{1}{4}$, E $\frac{1}{2}$ NW $\frac{1}{4}$, NE $\frac{1}{4}$ SW $\frac{1}{4}$, N $\frac{1}{2}$ SE $\frac{1}{4}$

Section 20: W $\frac{1}{2}$ NW $\frac{1}{4}$

Section 21: E $\frac{1}{2}$ NW $\frac{1}{4}$, N $\frac{1}{2}$ SW $\frac{1}{4}$

In Township 7 South, Range 5 West, Boise Meridian, Owyhee County, Idaho

Section 14: W $\frac{1}{2}$ SW $\frac{1}{4}$

Section 22: E $\frac{1}{2}$ NE $\frac{1}{4}$ NE $\frac{1}{4}$

Section 23: S $\frac{1}{2}$, S $\frac{1}{2}$ NW $\frac{1}{4}$

Section 26: NW $\frac{1}{4}$ NE $\frac{1}{4}$, NE $\frac{1}{4}$ NW $\frac{1}{4}$, SW $\frac{1}{4}$ NW $\frac{1}{4}$

PARCEL 7:

In Township 6 South, Range 5 West, Boise Meridian, Owyhee County, Idaho.
Section 18: Lots 3 and 4
Section 19: Lots 1, 2 and 3, NE $\frac{1}{4}$ SW $\frac{1}{4}$, W $\frac{1}{2}$ SE $\frac{1}{4}$, SE $\frac{1}{4}$ SE $\frac{1}{4}$
EXCEPTING THEREFROM the SW $\frac{1}{4}$ NW $\frac{1}{4}$ SW $\frac{1}{4}$

ALSO EXCEPTING THEREFROM the following described parcel:

This parcel is a portion of Government Lot 3 of Section 18, Township 6 South, Range 5 West of the Boise Meridian, Owyhee County, Idaho and is more particularly described as follows:

COMMENCING at the northwest corner of Section 18 (NW Section corner, Section 18), a found G.L.O. brass cap monument; thence

South 00°09'31" East along the west boundary of said Section 18 a distance of 2659.62 feet to the TRUE POINT OF BEGINNING, the northwest corner of Government Lot 3 (W $\frac{1}{4}$ corner, Section 18), from whence the southwest corner of Section 18 bears South 00°09'31" East a distance of 2659.62 feet; thence

South 88°55'46" East along the north boundary of Government Lot 3 a distance of 1325.65 feet to the northeast corner of Government Lot 3, witnessed by a 5/8 x 30 inch rebar set with a plastic cap stamped P.L.S. 15352 bearing North 88°55'46" West a distance of 685.65 feet; thence

South 00°00'44" East along the east boundary of Government Lot 3 a distance of 786.92 feet to a point witnessed by a 5/8 x 30 inch rebar set with a plastic cap stamped P.L.S. 15352 bearing North 88°11'29" East a distance of 0.43 feet; thence

South 88°11'29" West a distance of 1191.37 feet to a 5/8 x 30 inch rebar set with a plastic cap stamped P.L.S. 15352; thence

South 55°10'48" West a distance of 161.03 feet to a point on the west boundary of Government Lot 3; thence

North 00°09'31" West along the west boundary of Government Lot 3 a distance of 941.24 feet to the TRUE POINT OF BEGINNING.

In Township 6 South, Range 6 West, Boise Meridian, Owyhee County, Idaho.
Section 13: E $\frac{1}{2}$ SE $\frac{1}{4}$
Section 24: E $\frac{1}{2}$ NE $\frac{1}{4}$, NE $\frac{1}{4}$ SE $\frac{1}{4}$
EXCEPTING THEREFROM the SE $\frac{1}{4}$ NE $\frac{1}{4}$ SE $\frac{1}{4}$

ALSO EXCEPTING THEREFROM the following described parcel:

This parcel is a portion of the East Half of the Southeast Quarter of Section 13, Township 6 South, Range 6 West of the Boise Meridian, Owyhee County, Idaho and is more particularly described as follows:

COMMENCING at the northeast corner of Section 13 (NE Section corner, Section 13), a found G.L.O. brass cap monument; thence

South 00°09'31" East along the east boundary of said Section 13 a distance of 2659.62 feet to the TRUE POINT OF BEGINNING, the northeast corner of the East Half of the Southeast Quarter (E $\frac{1}{4}$ corner, Section 13), from whence the southeast corner of Section 13 bears South 00°09'31" East a distance of 2659.62 feet; thence continuing

South 00°09'31" East along the east boundary of the East Half of the Southeast Quarter a distance of 941.24 feet; thence

South 55°10'48" West a distance of 848.83 feet to a point on an existing fence line, a 5/8 x 30 inch rebar set with a plastic cap stamped P.L.S. 15352; thence traversing said fence line as follows:

North 09°19'07" West a distance of 76.69 feet; thence

North 12°49'21" West a distance of 54.21 feet; thence

North 22°02'23" West a distance of 37.53 feet; thence

North 31°45'51" West a distance of 73.82 feet; thence

North 33°17'01" West a distance of 94.73 feet; thence

North 40°50'33" West a distance of 115.39 feet; thence
North 38°35'34" West a distance of 50.77 feet; thence
North 43°31'01" West a distance of 178.82 feet; thence
North 32°01'59" West a distance of 149.28 feet; thence
North 37°15'20" West a distance of 300.66 feet to a point on the west boundary of
the East Half of the Southeast Quarter witnessed by a 5/8 x 30 inch rebar set with a plastic cap stamped P.L.S. 15352 bearing South 37°15'20" East a distance of 78.01 feet; thence

North 00°13'36" West along the west boundary of the East Half of the Southeast
Quarter a distance of 480.90 feet to the northwest corner of the East Half of the Southeast Quarter witnessed
by a 5/8 x 30 inch rebar set with a plastic cap stamped P.L.S. 15352 bearing North 89°14'47" East a distance
of 43.05 feet; thence

North 89°14'47" East along the north boundary of the East Half of the Southeast
Quarter a distance of 1317.07 feet to the TRUE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM the following described parcel:

This parcel is a portion of the East Half of the Northeast Quarter of Section 24 in Township 6 South, Range 6
West, of the Boise Meridian, Owyhee County, Idaho and is more particularly described as follows:

COMMENCING at the Northwest corner of the Northeast Quarter (N 1/4 corner, Section 24), a found brass
cap monument; thence

North 89°41'38" East along the North boundary of the Northeast Quarter a distance of 1313.93 feet to the
Northwest corner of the East Half of the Northeast Quarter; thence

South 00°55'37" West along the West boundary of the East Half of the Northeast Quarter a distance of 170.00
feet to the TRUE POINT OF BEGINNING, a 1/2 x 24 inch rebar set with a plastic cap stamped P.L.S. 15352;
thence

North 89°41'38" East, parallel with the North boundary of the East Half of the Northeast Quart, a distance of
425.00 feet to a 1/2 x 24 inch rebar set with a plastic cap stamped P.L.S. 15352; thence

South 13°35'16" West a distance of 153.50 feet to a 1/2 x 24 inch rebar set with a plastic cap stamped P.L.S.
15352; thence

South 10°16'49" West a distance 269.05 feet to a 1/2 x 24 inch rebar set with a plastic cap stamped P.L.S.
15352; thence

South 37°38'50" West a distance of 388.56 feet to a 1/2 x 24 inch rebar set with a plastic cap stamped P.L.S.
15352; thence

South 19°39'20" West a distance of 12.80 feet to a 1/2 x 24 inch rebar set with a plastic cap stamped P.L.S.
15352; thence

South 45°15'07" West a distance of 81.56 feet to a 1/2 x 24 inch rebar set with a plastic cap stamped P.L.S.
15352; thence

South 14°17'10" West a distance of 234.18 feet to a point on the West boundary of the East Half of the
Northeast Quarter, a 1/2 x 24 inch rebar set with a plastic cap stamped P.L.S. 15352; thence

North 00°55'37" East along said West boundary a distance of 1015.87 feet to the TRUE POINT OF
BEGINNING.

TOGETHER WITH AND RESERVING THEREFROM the following easement:

A 15.00 foot irrigation access easement that lies in the East Half of the Northeast Quarter of Section 24 and in
the Southeast Quarter of the Southeast Quarter of Section 13 in Township 6 South, Range 6 West of the Boise
Meridian, Owyhee County, Idaho and is more particularly described as follows:

COMMENCING at the Northwest corner of the Northeast Quarter (N 1/4 Corner, Section 24), a found brass
cap monument; thence

North 89°41'38" East along the North boundary of the Northeast Quarter a distance of 1313.93 feet to the
Northwest corner of the East Half of the Northeast Quarter; thence

South 00°55'37" West along the West boundary of the East Half of the Northeast Quarter a distance of 605.81
feet to the TRUE POINT OF BEGINNING; thence

North 86°42'27" East a distance of 27.83 feet; thence
 South 82°26'24" East a distance of 163.93 feet; thence
 Northeasterly 243.25 feet along the arc of a curve to the left having a radius of 172.50 feet and a central angle of 80°47'48" and a long chord which bears North 57°09'42" East a distance of 223.59 feet; thence
 North 16°45'51" East a distance of 84.71 feet; thence
 North 2°34'58" West a distance of 100.19 feet; thence
 North 14°24'00" East a distance of 417.26 feet; thence
 North 7°10'31" West a distance of 76.89 feet; thence
 Northeasterly 240.96 feet along the arc of a curve to the right having a radius of 607.50 feet and a central angle of 22°43'32" and a long chord which bears North 4°11'13" East a distance of 239.38 feet; thence
 North 15°33'00" East a distance of 152.36 feet; thence
 North 10°38'56" West a distance of 111.23 feet; thence
 North 17°49'39" East a distance of 100.95 feet; thence
 North 7°38'49" East a distance of 76.17 feet; thence
 North 54°46'11" East a distance of 62.51 feet; thence
 North 00°00'00" East a distance of 16.41 feet; thence
 South 90°00'00" East a distance of 30.00 feet; thence
 South 00°00'00" East a distance of 30.00 feet; thence
 South 90°00'00" West a distance of 23.24 feet; thence
 South 54°46'11" West a distance of 53.66 feet; thence
 South 7°38'49" West a distance of 70.96 feet; thence
 South 17°49'39" West a distance of 98.48 feet; thence
 South 10°38'56" East a distance of 110.92 feet; thence
 South 15°33'00" West a distance of 155.85 feet; thence
 Southwesterly 235.00 feet along the arc of a curve to the left having a radius of 592.50 feet and a central angle of 22°43'31" and a long chord which bears South 4°11'14" West a distance of 233.47 feet; thence
 South 7°10'31" East a distance of 79.75 feet; thence
 South 14°24'00" West a distance of 417.87 feet; thence
 South 2°34'58" East a distance of 100.51 feet; thence
 South 16°45'51" West a distance of 87.26 feet; thence
 Southwesterly 264.41 feet along the arc of a curve to the right having a radius of 187.50 feet and a central angle of 80°47'49" and a long chord which bears South 57°09'41" West a distance of 243.04 feet; thence
 North 82°26'24" West a distance of 162.50 feet; thence
 South 86°42'27" West a distance of 27.51 feet to a point on the West boundary of the East Half of the Northeast Quarter; thence
 North 00°55'37" East along said West boundary a distance of 15.04 feet to the TRUE POINT OF BEGINNING.

PARCEL 8:

In Township 7 South, Range 5 West, Boise Meridian, Owyhee County, Idaho
 Section 5: N½SE¼, SW¼SE¼, S½NW¼, SW¼

PARCEL 9:

In Township 7 South, Range 5 West, Boise Meridian, Owyhee County, Idaho
 Section 6: Government Lot 1

PARCEL 10:

In Township 7 South, Range 5 West, Boise Meridian, Owyhee County, Idaho
 Section 8: NW¼NE¼, N½NW¼

Recording Requested By and
When Recorded Return to:

TAL R TRAUTMAN AND JENNIFER TRAUTMAN
2700 Trout Creek Road
South Mountain, ID 97910
20189-ID

Instrument # 317817
MURPHY, OWYHEE, IDAHO
2024-06-20 12:45:50 No. of Pages: 6
Recorded for: PIONEER TITLE COMPANY/OWYHEE
ANGELA BARKELL Fee: \$15.00
Ex-Officio Recorder Deputy RK
Index To: DEED WARRANTY
Electronically Recorded by Simplifile

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (this "Deed"), made as of June 18, 2024, is **between #897 PIONEER EXCHANGE ACCOMMODATION TITLEHOLDER, LLC**, an Idaho limited liability company ("Grantor"), and Tal R Trautman and Jennifer Trautman, husband and wife ("Grantee"), whose legal address is: 2700 Trout Creek Road South Mountain, ID 97910

WITNESSETH, That Grantor, for and in consideration of One Dollar and No/100 (\$1.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm, unto Grantee, its successors and assigns forever, all the real property, together with improvements, located in the County of Owyhee, State of Idaho, more particularly described as follows:

See Exhibit A attached hereto and made a part hereof.

TOGETHER with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of Grantor, either in law or equity, of in and to the above bargained premises, with the hereditaments, easements, rights of way and appurtenances, and with all of Grantor's interest, if any, in and to any and all minerals, water, ditches, wells, reservoirs and drains, and all water, ditch, well, reservoir and drainage rights which are appurtenant to, located on, now or hereafter acquired under or above or used in connection with the property (collectively, the "Property").

TO HAVE AND TO HOLD the said premises above bargained and described with the appurtenances, unto Grantee, its successors and assigns forever. Grantor, for itself, and its successors and assigns, does covenant, grant, bargain and agree to and with the Grantee, its successors and assigns, that at the time of the ensembling and delivery of these presents, Grantor is well seized of the premises above conveyed, has good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature whatsoever, as of 9th day of March, 2024.

The Grantor shall and will WARRANT AND FOREVER DEFEND the above-bargained premises in the quiet and peaceable possession of Grantee, its successors and assigns, against all and every person or persons claiming the whole or any part thereof BY, THROUGH OR UNDER Grantor.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed as of the date set forth above.

#897 PIONEER EXCHANGE ACCOMMODATION TITLEHOLDER, LLC,
an Idaho limited liability company

By: Pioneer 1031 Company, Sole Member



By: Allissa Edwards
Its: Accommodator and Assistant Secretary

STATE OF IDAHO

)

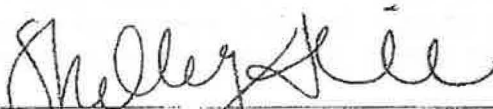
) ss.

COUNTY OF ADA

)

On this June 18, 2024 before me, the undersigned, a Notary Public in and for said State, personally appeared Allissa Edwards, known to me to be the Accommodator and Assistant Secretary of Pioneer 1031 Company, an Idaho corporation, which corporation is the Sole Member of #897 Pioneer Exchange Accommodation Titleholder, LLC, an Idaho limited liability company, and acknowledged to me that she/he executed the within and foregoing instrument for and on behalf of said corporation as Sole Member of said limited liability company and in said corporation's name as Sole Member of said limited liability company.

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 Idaho
Residing at Boise, Idaho
My Commission Expires: 03/13/2029

(NOTARIAL SEAL)

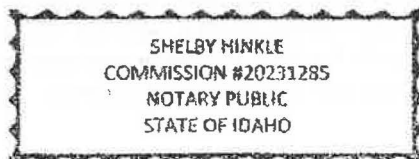


EXHIBIT A

PARCEL 1:

In Township 6 South, Range 5 West, Boise Meridian, Owyhee County, Idaho

Section 20: SW $\frac{1}{4}$ SW $\frac{1}{4}$ SE $\frac{1}{4}$ SW $\frac{1}{4}$;

Section 28: SW $\frac{1}{4}$ SW $\frac{1}{4}$ NE $\frac{1}{4}$, S $\frac{1}{2}$ SE $\frac{1}{4}$ NE $\frac{1}{4}$ NW $\frac{1}{4}$, SE $\frac{1}{4}$ SW $\frac{1}{4}$ NW $\frac{1}{4}$ NW $\frac{1}{4}$, NW $\frac{1}{4}$ NW $\frac{1}{4}$ SE $\frac{1}{4}$

Section 29: NE $\frac{1}{4}$ SW $\frac{1}{4}$ NE $\frac{1}{4}$, E $\frac{1}{2}$ NW $\frac{1}{4}$ SW $\frac{1}{4}$ NE $\frac{1}{4}$, SE $\frac{1}{4}$ NE $\frac{1}{4}$ NE $\frac{1}{4}$ SE $\frac{1}{4}$

PARCEL 2:

The SW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 20; the N $\frac{1}{2}$ NW $\frac{1}{4}$, the SE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 29, Township 6 South, Range 5 West, Boise Meridian, Owyhee County, Idaho; and the N $\frac{1}{2}$ NE $\frac{1}{4}$, the SE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 29; the SW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 28, Township 6 South, Range 5 West, Boise Meridian, Idaho; and the N $\frac{1}{2}$ SW $\frac{1}{4}$, the SE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 28; and the NE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 30, Township 6 South, Range 5 West, Boise Meridian, Owyhee County, Idaho.

PARCEL 3:

Real property located in Owyhee County, Idaho, more particularly described as follows:

The West Half of the Northeast Quarter and the South Half of the Northwest Quarter, all in Section 27, Township 6 South, Range 5 West of the Boise Meridian;

The Southwest Quarter of the Northeast Quarter and the Southeast Quarter of the Northeast Quarter and the North Half of the Southeast Quarter and the Southwest Quarter of the Southeast Quarter, all in Section 33, Township 6 South, Range 5 West of the Boise Meridian.

PARCEL 4:

Southwest Quarter of the Northeast Quarter, the Northwest Quarter of the Southeast Quarter, the South Half of the Northwest Quarter, and the Southwest Quarter of Section 8 and the West Half of Section 17, Township 7 South of Range 5 West of the Boise Meridian, Owyhee County, Idaho.

PARCEL 5:

In Township 6 South, Range 5 West, Boise Meridian, Owyhee County, Idaho

Section 32: W $\frac{1}{2}$ SW $\frac{1}{4}$

In Township 7 South, Range 5 West, Boise Meridian, Owyhee County, Idaho

Section 4: Lot 3, S $\frac{1}{2}$ NW $\frac{1}{4}$, NW $\frac{1}{4}$ SW $\frac{1}{4}$

Section 5: Lot 4.

PARCEL 6:

In Township 7 South, Range 4 West, Boise Meridian, Owyhee County, Idaho, to wit:

Section 17: SW $\frac{1}{4}$ SW $\frac{1}{4}$

Section 18: S $\frac{1}{2}$ NE $\frac{1}{4}$, SE $\frac{1}{4}$ NW $\frac{1}{4}$, E $\frac{1}{2}$ SW $\frac{1}{4}$, SE $\frac{1}{4}$

Section 19: NE $\frac{1}{4}$, E $\frac{1}{2}$ NW $\frac{1}{4}$, NE $\frac{1}{4}$ SW $\frac{1}{4}$, N $\frac{1}{2}$ SE $\frac{1}{4}$

Section 20: W $\frac{1}{2}$ NW $\frac{1}{4}$

Section 21: E $\frac{1}{2}$ NW $\frac{1}{4}$, N $\frac{1}{2}$ SW $\frac{1}{4}$

In Township 7 South, Range 5 West, Boise Meridian, Owyhee County, Idaho

Section 14: W $\frac{1}{2}$ SW $\frac{1}{4}$

Section 22: E $\frac{1}{2}$ NE $\frac{1}{4}$ NE $\frac{1}{4}$

Section 23: S $\frac{1}{2}$, S $\frac{1}{2}$ NW $\frac{1}{4}$

Section 26: NW $\frac{1}{4}$ NE $\frac{1}{4}$, NE $\frac{1}{4}$ NW $\frac{1}{4}$, SW $\frac{1}{4}$ NW $\frac{1}{4}$

PARCEL 7:

This page is only a part of a 2016 ALTA Commitment for Title Insurance. This Commitment is not valid without the Notice, the Commitment to Issue Policy, the Commitment Conditions, Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions.

In Township 6 South, Range 5 West, Boise Meridian, Owyhee County, Idaho.
Section 18: Lots 3 and 4
Section 19: Lots 1, 2 and 3, NE $\frac{1}{4}$ SW $\frac{1}{4}$, W $\frac{1}{2}$ SE $\frac{1}{4}$, SE $\frac{1}{4}$ SE $\frac{1}{4}$
EXCEPTING THEREFROM the SW $\frac{1}{4}$ NW $\frac{1}{4}$ SW $\frac{1}{4}$

ALSO EXCEPTING THEREFROM the following described parcel:

This parcel is a portion of Government Lot 3 of Section 18, Township 6 South, Range 5 West of the Boise Meridian, Owyhee County, Idaho and is more particularly described as follows:

COMMENCING at the northwest corner of Section 18 (NW Section corner, Section 18), a found G.L.O. brass cap monument; thence

South 00°09'31" East along the west boundary of said Section 18 a distance of 2659.62 feet to the TRUE POINT OF BEGINNING, the northwest corner of Government Lot 3 (W $\frac{1}{4}$ corner, Section 18), from whence the southwest corner of Section 18 bears South 00°09'31" East a distance of 2659.62 feet; thence

South 88°55'46" East along the north boundary of Government Lot 3 a distance of 1325.65 feet to the northeast corner of Government Lot 3, witnessed by a 5/8 x 30 inch rebar set with a plastic cap stamped P.L.S. 15352 bearing North 88°55'46" West a distance of 685.65 feet; thence

South 00°00'44" East along the east boundary of Government Lot 3 a distance of 786.92 feet to a point witnessed by a 5/8 x 30 inch rebar set with a plastic cap stamped P.L.S. 15352 bearing North 88°11'29" East a distance of 0.43 feet; thence

South 88°11'29" West a distance of 1191.37 feet to a 5/8 x 30 inch rebar set with a plastic cap stamped P.L.S. 15352; thence

South 55°10'48" West a distance of 161.03 feet to a point on the west boundary of Government Lot 3; thence

North 00°09'31" West along the west boundary of Government Lot 3 a distance of 941.24 feet to the TRUE POINT OF BEGINNING.

In Township 6 South, Range 6 West, Boise Meridian, Owyhee County, Idaho.
Section 13: E $\frac{1}{2}$ SE $\frac{1}{4}$
Section 24: E $\frac{1}{2}$ NE $\frac{1}{4}$, NE $\frac{1}{4}$ SE $\frac{1}{4}$
EXCEPTING THEREFROM the SE $\frac{1}{4}$ NE $\frac{1}{4}$ SE $\frac{1}{4}$

ALSO EXCEPTING THEREFROM the following described parcel:

This parcel is a portion of the East Half of the Southeast Quarter of Section 13, Township 6 South, Range 6 West of the Boise Meridian, Owyhee County, Idaho and is more particularly described as follows:

COMMENCING at the northeast corner of Section 13 (NE Section corner, Section 13), a found G.L.O. brass cap monument; thence

South 00°09'31" East along the east boundary of said Section 13 a distance of 2659.62 feet to the TRUE POINT OF BEGINNING, the northeast corner of the East Half of the Southeast Quarter (E $\frac{1}{2}$ corner, Section 13), from whence the southeast corner of Section 13 bears South 00°09'31" East a distance of 2659.62 feet; thence continuing

South 00°09'31" East along the east boundary of the East Half of the Southeast Quarter a distance of 941.24 feet; thence

South 55°10'48" West a distance of 848.83 feet to a point on an existing fence line, a 5/8 x 30 inch rebar set with a plastic cap stamped P.L.S. 15352; thence traversing said fence line as follows:

North 09°19'07" West a distance of 76.69 feet; thence

North 12°49'21" West a distance of 54.21 feet; thence

North 22°02'23" West a distance of 37.53 feet; thence

North 31°45'51" West a distance of 73.82 feet; thence

North 33°17'01" West a distance of 94.73 feet; thence

This page is only a part of a 2016 ALTA Commitment for Title Insurance. This Commitment is not valid without the Notice, the Commitment to Issue Policy, the Commitment Conditions, Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions.

ALTA Commitment for Title Insurance

317817

North 40°50'33" West a distance of 115.39 feet; thence
North 38°35'34" West a distance of 50.77 feet; thence
North 43°31'01" West a distance of 178.82 feet; thence
North 32°01'59" West a distance of 149.28 feet; thence
North 37°15'20" West a distance of 300.66 feet to a point on the west boundary of
the East Half of the Southeast Quarter witnessed by a 5/8 x 30 inch rebar set with a plastic cap stamped P.L.S. 15352 bearing South 37°15'20" East a distance of 78.01 feet; thence
North 00°13'36" West along the west boundary of the East Half of the Southeast
Quarter a distance of 480.90 feet to the northwest corner of the East Half of the Southeast Quarter witnessed
by a 5/8 x 30 inch rebar set with a plastic cap stamped P.L.S. 15352 bearing North 89°14'47" East a distance
of 43.05 feet; thence
North 89°14'47" East along the north boundary of the East Half of the Southeast
Quarter a distance of 1317.07 feet to the TRUE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM the following described parcel:

This parcel is a portion of the East Half of the Northeast Quarter of Section 24 in Township 6 South, Range 6 West, of the Boise Meridian, Owyhee County, Idaho and is more particularly described as follows:

COMMENCING at the Northwest corner of the Northeast Quarter (N 1/4 corner, Section 24), a found brass cap monument; thence
North 89°41'38" East along the North boundary of the Northeast Quarter a distance of 1313.93 feet to the Northwest corner of the East Half of the Northeast Quarter; thence
South 00°55'37" West along the West boundary of the East Half of the Northeast Quarter a distance of 170.00 feet to the TRUE POINT OF BEGINNING, a 1/2 x 24 inch rebar set with a plastic cap stamped P.L.S. 15352; thence
North 89°41'38" East, parallel with the North boundary of the East Half of the Northeast Quart, a distance of 425.00 feet to a 1/2 x 24 inch rebar set with a plastic cap stamped P.L.S. 15352; thence
South 13°35'16" West a distance of 153.50 feet to a 1/2 x 24 inch rebar set with a plastic cap stamped P.L.S. 15352; thence
South 10°16'49" West a distance of 269.05 feet to a 1/2 x 24 inch rebar set with a plastic cap stamped P.L.S. 15352; thence
South 37°38'50" West a distance of 388.56 feet to a 1/2 x 24 inch rebar set with a plastic cap stamped P.L.S. 15352; thence
South 19°39'20" West a distance of 12.80 feet to a 1/2 x 24 inch rebar set with a plastic cap stamped P.L.S. 15352; thence
South 45°15'07" West a distance of 81.56 feet to a 1/2 x 24 inch rebar set with a plastic cap stamped P.L.S. 15352; thence
South 14°17'10" West a distance of 234.18 feet to a point on the West boundary of the East Half of the Northeast Quarter, a 1/2 x 24 inch rebar set with a plastic cap stamped P.L.S. 15352; thence
North 00°55'37" East along said West boundary a distance of 1015.87 feet to the TRUE POINT OF BEGINNING.

TOGETHER WITH AND RESERVING THEREFROM the following easement:

A 15.00 foot irrigation access easement that lies in the East Half of the Northeast Quarter of Section 24 and in the Southeast Quarter of the Southeast Quarter of Section 13 in Township 6 South, Range 6 West of the Boise Meridian, Owyhee County, Idaho and is more particularly described as follows:

COMMENCING at the Northwest corner of the Northeast Quarter (N 1/4 Corner, Section 24), a found brass cap monument; thence
North 89°41'38" East along the North boundary of the Northeast Quarter a distance of 1313.93 feet to the Northwest corner of the East Half of the Northeast Quarter; thence
South 00°55'37" West along the West boundary of the East Half of the Northeast Quarter a distance of 605.81 feet to the TRUE POINT OF BEGINNING; thence

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ALTA Commitment for Title Insurance

317817

North 86°42'27" East a distance of 27.83 feet; thence
 South 82°26'24" East a distance of 163.93 feet; thence
 Northeasterly 243.25 feet along the arc of a curve to the left having a radius of 172.50 feet and a central angle of 80°47'48" and a long chord which bears North 57°09'42" East a distance of 223.59 feet; thence
 North 16°45'51" East a distance of 84.71 feet; thence
 North 2°34'58" West a distance of 100.19 feet; thence
 North 14°24'00" East a distance of 417.26 feet; thence
 North 7°10'31" West a distance of 76.89 feet; thence
 Northeasterly 240.96 feet along the arc of a curve to the right having a radius of 607.50 feet and a central angle of 22°43'32" and a long chord which bears North 4°11'13" East a distance of 239.38 feet; thence
 North 15°33'00" East a distance of 152.36 feet; thence
 North 10°38'56" West a distance of 111.23 feet; thence
 North 17°49'39" East a distance of 100.95 feet; thence
 North 7°38'49" East a distance of 76.17 feet; thence
 North 54°46'11" East a distance of 62.51 feet; thence
 North 00°00'00" East a distance of 16.41 feet; thence
 South 90°00'00" East a distance of 30.00 feet; thence
 South 00°00'00" East a distance of 30.00 feet; thence
 South 90°00'00" West a distance of 23.24 feet; thence
 South 54°46'11" West a distance of 53.66 feet; thence
 South 7°38'49" West a distance of 70.96 feet; thence
 South 17°49'39" West a distance of 98.48 feet; thence
 South 10°38'56" East a distance of 110.92 feet; thence
 South 15°33'00" West a distance of 155.85 feet; thence
 Southwesterly 235.00 feet along the arc of a curve to the left having a radius of 592.50 feet and a central angle of 22°43'31" and a long chord which bears South 4°11'14" West a distance of 233.47 feet; thence
 South 7°10'31" East a distance of 79.75 feet; thence
 South 14°24'00" West a distance of 417.87 feet; thence
 South 2°34'58" East a distance of 100.51 feet; thence
 South 16°45'51" West a distance of 87.26 feet; thence
 Southwesterly 264.41 feet along the arc of a curve to the right having a radius of 187.50 feet and a central angle of 80°47'49" and a long chord which bears South 57°09'41" West a distance of 243.04 feet; thence
 North 82°26'24" West a distance of 162.50 feet; thence
 South 86°42'27" West a distance of 27.51 feet to a point on the West boundary of the East Half of the Northeast Quarter; thence
 North 00°55'37" East along said West boundary a distance of 15.04 feet to the TRUE POINT OF BEGINNING.

PARCEL 8:

In Township 7 South, Range 5 West, Boise Meridian, Owyhee County, Idaho
 Section 5: N $\frac{1}{4}$ SE $\frac{1}{4}$, SW $\frac{1}{4}$ SE $\frac{1}{4}$, S $\frac{1}{2}$ NW $\frac{1}{4}$, SW $\frac{1}{4}$

PARCEL 9:

In Township 7 South, Range 5 West, Boise Meridian, Owyhee County, Idaho
 Section 6: Government Lot 1

PARCEL 10:

In Township 7 South, Range 5 West, Boise Meridian, Owyhee County, Idaho
 Section 8: NW $\frac{1}{4}$ NE $\frac{1}{4}$, N $\frac{1}{2}$ NW $\frac{1}{4}$

This page is only a part of a 2016 ALTA Commitment for Title Insurance. This Commitment is not valid without the Notice, the Commitment to Issue Policy, the Commitment Conditions, Schedule A, Schedule B, Part I - Requirements, and Schedule B, Part II - Exceptions.



5680 E. Franklin Rd., Ste. 150
Nampa, ID 83687

ELECTRONICALLY RECORDED-DO NOT
REMOVE THE COUNTY STAMPED FIRST
PAGE AS IT IS NOW INCORPORATED AS
PART OF THE ORIGINAL DOCUMENT

File No. 842930 CH/TG

Instrument # 317125

MURPHY, OWYHEE, IDAHO
2024-03-08 03:03:38 No. of Pages: 6
Recorded for: PIONEER TITLE CANYON - CALDWELL
ANGELA BARKELL Fee: \$15.00
Ex-Officio Recorder Deputy: map
Index To: DEED WARRANTY
Electronically Recorded by Simplifile

WARRANTY DEED

For Value Received Morgan Properties, LLLP, an Idaho limited liability partnership formerly known as Morgan Properties, L.P., an Idaho limited partnership hereinafter referred to as Grantor, does hereby grant, bargain, sell, warrant and convey unto

#897 Pioneer Exchange Accommodation Title Holder, LLC

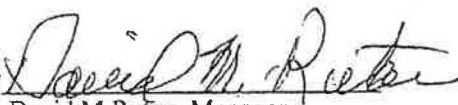
hereinafter referred to as Grantee, whose current address is Tal R Trautman & Jennifer Trautman
The following described premises, to-wit: 2700 Trout Creek Rd, South Mountain, ID 97910

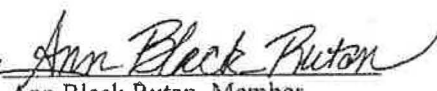
See Exhibit A attached hereto and made a part hereof.

To HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee(s), and Grantees(s) heirs and assigns forever. And the said Grantor(s) does (do) hereby covenant to and with the said Grantee(s), that the Grantor(s) is/are the owner(s) in fee simple of said premises; that said premises are free from all encumbrances EXCEPT those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee(s); and subject to U.S. Patent reservations, restrictions, dedications, easements, rights of way and agreements, (if any) of record, and current years taxes, levies, and assessments, includes irrigation and utility assessments, (if any) which are not yet due and payable, and that Grantor(s) will warrant and defend the same from all lawful claims whatsoever.

Dated: March 6, 2024

Morgan Properties, LLLP
by: Morgan Ranches, L.L.C., its general partner

by 
David M Rutan, Manager

by 
Ann Black Rutan, Member

317125



PioneerTitleCo.
GOING BEYOND

5680 E. Franklin Rd., Ste. 150
Nampa, ID 83687

**ELECTRONICALLY RECORDED-DO NOT
REMOVE THE COUNTY STAMPED FIRST
PAGE AS IT IS NOW INCORPORATED AS
PART OF THE ORIGINAL DOCUMENT**

File No. 842930 CH/TG

WARRANTY DEED

For Value Received Morgan Properties, LLLP, an Idaho limited liability partnership formerly known as Morgan Properties, L.P., an Idaho limited partnership hereinafter referred to as Grantor, does hereby grant, bargain, sell, warrant and convey unto

#897 Pioneer Exchange Accommodation Title Holder, LLC

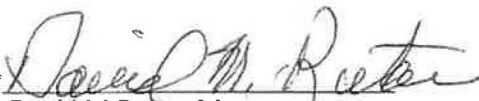
hereinafter referred to as Grantee, whose current address is %Tal R Trautman & Jennifer Trautman
The following described premises, to-wit: 2700 Trout Creek Rd, South Mountain, ID 97910

See Exhibit A attached hereto and made a part hereof.

To HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee(s), and Grantees(s) heirs and assigns forever. And the said Grantor(s) does (do) hereby covenant to and with the said Grantee(s), that the Grantor(s) is/are the owner(s) in fee simple of said premises; that said premises are free from all encumbrances EXCEPT those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee(s); and subject to U.S. Patent reservations, restrictions, dedications, easements, rights of way and agreements, (if any) of record, and current years taxes, levies, and assessments, includes irrigation and utility assessments, (if any) which are not yet due and payable, and that Grantor(s) will warrant and defend the same from all lawful claims whatsoever.

Dated: March 6, 2024

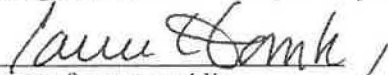
Morgan Properties, LLLP
by: Morgan Ranches, L.L.C., its general partner

by 
David M Rutan, Manager

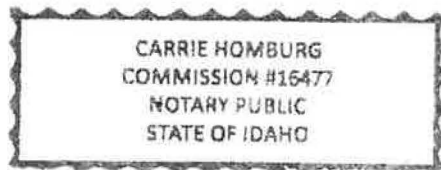
by 
Ann Black Rutan, Member

State of IDAHO, County of CANYON

This record was acknowledged before me on March 7, 2024 by David M Rutan and Ann Black Rutan,
as Manager/Member of Morgan Properties LC.



Signature of notary public
Commission Expires:



Residing at: Melba, ID
Commission Expires: 03/10/2027

EXHIBIT A

PARCEL 1:

In Township 6 South, Range 5 West, Boise Meridian, Owyhee County, Idaho

Section 20: SW $\frac{1}{4}$ SW $\frac{1}{4}$ SE $\frac{1}{4}$ SW $\frac{1}{4}$;

Section 28: SW $\frac{1}{4}$ SW $\frac{1}{4}$ NE $\frac{1}{4}$, S $\frac{1}{2}$ SE $\frac{1}{4}$ NE $\frac{1}{4}$ NW $\frac{1}{4}$, SE $\frac{1}{4}$ SW $\frac{1}{4}$ NW $\frac{1}{4}$ NW $\frac{1}{4}$, NW $\frac{1}{4}$ NW $\frac{1}{4}$ SE $\frac{1}{4}$

Section 29: NE $\frac{1}{4}$ SW $\frac{1}{4}$ NE $\frac{1}{4}$, E $\frac{1}{2}$ NW $\frac{1}{4}$ SW $\frac{1}{4}$ NE $\frac{1}{4}$, SE $\frac{1}{4}$ NE $\frac{1}{4}$ NE $\frac{1}{4}$ SE $\frac{1}{4}$

PARCEL 2:

The SW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 20; the N $\frac{1}{2}$ NW $\frac{1}{4}$, the SE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 29, Township 6 South, Range 5 West, Boise Meridian, Owyhee County, Idaho, and the N $\frac{1}{2}$ NE $\frac{1}{4}$, the SE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 29; the SW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 28, Township 6 South, Range 5 West, Boise Meridian, Idaho; and the N $\frac{1}{2}$ SW $\frac{1}{4}$, the SE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 28; and the NE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 30, Township 6 South, Range 5 West, Boise Meridian, Owyhee County, Idaho.

PARCEL 3:

Real property located in Owyhee County, Idaho, more particularly described as follows:

The West Half of the Northeast Quarter and the South Half of the Northwest Quarter, all in Section 27, Township 6 South, Range 5 West of the Boise Meridian;

The Southwest Quarter of the Northeast Quarter and the Southeast Quarter of the Northeast Quarter and the North Half of the Southeast Quarter and the Southwest Quarter of the Southeast Quarter, all in Section 33, Township 6 South, Range 5 West of the Boise Meridian.

PARCEL 4:

Southwest Quarter of the Northeast Quarter, the Northwest Quarter of the Southeast Quarter, the South Half of the Northwest Quarter, and the Southwest Quarter of Section 8 and the West Half of Section 17, Township 7 South of Range 5 West of the Boise Meridian, Owyhee County, Idaho.

PARCEL 5:

In Township 6 South, Range 5 West, Boise Meridian, Owyhee County, Idaho

Section 32: W $\frac{1}{2}$ SW $\frac{1}{4}$

In Township 7 South, Range 5 West, Boise Meridian, Owyhee County, Idaho

Section 4: Lot 3, S $\frac{1}{2}$ NW $\frac{1}{4}$, NW $\frac{1}{4}$ SW $\frac{1}{4}$

Section 5: Lot 4,

PARCEL 6:

In Township 7 South, Range 4 West, Boise Meridian, Owyhee County, Idaho, to wit:

Section 17: SW $\frac{1}{4}$ SW $\frac{1}{4}$

Section 18: S $\frac{1}{2}$ NE $\frac{1}{4}$, SE $\frac{1}{4}$ NW $\frac{1}{4}$, E $\frac{1}{2}$ SW $\frac{1}{4}$, SE $\frac{1}{4}$

Section 19: NE $\frac{1}{4}$, E $\frac{1}{2}$ NW $\frac{1}{4}$, NE $\frac{1}{4}$ SW $\frac{1}{4}$, N $\frac{1}{2}$ SE $\frac{1}{4}$

Section 20: W $\frac{1}{2}$ NW $\frac{1}{4}$

Section 21: E $\frac{1}{2}$ NW $\frac{1}{4}$, N $\frac{1}{2}$ SW $\frac{1}{4}$

In Township 7 South, Range 5 West, Boise Meridian, Owyhee County, Idaho

Section 14: W $\frac{1}{2}$ SW $\frac{1}{4}$

Section 22: E $\frac{1}{2}$ NE $\frac{1}{4}$ NE $\frac{1}{4}$

Section 23: S $\frac{1}{2}$, S $\frac{1}{2}$ NW $\frac{1}{4}$

Section 26: NW $\frac{1}{4}$ NE $\frac{1}{4}$, NE $\frac{1}{4}$ NW $\frac{1}{4}$, SW $\frac{1}{4}$ NW $\frac{1}{4}$

PARCEL 7:

In Township 6 South, Range 5 West, Boise Meridian, Owyhee County, Idaho.

Section 18: Lots 3 and 4

Section 19: Lots 1, 2 and 3, NE $\frac{1}{4}$ SW $\frac{1}{4}$, W $\frac{1}{2}$ SE $\frac{1}{4}$, SE $\frac{1}{4}$ SE $\frac{1}{4}$

EXCEPTING THEREFROM the SW $\frac{1}{4}$ NW $\frac{1}{4}$ SW $\frac{1}{4}$

ALSO EXCEPTING THEREFROM the following described parcel:

This parcel is a portion of Government Lot 3 of Section 18, Township 6 South, Range 5 West of the Boise Meridian, Owyhee County, Idaho and is more particularly described as follows:

COMMENCING at the northwest corner of Section 18 (NW Section corner, Section 18), a found G.L.O. brass cap monument; thence

South 00°09'31" East along the west boundary of said Section 18 a distance of 2659.62 feet to the TRUE POINT OF BEGINNING, the northwest corner of Government Lot 3 (W1/4 corner, Section 18), from whence the southwest corner of Section 18 bears South 00°09'31" East a distance of 2659.62 feet; thence

South 88°55'46" East along the north boundary of Government Lot 3 a distance of 1325.65 feet to the northeast corner of Government Lot 3, witnessed by a 5/8 x 30 inch rebar set with a plastic cap stamped P.L.S. 15352 bearing North 88°55'46" West a distance of 685.65 feet; thence

South 00°00'44" East along the east boundary of Government Lot 3 a distance of 786.92 feet to a point witnessed by a 5/8 x 30 inch rebar set with a plastic cap stamped P.L.S. 15352 bearing North 88°11'29" East a distance of 0.43 feet; thence

South 88°11'29" West a distance of 1191.37 feet to a 5/8 x 30 inch rebar set with a plastic cap stamped P.L.S. 15352; thence

South 55°10'48" West a distance of 161.03 feet to a point on the west boundary of Government Lot 3; thence

North 00°09'31" West along the west boundary of Government Lot 3 a distance of 941.24 feet to the TRUE POINT OF BEGINNING.

In Township 6 South, Range 6 West, Boise Meridian, Owyhee County, Idaho.

Section 13: E 1/2 SE 1/4

Section 24: E 1/2 NE 1/4, NE 1/4 SE 1/4

EXCEPTING THEREFROM the SE 1/4 NE 1/4 SE 1/4

ALSO EXCEPTING THEREFROM the following described parcel:

This parcel is a portion of the East Half of the Southeast Quarter of Section 13, Township 6 South, Range 6 West of the Boise Meridian, Owyhee County, Idaho and is more particularly described as follows:

COMMENCING at the northeast corner of Section 13 (NE Section corner, Section 13), a found G.L.O. brass cap monument; thence

South 00°09'31" East along the east boundary of said Section 13 a distance of 2659.62 feet to the TRUE POINT OF BEGINNING, the northeast corner of the East Half of the Southeast Quarter (E1/4 corner, Section 13), from whence the southeast corner of Section 13 bears South 00°09'31" East a distance of 2659.62 feet; thence continuing

South 00°09'31" East along the east boundary of the East Half of the Southeast Quarter a distance of 941.24 feet; thence

South 55°10'48" West a distance of 848.83 feet to a point on an existing fence line, a 5/8 x 30 inch rebar set with a plastic cap stamped P.L.S. 15352; thence traversing said fence line as follows:

North 09°19'07" West a distance of 76.69 feet; thence

North 12°49'21" West a distance of 54.21 feet; thence

North 22°02'23" West a distance of 37.53 feet; thence

North 31°45'51" West a distance of 73.82 feet; thence

North 33°17'01" West a distance of 94.73 feet; thence

North 40°50'33" West a distance of 115.39 feet; thence

North 38°35'34" West a distance of 50.77 feet; thence

North 43°31'01" West a distance of 178.82 feet; thence

North 32°01'59" West a distance of 149.28 feet; thence

North 37°15'20" West a distance of 300.66 feet to a point on the west boundary of the East Half of the Southeast Quarter witnessed by a 5/8 x 30 inch rebar set with a plastic cap stamped P.L.S. 15352 bearing South 37°15'20" East a distance of 78.01 feet; thence

North 00°13'36" West along the west boundary of the East Half of the Southeast Quarter a distance of 480.90 feet to the northwest corner of the East Half of the Southeast Quarter witnessed by a 5/8 x 30 inch rebar set with a plastic cap stamped P.L.S. 15352 bearing North 89°14'47" East a distance of 43.05 feet; thence

North 89°14'47" East along the north boundary of the East Half of the Southeast Quarter a distance of 1317.07 feet to the TRUE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM the following described parcel:

This parcel is a portion of the East Half of the Northeast Quarter of Section 24 in Township 6 South, Range 6 West, of the Boise Meridian, Owyhee County, Idaho and is more particularly described as follows:

COMMENCING at the Northwest corner of the Northeast Quarter (N 1/4 corner, Section 24), a found brass cap monument; thence

North 89°41'38" East along the North boundary of the Northeast Quarter a distance of 1313.93 feet to the Northwest corner of the East Half of the Northeast Quarter; thence

South 00°55'37" West along the West boundary of the East Half of the Northeast Quarter a distance of 170.00 feet to the TRUE POINT OF BEGINNING, a 1/2 x 24 inch rebar set with a plastic cap stamped P.L.S. 15352; thence

North 89°41'38" East, parallel with the North boundary of the East Half of the Northeast Quarter, a distance of 425.00 feet to a 1/2 x 24 inch rebar set with a plastic cap stamped P.L.S. 15352; thence

South 13°35'16" West a distance of 153.50 feet to a 1/2 x 24 inch rebar set with a plastic cap stamped P.L.S. 15352; thence

South 10°16'49" West a distance of 269.05 feet to a 1/2 x 24 inch rebar set with a plastic cap stamped P.L.S. 15352; thence

South 37°38'50" West a distance of 388.56 feet to a 1/2 x 24 inch rebar set with a plastic cap stamped P.L.S. 15352; thence

South 19°39'20" West a distance of 12.80 feet to a 1/2 x 24 inch rebar set with a plastic cap stamped P.L.S. 15352; thence

South 45°15'07" West a distance of 81.56 feet to a 1/2 x 24 inch rebar set with a plastic cap stamped P.L.S. 15352; thence

South 14°17'10" West a distance of 234.18 feet to a point on the West boundary of the East Half of the Northeast Quarter, a 1/2 x 24 inch rebar set with a plastic cap stamped P.L.S. 15352; thence

North 00°55'37" East along said West boundary a distance of 1015.87 feet to the TRUE POINT OF BEGINNING.

TOGETHER WITH AND RESERVING THEREFROM the following easement:

A 15.00 foot irrigation access easement that lies in the East Half of the Northeast Quarter of Section 24 and in the Southeast Quarter of the Southeast Quarter of Section 13 in Township 6 South, Range 6 West of the Boise Meridian, Owyhee County, Idaho and is more particularly described as follows:

COMMENCING at the Northwest corner of the Northeast Quarter (N 1/4 Corner, Section 24), a found brass cap monument; thence

North 89°41'38" East along the North boundary of the Northeast Quarter a distance of 1313.93 feet to the Northwest corner of the East Half of the Northeast Quarter; thence

South 00°55'37" West along the West boundary of the East Half of the Northeast Quarter a distance of 605.81 feet to the TRUE POINT OF BEGINNING; thence

North 86°42'27" East a distance of 27.83 feet; thence

South 82°26'24" East a distance of 163.93 feet; thence

Northeasterly 243.25 feet along the arc of a curve to the left having a radius of 172.50 feet and a central angle of 80°47'48" and a long chord which bears North 57°09'42" East a distance of 223.59 feet; thence

North 16°45'51" East a distance of 84.71 feet; thence

North 2°34'58" West a distance of 100.19 feet; thence

North 14°24'00" East a distance of 417.26 feet; thence

North 7°10'31" West a distance of 76.89 feet; thence

Northeasterly 240.96 feet along the arc of a curve to the right having a radius of 607.50 feet and a central angle of 22°43'32" and a long chord which bears North 4°11'13" East a distance of 239.38 feet; thence

North 15°33'00" East a distance of 152.36 feet; thence

North 10°38'56" West a distance of 111.23 feet; thence

North 17°49'39" East a distance of 100.95 feet; thence

North 7°38'49" East a distance of 76.17 feet; thence

North 54°46'11" East a distance of 62.51 feet; thence

North 00°00'00" East a distance of 16.41 feet; thence

South 90°00'00" East a distance of 30.00 feet; thence

South 00°00'00" East a distance of 30.00 feet; thence

South 90°00'00" West a distance of 23.24 feet; thence

South 54°46'11" West a distance of 53.66 feet; thence

South 7°38'49" West a distance of 70.96 feet; thence

South 17°49'39" West a distance of 98.48 feet; thence

South 10°38'56" East a distance of 110.92 feet; thence

South 15°33'00" West a distance of 155.85 feet; thence

Southwesterly 235.00 feet along the arc of a curve to the left having a radius of 592.50 feet and a central angle of 22°43'31" and a long chord which bears South 4°11'14" West a distance of 233.47 feet; thence

South 7°10'31" East a distance of 79.75 feet; thence

South 14°24'00" West a distance of 417.87 feet; thence

South 2°34'58" East a distance of 100.51 feet; thence
South 16°45'51" West a distance of 87.26 feet; thence
Southwesterly 264.41 feet along the arc of a curve to the right having a radius of 187.50 feet and a central angle of
80°47'49" and a long chord which bears South 57°09'41" West a distance of 243.04 feet; thence
North 82°26'24" West a distance of 162.50 feet; thence
South 86°42'27" West a distance of 27.51 feet to a point on the West boundary of the East Half of the Northeast
Quarter; thence
North 00°55'37" East along said West boundary a distance of 15.04 feet to the TRUE POINT OF BEGINNING.

PARCEL 8:

In Township 7 South, Range 5 West, Boise Meridian, Owyhee County, Idaho

Section 5: N½SE¼, SW¼SE¼, S½NW¼, SW¼

PARCEL 9:

In Township 7 South, Range 5 West, Boise Meridian, Owyhee County, Idaho

Section 6: Government Lot 1

PARCEL 10:

In Township 7 South, Range 5 West, Boise Meridian, Owyhee County, Idaho

Section 8: NW¼NE¼, N½NW¼

235915

FILED - RECORDED

01 MAY 21 AM 10:16

RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:

BAILEY LAW GROUP, P.C.
3090 GENTRY WAY, SUITE 150
MERIDIAN, ID 83642
208/846-8888

Bailey Law Group
15

BY *C. Chase*

(SPACE ABOVE LINE FOR RECORDER'S USE)

BARGAIN AND SALE DEED



MORGAN RANCHES, L.L.C., an Idaho limited liability company, Grantor, for good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey to MORGAN PROPERTIES, L.P., an Idaho limited partnership, Grantee, whose address is P.O. Box 277, Jordan Valley, Oregon, that certain real property located in Owyhee County, Idaho, more particularly described on Exhibit A attached hereto and made a part hereof by this reference.

TOGETHER WITH all improvements, easements, hereditaments and appurtenances thereto, and subject to such rights, easements, covenants, restrictions and zoning regulations as appear of record or based upon the premises.

IN WITNESS WHEREOF, Grantor has hereunto subscribed its name to this instrument this 30th day of March, 2001.

GRANTOR:

MORGAN RANCHES, LLC, AN IDAHO
LIMITED LIABILITY COMPANY

Walter E. Morgan
WALTER E. MORGAN, MANAGING MEMBER

235915..

STATE OF IDAHO)
SS.
COUNTY OF Ada)

On this 30th day of March, 2001, before me, the undersigned Notary Public in and for said State, personally appeared WALTER E. MORGAN, known or identified to me to be the person who executed said within instrument, and acknowledged to me that he executed the same.

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



Sharadan R. Baker.

NOTARY PUBLIC, State of Idaho
Residing at Mendham, NJ
Commission expires: 5-24-06

235915

EXHIBIT A

PARCEL 1:

The Northwest Quarter (NW1/4), the West-half of the Southwest Quarter (W1/2SW1/4) Section 33; and the East-half of the Northeast Quarter (E1/2NE1/4) Section 32, Township Seven (7) South, Range Five (5) West, Boise Meridian, Owyhee County, Idaho, containing Three Hundred Twenty (320.0) acres, more or less.

PARCEL 2:

The South-half (S1/2) Section Thirty-two (32), Township Seven (7) South, Range Five (5) West, Boise Meridian, Owyhee County, Idaho, containing Three Hundred Twenty (320.0) acres, more or less.

PARCEL 3:

Boise Meridian, Idaho

T. 6 S., R. 5 W.,

Sec 20, SW1/4SW1/4SE1/4SW1/4;

Sec 28, SW1/4SW1/4NE1/4, S1/2SE1/4NE1/4NW1/4,
SE1/4SW1/4NW1/4NW1/4, NW1/4NW1/4SE1/4;

Sec 29, NE1/4SW1/4NE1/4, E1/2NW1/4SW1/4NE1/4,
SE1/4NE1/4NE1/4SE1/4

Containing 47.5 acres.

PARCEL 4:

In Township 7 South, Range 4 West, B.M., Owyhee County, Idaho

Section 11: S1/2S1/2

Section 12: S1/2SW1/4

Section 13: NW1/4, N1/2SW1/4, SW1/4SW1/4

Section 14: NE1/4, N1/2SE1/4, SE1/4SE1/4

Together with all water and water rights, ditches and ditch rights used thereon or appurtenant thereto.

235915..

EXHIBIT A - CONT.

PARCEL 5:

In Township 7 South, Range 4 West, B.M., Owyhee County, Idaho

Section 14: SW1/4, SW1/4SE1/4

Section 15: E1/2SE1/4

Section 22: NE1/4NE1/4

Section 23: W1/2NE1/4, NW1/4, N1/2SW1/4, SE1/4SW1/4, S1/2SE1/4,
NW1/4SE1/4

Section 26: NE1/4

Together with all water and water rights, ditches and ditch rights used thereon or appurtenant thereto.

PARCEL 6:

Lots 1, 2, 3 and 4 of Section 30, Township 7 South of Range 5 West, Boise Meridian in Idaho; and

Lots 1, 2, 3 and 4 of Section 25 in Township 7 South of Range 6 West; and the E1/2NW1/4, the E1/2SW1/4 of Section 30 and Lots 1 and 2, the E1/2NW1/4, the SW1/4NE1/4 of Section 31 in Township 7 South of Range 5 West of the Boise Meridian, Idaho.

The SW1/4SW1/4 of Section 20; the N1/2NW1/4, the SE1/4NW1/4 of Section 29, in Township 6 South of Range 5 West, Boise Meridian, Idaho, and the N1/2NE1/4, the SE1/4NE1/4 of Section 29; the SW1/4NW1/4 of Section 28 in Township 6 South of Range 5 West, Boise Meridian, Idaho; and the N1/2SW1/4, the SE1/4NW1/4 of Section 28; and the NE1/4NE1/4 of Section 30 in Township 6 South of Range 5 West, Boise Meridian, Idaho, all in Owyhee County, Idaho.

PARCEL 7:

Real property located in Owyhee County, Idaho, more particularly described as follows:

The West Half of the Northeast Quarter and the South Half of the Northwest Quarter, all in Section Twenty-seven (27), Township Six (6) South, Range Five (5) West of the Boise Meridian;

The Southwest Quarter of the Northeast Quarter and the Southeast Quarter of the Northeast Quarter and the North Half of the Southeast Quarter and the Southwest Quarter of the Southeast Quarter, all in Section Thirty-three (33), Township Six (6) South, Range Five (5) West of the Boise Meridian;

Together with all water, water rights, ditches, and rights of way for ditches used in connection therewith, including a right acquired by appropriation to divert water upon said real property from Williams Creek.

235915

EXHIBIT A CONT.

PARCEL 8:

Southwest Quarter of the Northeast Quarter, the Northwest Quarter of the Southeast Quarter, the South Half of the Northwest Quarter, and the Southwest Quarter of Section Eight and the West Half of Section Seventeen in Township Seven South of Range Five West of the Boise Meridian, Idaho, containing six hundred forty acres.

PARCEL 9:

In Township 6 South, Range 5 West, B.M., Owyhee County, Idaho
Section 32: W1/2SW1/4

In Township 7 South, Range 5 West, B.M., Owyhee County, Idaho
Section 4: Lot 3, S1/2NW1/4, NW1/4SW1/4
Section 5: Lot 4, N1/2SE1/4, SW1/4SE1/4, S1/2NW1/4, SW1/4
Section 6: Lot 1
Section 8: NW1/4NE1/4, N1/2NW1/4

PARCEL 10:

In Township 7 South, Range 4 West, B.M., Owyhee County, Idaho, to wit:
Section 17: SW1/4SW1/4
Section 18: S1/2NE1/4, SE1/4NW1/4, E1/2SW1/4, SE1/4
Section 19: NE1/4, E1/2NW1/4, NE1/4SW1/4, N1/2SE1/4
Section 20: W1/2NW1/4
Section 21: E1/2NW1/4, N1/2SW1/4

In Township 7 South, Range 5 West, B.M., Owyhee County, Idaho
Section 14: SE1/4, SW1/4NE1/4, W1/2SW1/4
Section 22: E1/2NE1/4NE1/4
Section 23: N1/2NE1/4, S1/2, S1/2NW1/2
Section 26: NW1/4NE1/4, N1/2NW1/4, SW1/4NW1/4

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, including all water and ditch rights and rights of way for water and ditches.



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

October 02, 2025

INDIAN MEADOWS RANCH LLC
2700 TROUT CREEK RD
SO MTN ID 97910-9316

Re: Change in Water Right Ownership: 55-4037 (Split into 55-4037 and **55-14062**), **55-4034**

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 208-287-4921.

Sincerely,

Debra Mansfield

Debra Mansfield
Technical Records Specialist 1

Enclosure(s)

c: MORGAN RANCHES LLC

IDAHO DEPARTMENT OF WATER RESOURCES
Proof Report

10/1/2025

Water Right 55-4034

<u>Owner Type</u>	<u>Name and Address</u>
Current Owner	INDIAN MEADOWS RANCH LLC 2700 TROUT CREEK RD SO MTN, ID 97910-9316 (208) 867-5995
Original Owner	GRACE MORGAN PO BOX 277 JORDAN VALLEY, OR 97910 (208) 583-2366
Original Owner	WALTER E MORGAN PO BOX 277 JORDAN VALLEY, OR 97910 (208) 583-2366
Previous Owner	MORGAN RANCHES LLC C/O DAVID RUTAN PO BOX 277 JORDAN VALLEY, OR 97910-0277 (208) 583-2482

Priority Date: 6/1/1884

Basis: Decreed

Status: Active

Source
GLASS GULCH CREEK

Tributary
JORDAN CREEK

<u>Beneficial Use</u>	<u>From</u>	<u>To</u>	<u>Diversion Rate</u>	<u>Volume</u>
IRRIGATION	4/01	10/31	0.200 CFS	
STOCKWATER	1/01	12/31	0.030 CFS	
	<u>Total Diversion</u>		0.230 CFS	

Source and Point(s) of Diversion:

GLASS GULCH CREEK SWSNW Sec. 29, Twp 06S, Rge 05W, OWYHEE County

Place Of Use:

IRRIGATION within OWYHEE County

			NE				NW				SW				SE				
Twp	Rng	Sec	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	Totals
06S	05W	29								10.0									10.0

POU Total Acres: 10.0

IDAHO DEPARTMENT OF WATER RESOURCES
Proof Report

10/1/2025

STOCKWATER Same as IRRIGATION

Conditions of Approval:

1. C18 THIS PARTIAL DECREE IS SUBJECT TO SUCH GENERAL PROVISIONS NECESSARY FOR THE DEFINITION OF THE RIGHTS OR FOR THE EFFICIENT ADMINISTRATION OF THE WATER RIGHTS AS MAY BE ULTIMATELY DETERMINED BY THE COURT AT A POINT IN TIME NO LATER THAN THE ENTRY OF A FINAL UNIFIED DECREE. SECTION 42-1412(6), IDAHO CODE.
2. N05 THE QUANTITY OF WATER UNDER THIS RIGHT FOR STOCKWATER USE SHALL NOT EXCEED 13,000 GALLONS PER DAY.
3. USE OF THIS RIGHT WITH RIGHTS LISTED BELOW IS LIMITED TO A TOTAL COMBINED DIVERSION RATE OF 0.20 CFS FOR IRRIGATION PURPOSES. COMBINED RIGHT NOS.: 55-04035 & 55-04036
4. N08 THE QUANTITY OF WATER DECREED FOR THIS WATER RIGHT FOR STOCKWATER USE IS NOT A DETERMINATION OF HISTORICAL BENEFICIAL USE.
5. STOCKWATER, 250 RANGE CATTLE

Comments:

- 1 AJU10-DS 3/4/1998 AJU10 CONDITION UPDATE
CONDITION CODE(S) H03 H04 ADDED IF NOT ALREADY PART OF RECORD THRU
- 2 AJU21-JS 6/10/1998 AJU21 CONDITION UPDATE
DELETED CONDITION CODE(S) H03 H04
- 3 AJU10-DS 6/25/1998 AJU10 CONDITION UPDATE
CONDITION CODE(S) A07 ADDED IF NOT ALREADY PART OF RECORD THRU
- 4 AJU21-DS 11/19/1998 AJU21 CONDITION UPDATE
DELETED CONDITION CODE(S) A07
- 5 AJU10-DS 11/19/1998 AJU10 CONDITION UPDATE
CONDITION CODE(S) C17 ADDED IF NOT ALREADY PART OF RECORD THRU AJU10.

Dates and Other Information:

Decreed Date: 1/27/1999
Civil Case Number: 39576
Judicial District: FIFTH
State or Federal: S
Owner Name Connector: OR
Water District Number: 55B
Mitigation Plan: False

IDAHO DEPARTMENT OF WATER RESOURCES
Proof Report

10/1/2025

Combined Use Limits:

Rate

0.200

Volume

Acres

Water Rights

55-4034 ,55-4035 ,55-4036

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

September 24, 2025

INDIAN MEADOWS RANCH LLC
2700 TROUT CREEK RD
SO MTN ID 97910-9316

Re: Change in Ownership for Water Right No(s): 55-2013, 55-2100, 55-2145, 55-4017, 55-4032, 55-4033A, 55-4033B, 55-4035, 55-4036, 55-4038, 55-10058, 55-10118, 55-10269

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.

~

Regarding Water Right 55-4037: The Department will need to split water right 55-4037 to proceed with the Change in Ownership. The majority of the Place of Use for Water Right 55-4037 is located on property owned by the State of Idaho. I have included a report for this Water Right with this letter for your reference.

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**.

Because the Department cannot process the Notice for Water Right 55-4037 without proper fees, we will hold any action on your notice pending receipt of the necessary fees. If we do not receive the necessary fees within 30 days we cancel your request for Water Right 55-4037 and issue a refund for \$25 fee the Department has already received.

~

The Department also found Water Right **55-4034** is an appurtenance of your property. I have included a report for this Water Right with this letter for your reference. Water Right 55-4034 was not included on your Notice and the Department did not receive the \$25 filing fee for this right. To update the ownership of Water Right 55-4034 with your current received Notice and supporting documentation, please send in the \$25 filing fee indicating the water right number 55-4034 and the associated Change in Ownership.

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 208-287-4800 or debra.mansfield@idwr.idaho.gov.

Sincerely,

Debra Mansfield

Debra Mansfield
Technical Records Specialist 1

Enclosure(s)

IDAHO DEPARTMENT OF WATER RESOURCES
Proof Report

10/1/2025

Water Right 55-2013

<u>Owner Type</u>	<u>Name and Address</u>
Current Owner	INDIAN MEADOWS RANCH LLC 2700 TROUT CREEK RD SO MTN, ID 97910-9316 (208) 867-5995
Original Owner	RAY PERSHALL RT 1 BOX 448 MARSING, ID 83639 (208) 896-4287
Original Owner	CHARLES WALL JORDAN VALLEY, OR
Previous Owner	MORGAN RANCHES LLC C/O DAVID RUTAN PO BOX 277 JORDAN VALLEY, OR 97910-0277 (208) 583-2482

Priority Date: 10/4/1909

Basis: Decreed

Status: Active

Source
SOUTH MOUNTAIN CREEK

Tributary
BIG BOULDER CREEK

<u>Beneficial Use</u>	<u>From</u>	<u>To</u>	<u>Diversion Rate</u>	<u>Volume</u>
IRRIGATION	4/01	10/31	0.900 CFS	
	<u>Total Diversion</u>		0.900 CFS	

Source and Point(s) of Diversion:

SOUTH MOUNTAIN CREEK NESW
SOUTH MOUNTAIN CREEK SWNE

Sec. 19, Twp 07S, Rge 04W, OWYHEE County
Sec. 19, Twp 07S, Rge 04W, OWYHEE County

Place Of Use:

IRRIGATION within OWYHEE 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	
07S	04W	17											4.0						4.0

IDAHO DEPARTMENT OF WATER RESOURCES
Proof Report

10/1/2025

07S	04W	18														10.0	12.0	22.0
07S	04W	19	18.0															18.0
07S	04W	20					1.0											1.0

POU Total Acres: 45.0

Conditions of Approval:

1. C18 THIS PARTIAL DECREE IS SUBJECT TO SUCH GENERAL PROVISIONS NECESSARY FOR THE DEFINITION OF THE RIGHTS OR FOR THE EFFICIENT ADMINISTRATION OF THE WATER RIGHTS AS MAY BE ULTIMATELY DETERMINED BY THE COURT AT A POINT IN TIME NO LATER THAN THE ENTRY OF A FINAL UNIFIED DECREE. SECTION 42-1412(6), IDAHO CODE.
2. C05 RIGHT INCLUDES ACCOMPLISHED CHANGE IN PLACE OF USE PURSUANT TO SECTION 42-1425, IDAHO CODE.
3. RIGHT NO. 55-02100 IS ALSO DIVERTED THROUGH POINT OF DIVERSION IN T07S, R04W, S19, NESW. RIGHT NO. 55-04038 IS ALSO DIVERTED THROUGH POINT OF DIVERSION IN T07S, R04W, S19, SWNE.
4. C03 RIGHT INCLUDES ACCOMPLISHED CHANGE IN POINT OF DIVERSION PURSUANT TO SECTION 42-1425, IDAHO CODE.

Comments:

- 1 WALKER 4/25/1994 COPIED FROM REMARKS
AC. IRR. = 45. OWNERSHIP CHANGED BY KW 10/01/1993.
- 2 AJU10-DS 3/4/1998 AJU10 CONDITION UPDATE
CONDITION CODE(S) H03 H04 ADDED IF NOT ALREADY PART OF RECORD THRU
- 3 AJU21-JS 6/10/1998 AJU21 CONDITION UPDATE
DELETED CONDITION CODE(S) H03 H04
- 4 AJU10-DS 6/25/1998 AJU10 CONDITION UPDATE
CONDITION CODE(S) A07 ADDED IF NOT ALREADY PART OF RECORD THRU
- 5 AJU21-DS 11/19/1998 AJU21 CONDITION UPDATE
DELETED CONDITION CODE(S) A07
- 6 AJU10-DS 11/19/1998 AJU10 CONDITION UPDATE
CONDITION CODE(S) C17 ADDED IF NOT ALREADY PART OF RECORD THRU AJU10.

Dates and Other Information:

Decreed Date: 1/27/1999
Civil Case Number: 39576
Judicial District: FIFTH
State or Federal: S
Owner Name Connector: OR
Water District Number: 55B

IDAHO DEPARTMENT OF WATER RESOURCES
Proof Report

10/1/2025

Mitigation Plan: False

Combined Use Limits:

N/A

SubCase:

N/A

Water Supply Bank:

N/A

IDAHO DEPARTMENT OF WATER RESOURCES
Proof Report

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Water Right 55-2100

<u>Owner Type</u>	<u>Name and Address</u>
Current Owner	INDIAN MEADOWS RANCH LLC 2700 TROUT CREEK RD SO MTN, ID 97910-9316 (208) 867-5995
Original Owner	CHARLES WALL JORDAN VALLEY, OR
Original Owner	RAY PERSHALL RT 1 BOX 448 MARSING, ID 83639 (208) 896-4287
Previous Owner	MORGAN RANCHES LLC C/O DAVID RUTAN PO BOX 277 JORDAN VALLEY, OR 97910-0277 (208) 583-2482

Priority Date: 9/24/1919

Basis: Decreed

Status: Active

Source
SOUTH MOUNTAIN CREEK

Tributary
BIG BOULDER CREEK

<u>Beneficial Use</u>	<u>From</u>	<u>To</u>	<u>Diversion Rate</u>	<u>Volume</u>
IRRIGATION	4/01	10/31	0.800 CFS	
	<u>Total Diversion</u>		0.800 CFS	

Source and Point(s) of Diversion:

SOUTH MOUNTAIN CREEK	NESW	Sec. 19, Twp 07S, Rge 04W, OWYHEE County
SOUTH MOUNTAIN CREEK	SWSE	Sec. 19, Twp 07S, Rge 04W, OWYHEE County

Place Of Use:

IRRIGATION within OWYHEE 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	
07S	04W	18			19.0	5.0										2.0	14.0		40.0

POU Total Acres: 40.0

IDAHO DEPARTMENT OF WATER RESOURCES
Proof Report

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Conditions of Approval:

- | | | |
|----|-----|---|
| 1. | C18 | THIS PARTIAL DECREE IS SUBJECT TO SUCH GENERAL PROVISIONS NECESSARY FOR THE DEFINITION OF THE RIGHTS OR FOR THE EFFICIENT ADMINISTRATION OF THE WATER RIGHTS AS MAY BE ULTIMATELY DETERMINED BY THE COURT AT A POINT IN TIME NO LATER THAN THE ENTRY OF A FINAL UNIFIED DECREE. SECTION 42-1412(6), IDAHO CODE. |
| 2. | | RIGHT NO. 55-02013 IS ALSO DIVERTED THROUGH POINT OF DIVERSION LOCATED IN T07S, R04W, S19, NESW. |
| 3. | C05 | RIGHT INCLUDES ACCOMPLISHED CHANGE IN PLACE OF USE PURSUANT TO SECTION 42-1425, IDAHO CODE. |
| 4. | C03 | RIGHT INCLUDES ACCOMPLISHED CHANGE IN POINT OF DIVERSION PURSUANT TO SECTION 42-1425, IDAHO CODE. |

Comments:

- | | | | |
|---|----------|------------|---|
| 1 | WALKER | 4/25/1994 | COPIED FROM REMARKS
OWNERSHIP CHANGED BY KW 10/01/1993. |
| 2 | AJU10-DS | 3/4/1998 | AJU10 CONDITION UPDATE
CONDITION CODE(S) H03 H04 ADDED IF NOT ALREADY PART OF RECORD THRU |
| 3 | AJU21-JS | 6/10/1998 | AJU21 CONDITION UPDATE
DELETED CONDITION CODE(S) H03 H04 |
| 4 | AJU10-DS | 6/25/1998 | AJU10 CONDITION UPDATE
CONDITION CODE(S) A07 ADDED IF NOT ALREADY PART OF RECORD THRU |
| 5 | AJU21-DS | 11/19/1998 | AJU21 CONDITION UPDATE
DELETED CONDITION CODE(S) A07 |
| 6 | AJU10-DS | 11/19/1998 | AJU10 CONDITION UPDATE
CONDITION CODE(S) C17 ADDED IF NOT ALREADY PART OF RECORD THRU AJU10. |

Dates and Other Information:

Decreed Date: 1/27/1999
Civil Case Number: 39576
Judicial District: FIFTH
State or Federal: S
Owner Name Connector: OR
Water District Number: 55B
Mitigation Plan: False

Combined Use Limits:

IDAHO DEPARTMENT OF WATER RESOURCES
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N/A

SubCase:

N/A

Water Supply Bank:

N/A

IDAHO DEPARTMENT OF WATER RESOURCES
Proof Report

10/1/2025

Water Right 55-2145

<u>Owner Type</u>	<u>Name and Address</u>
Current Owner	INDIAN MEADOWS RANCH LLC 2700 TROUT CREEK RD SO MTN, ID 97910-9316 (208) 867-5995
Original Owner	RAY PERSHALL RT 1 BOX 448 MARSING, ID 83639 (208) 896-4287
Previous Owner	MORGAN RANCHES LLC C/O DAVID RUTAN PO BOX 277 JORDAN VALLEY, OR 97910-0277 (208) 583-2482

Priority Date: 7/7/1958

Basis: Decreed

Status: Active

<u>Source</u>	<u>Tributary</u>
OLD MAN CREEK	BIG BOULDER CREEK

<u>Beneficial Use</u>	<u>From</u>	<u>To</u>	<u>Diversion Rate</u>	<u>Volume</u>
IRRIGATION	4/01	10/31	1.500 CFS	
	<u>Total Diversion</u>		1.500 CFS	

Source and Point(s) of Diversion:

OLD MAN CREEK	SENWSE	Sec. 13, Twp 07S, Rge 05W, OWYHEE County
OLD MAN CREEK	SESESW	Sec. 13, Twp 07S, Rge 05W, OWYHEE County

Place Of Use:

IRRIGATION within OWYHEE County

			NE				NW				SW				SE				
Twp	Rng	Sec	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	Totals
07S	04W	18								6.0	27.0			5.0		37.0			75.0

POU Total Acres: 75.0

Conditions of Approval:

1. C18 THIS PARTIAL DECREE IS SUBJECT TO SUCH GENERAL PROVISIONS
NECESSARY FOR THE DEFINITION OF THE RIGHTS OR FOR THE

IDAHO DEPARTMENT OF WATER RESOURCES
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2. C03 EFFICIENT ADMINISTRATION OF THE WATER RIGHTS AS MAY BE
ULTIMATELY DETERMINED BY THE COURT AT A POINT IN TIME NO
LATER THAN THE ENTRY OF A FINAL UNIFIED DECREE. SECTION 42-
1412(6), IDAHO CODE.
RIGHT INCLUDES ACCOMPLISHED CHANGE IN POINT OF DIVERSION
PURSUANT TO SECTION 42-1425, IDAHO CODE.

Comments:

- 1 WALKER 4/25/1994 COPIED FROM REMARKS
OWNERSHIP CHANGED BY KW 10/01/1993.
- 2 AJU10-DS 3/4/1998 AJU10 CONDITION UPDATE
CONDITION CODE(S) H03 H04 ADDED IF NOT ALREADY PART OF RECORD THRU
- 3 AJU21-JS 6/10/1998 AJU21 CONDITION UPDATE
DELETED CONDITION CODE(S) H03 H04
- 4 AJU10-DS 6/25/1998 AJU10 CONDITION UPDATE
CONDITION CODE(S) A07 ADDED IF NOT ALREADY PART OF RECORD THRU
- 5 AJU21-DS 11/19/1998 AJU21 CONDITION UPDATE
DELETED CONDITION CODE(S) A07
- 6 AJU10-DS 11/19/1998 AJU10 CONDITION UPDATE
CONDITION CODE(S) C17 ADDED IF NOT ALREADY PART OF RECORD THRU AJU10.

Dates and Other Information:

Decreed Date: 1/27/1999
Civil Case Number: 39576
Judicial District: FIFTH
State or Federal: S
Owner Name Connector: OR
Water District Number: 55B
Mitigation Plan: False

Combined Use Limits:

N/A

SubCase:

N/A

Water Supply Bank:

N/A

IDAHO DEPARTMENT OF WATER RESOURCES
Proof Report

10/1/2025

Water Right 55-4017

<u>Owner Type</u>	<u>Name and Address</u>
Current Owner	INDIAN MEADOWS RANCH LLC 2700 TROUT CREEK RD SO MTN, ID 97910-9316 (208) 867-5995
Original Owner	HELEN GLUCH PO BOX 273 JORDAN VALLEY, OR 97910
Original Owner	RAYMOND E GLUCH PO BOX 273 JORDAN VALLEY, OR 97910
Previous Owner	MORGAN PROPERTIES LTD PARTNERSHIP BOX 277 JORDAN VALLEY, OR 97710 (208) 583-2366

Priority Date: 2/1/1882

Basis: Decreed

Status: Active

Source
JORDAN CREEK

Tributary
OWYHEE RIVER

<u>Beneficial Use</u>	<u>From</u>	<u>To</u>	<u>Diversion Rate</u>	<u>Volume</u>
IRRIGATION	04/01	10/31	3.960 CFS	
STOCKWATER	01/01	12/31	0.010 CFS	
	<u>Total Diversion</u>		3.960 CFS	

Source and Point(s) of Diversion:

JORDAN CREEK	NWNWSE	Sec. 19, Twp 06S, Rge 05W, OWYHEE County
JORDAN CREEK	SESWSE	Sec. 19, Twp 06S, Rge 05W, OWYHEE County

Place Of Use:

IRRIGATION within OWYHEE 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	

IDAHO DEPARTMENT OF WATER RESOURCES
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06S	05W	18									8.0 L3	34.0 L4					42.0
06S	05W	19					22.0 L1	15.0 L2		11.0	24.0 L3						72.0
06S	06W	13														7.0	7.0
06S	06W	24	27.0			40.0								10.0			77.0

POU Total Acres: 198.0

STOCKWATER Same as IRRIGATION

Conditions of Approval:

1. C18 THIS PARTIAL DECREE IS SUBJECT TO SUCH GENERAL PROVISIONS NECESSARY FOR THE DEFINITION OF THE RIGHTS OR FOR THE EFFICIENT ADMINISTRATION OF THE WATER RIGHTS AS MAY BE ULTIMATELY DETERMINED BY THE COURT AT A POINT IN TIME NO LATER THAN THE ENTRY OF A FINAL UNIFIED DECREE. SECTION 42-1412(6), IDAHO CODE.
2. N05 THE QUANTITY OF WATER UNDER 55-13966 AND THIS RIGHT FOR STOCKWATER USE SHALL NOT EXCEED 13,000 GALLONS PER DAY.
3. N08 THE QUANTITY OF WATER DECREED FOR THIS WATER RIGHT FOR STOCKWATER USE IS NOT A DETERMINATION OF HISTORICAL BENEFICIAL USE.
4. The actual diversion rate for stockwater is 0.018 cfs.

Comments:

- 1 RBROWN 3/2/1998 COPIED FROM REMARKS
OWNERSHIP CHANGED BY KW ON 7/25/91.
- 2 AJU10-DS 3/4/1998 AJU10 CONDITION UPDATE
CONDITION CODE(S) H03 H04 ADDED IF NOT ALREADY PART OF RECORD THRU
- 3 AJU21-JS 6/10/1998 AJU21 CONDITION UPDATE
DELETED CONDITION CODE(S) H03 H04
- 4 AJU10-DS 6/25/1998 AJU10 CONDITION UPDATE
CONDITION CODE(S) A07 ADDED IF NOT ALREADY PART OF RECORD THRU
- 5 AJU21-DS 11/19/1998 AJU21 CONDITION UPDATE
DELETED CONDITION CODE(S) A07
- 6 AJU10-DS 11/19/1998 AJU10 CONDITION UPDATE
CONDITION CODE(S) C17 ADDED IF NOT ALREADY PART OF RECORD THRU AJU10.
- 7 djudd 4/9/2018 POU
Updated Shape

IDAHO DEPARTMENT OF WATER RESOURCES
Proof Report

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8	Ownership Change	4/10/2018	Split Right
Split into 55-13966			
9	djudd	4/10/2018	Split Right
Split into 55-4017 & 55-13966 due to change in ownership.			
10	djudd	4/10/2018	POU
Updated Shape			

Dates and Other Information:

Decreed Date: 1/27/1999
Civil Case Number: 39576
Judicial District: FIFTH
State or Federal: S
Owner Name Connector: And
Water District Number: 55B
Mitigation Plan: False

Combined Use Limits:

N/A

SubCase:

N/A

Water Supply Bank:

N/A

IDAHO DEPARTMENT OF WATER RESOURCES
Proof Report

10/1/2025

Water Right 55-4032

<u>Owner Type</u>	<u>Name and Address</u>
Current Owner	INDIAN MEADOWS RANCH LLC 2700 TROUT CREEK RD SO MTN, ID 97910-9316 (208) 867-5995
Original Owner	WALTER E MORGAN PO BOX 277 JORDAN VALLEY, OR 97910 (208) 583-2366
Original Owner	GRACE MORGAN PO BOX 277 JORDAN VALLEY, OR 97910 (208) 583-2366
Previous Owner	MORGAN RANCHES LLC C/O DAVID RUTAN PO BOX 277 JORDAN VALLEY, OR 97910-0277 (208) 583-2482

Priority Date: 4/15/1916

Basis: Decreed

Status: Active

Source
POLE BRIDGE CREEK

Tributary
WILLIAMS CREEK

<u>Beneficial Use</u>	<u>From</u>	<u>To</u>	<u>Diversion Rate</u>	<u>Volume</u>
IRRIGATION	4/01	10/31	0.320 CFS	
STOCKWATER	1/01	12/31	0.050 CFS	
	<u>Total Diversion</u>		0.370 CFS	

Source and Point(s) of Diversion:

POLE BRIDGE CREEK SESWNW
 POLE BRIDGE CREEK NENESE

Sec. 4, Twp 07S, Rge 05W, OWYHEE County
 Sec. 5, Twp 07S, Rge 05W, OWYHEE County

Place Of Use:

IRRIGATION within OWYHEE 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	
07S	05W	4							7.0	5.0		3.0							15.0

IDAHO DEPARTMENT OF WATER RESOURCES
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07S	05W	5												1.0			1.0
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POU Total Acres: 16.0

STOCKWATER Same as IRRIGATION

Conditions of Approval:

1. C18 THIS PARTIAL DECREE IS SUBJECT TO SUCH GENERAL PROVISIONS NECESSARY FOR THE DEFINITION OF THE RIGHTS OR FOR THE EFFICIENT ADMINISTRATION OF THE WATER RIGHTS AS MAY BE ULTIMATELY DETERMINED BY THE COURT AT A POINT IN TIME NO LATER THAN THE ENTRY OF A FINAL UNIFIED DECREE. SECTION 42-1412(6), IDAHO CODE.
2. N05 THE QUANTITY OF WATER UNDER THIS RIGHT FOR STOCKWATER USE SHALL NOT EXCEED 13,000 GALLONS PER DAY.
3. 2 POINTS OF DIVERSION LOCATED IN T07S, R05W, S05, NENESE.
4. N08 THE QUANTITY OF WATER DECREED FOR THIS WATER RIGHT FOR STOCKWATER USE IS NOT A DETERMINATION OF HISTORICAL BENEFICIAL USE.
5. STOCKWATER, 250 RANGE CATTLE

Comments:

- 1 KWALKER 4/9/1996 COPIED FROM REMARKS
2 P/D IN NENESE S5,T7S, R5W.
- 2 AJU10-DS 3/4/1998 AJU10 CONDITION UPDATE
CONDITION CODE(S) H03 H04 ADDED IF NOT ALREADY PART OF RECORD THRU
- 3 AJU21-JS 6/10/1998 AJU21 CONDITION UPDATE
DELETED CONDITION CODE(S) H03 H04
- 4 AJU10-DS 6/25/1998 AJU10 CONDITION UPDATE
CONDITION CODE(S) A07 ADDED IF NOT ALREADY PART OF RECORD THRU
- 5 AJU21-DS 11/19/1998 AJU21 CONDITION UPDATE
DELETED CONDITION CODE(S) A07
- 6 AJU10-DS 11/19/1998 AJU10 CONDITION UPDATE
CONDITION CODE(S) C17 ADDED IF NOT ALREADY PART OF RECORD THRU AJU10.

Dates and Other Information:

Decreed Date: 1/27/1999
Civil Case Number: 39576
Judicial District: FIFTH
State or Federal: S
Owner Name Connector: OR

IDAHO DEPARTMENT OF WATER RESOURCES
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Water District Number: 55B
Mitigation Plan: False

Combined Use Limits:

N/A

SubCase:

N/A

Water Supply Bank:

N/A

IDAHO DEPARTMENT OF WATER RESOURCES
Proof Report

10/1/2025

Water Right 55-4033A

<u>Owner Type</u>	<u>Name and Address</u>
Current Owner	INDIAN MEADOWS RANCH LLC 2700 TROUT CREEK RD SO MTN, ID 97910-9316 (208) 867-5995
Original Owner	GRACE MORGAN PO BOX 277 JORDAN VALLEY, OR 97910 (208) 583-2366
Original Owner	WALTER E MORGAN PO BOX 277 JORDAN VALLEY, OR 97910 (208) 583-2366
Previous Owner	MORGAN RANCHES LLC C/O DAVID RUTAN PO BOX 277 JORDAN VALLEY, OR 97910-0277 (208) 583-2482

Priority Date: 8/15/1903

Basis: Decreed

Status: Active

Source
WILLIAMS CREEK

Tributary
JORDAN CREEK

<u>Beneficial Use</u>	<u>From</u>	<u>To</u>	<u>Diversion Rate</u>	<u>Volume</u>
IRRIGATION	4/01	10/31	1.140 CFS	
STOCKWATER	01/01	12/31	0.030 CFS	
	<u>Total Diversion</u>		1.170 CFS	

Source and Point(s) of Diversion:

WILLIAMS CREEK	NWNESE	Sec. 33, Twp 06S, Rge 05W, OWYHEE County
WILLIAMS CREEK	L3(SENENW)	Sec. 4, Twp 07S, Rge 05W, OWYHEE County
WILLIAMS CREEK	NENWSE	Sec. 33, Twp 06S, Rge 05W, OWYHEE County

Place Of Use:

STOCKWATER Same as IRRIGATION

IDAHO DEPARTMENT OF WATER RESOURCES
Proof Report

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IRRIGATION within OWYHEE 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	
06S	05W	33			13.0	15.0									4.0	12.0	13.0		57.0

POU Total Acres: 57.0

Conditions of Approval:

1. N05 THE QUANTITY OF WATER UNDER THIS RIGHT FOR STOCKWATER USE SHALL NOT EXCEED 13,000 GALLONS PER DAY.
2. N08 THE QUANTITY OF WATER DECREED FOR THIS WATER RIGHT FOR STOCKWATER USE IS NOT A DETERMINATION OF HISTORICAL BENEFICIAL USE.
3. STOCKWATER, 200 RANGE CATTLE RIGHT NO. 55-04033B IS ALSO DIVERTED THROUGH POINT OF DIVERSION LOCATED IN T07S, R05W, S04, LOT 3(SENENW).

Comments:

- 1 KWALKER 4/12/1996 RECEIPT
THIS CLAIM WAS SUBMITTED UNDER NUMBER A55-04033 BUT SPLIT INTO A & B DUE TO EVIDENCE OF PRIORITY SUBMITTED. CLAIM RECEIPTED UNDER NUMBER M002248.
- 2 AJU10-DS 3/4/1998 AJU10 CONDITION UPDATE
CONDITION CODE(S) H03 H04 ADDED IF NOT ALREADY PART OF RECORD THRU
- 3 AJU21-JS 6/10/1998 AJU21 CONDITION UPDATE
DELETED CONDITION CODE(S) H03 H04
- 4 AJU10-DS 6/25/1998 AJU10 CONDITION UPDATE
CONDITION CODE(S) A07 ADDED IF NOT ALREADY PART OF RECORD THRU
- 5 AJU21-DS 11/19/1998 AJU21 CONDITION UPDATE
DELETED CONDITION CODE(S) A07
- 6 AJU10-DS 11/19/1998 AJU10 CONDITION UPDATE
CONDITION CODE(S) C17 ADDED IF NOT ALREADY PART OF RECORD THRU AJU10.
- 7 nmiller 6/22/2022 POU
Updated Shape

Dates and Other Information:

Decreed Date: 6/28/1999
Civil Case Number: 39576
Judicial District: FIFTH
State or Federal: S
Owner Name Connector: OR
Water District Number: 55B

IDAHO DEPARTMENT OF WATER RESOURCES
Proof Report

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Mitigation Plan: False

Combined Use Limits:

N/A

SubCase:

SubCaseNumber: 55-4033A

Class: 1

SF5 Filed Date:

Special Master Recom Signed Date:

Attorney Assigned:

Adjudication Agent:

Basis of Claim: Beneficial Use

Date Filed: 9/4/1998

Objection Status: Active

Water Supply Bank:

N/A

IDAHO DEPARTMENT OF WATER RESOURCES
Proof Report

10/1/2025

Water Right 55-4033B

<u>Owner Type</u>	<u>Name and Address</u>
Current Owner	INDIAN MEADOWS RANCH LLC 2700 TROUT CREEK RD SO MTN, ID 97910-9316 (208) 867-5995
Original Owner	WALTER E MORGAN PO BOX 277 JORDAN VALLEY, OR 97910 (208) 583-2366
Original Owner	GRACE MORGAN PO BOX 277 JORDAN VALLEY, OR 97910 (208) 583-2366
Previous Owner	MORGAN RANCHES LLC C/O DAVID RUTAN PO BOX 277 JORDAN VALLEY, OR 97910-0277 (208) 583-2482

Priority Date: 10/17/1916

Basis: Decreed

Status: Active

Source
WILLIAMS CREEK

Tributary
JORDAN CREEK

<u>Beneficial Use</u>	<u>From</u>	<u>To</u>	<u>Diversion Rate</u>	<u>Volume</u>
IRRIGATION	04/01	10/31	0.280 CFS	
STOCKWATER	01/01	12/31	0.020 CFS	
	<u>Total Diversion</u>		0.300 CFS	

Source and Point(s) of Diversion:

WILLIAMS CREEK	L3(SENENW)	Sec. 4, Twp 07S, Rge 05W, OWYHEE County
WILLIAMS CREEK	NWSENW	Sec. 4, Twp 07S, Rge 05W, OWYHEE County

Place Of Use:

IRRIGATION within OWYHEE 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	
07S	05W	4					10.0			4.0									14.0

IDAHO DEPARTMENT OF WATER RESOURCES
Proof Report

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							L3											
--	--	--	--	--	--	--	----	--	--	--	--	--	--	--	--	--	--	--

POU Total Acres: 14.0

STOCKWATER Same as IRRIGATION

Conditions of Approval:

1. N05 THE QUANTITY OF WATER UNDER THIS RIGHT FOR STOCKWATER USE SHALL NOT EXCEED 13,000 GALLONS PER DAY.
2. N08 THE QUANTITY OF WATER DECREED FOR THIS WATER RIGHT FOR STOCKWATER USE IS NOT A DETERMINATION OF HISTORICAL BENEFICIAL USE.
3. STOCKWATER, 200 RANGE CATTLE RIGHT NO. 55-04033A IS ALSO DIVERTED THROUGH POINT OF DIVERSION LOCATED IN T07S, R05W, S04, LOT 3(SENENW).

Comments:

1 KWALKER 4/12/1996 RECEIPT
THIS CLAIM WAS SUBMITTED UNDER NUMBER A55-04033 BUT SPLIT INTO A & B DUE TO EVIDENCE OF PRIORITY SUBMITTED. CLAIM RECEIPTED UNDER NUMBER M002248.

2 AJU10-DS 3/4/1998 AJU10 CONDITION UPDATE
CONDITION CODE(S) H03 H04 ADDED IF NOT ALREADY PART OF RECORD THRU

3 AJU21-JS 6/10/1998 AJU21 CONDITION UPDATE
DELETED CONDITION CODE(S) H03 H04

4 AJU10-DS 6/25/1998 AJU10 CONDITION UPDATE
CONDITION CODE(S) A07 ADDED IF NOT ALREADY PART OF RECORD THRU

5 AJU21-DS 11/19/1998 AJU21 CONDITION UPDATE
DELETED CONDITION CODE(S) A07

6 AJU10-DS 11/19/1998 AJU10 CONDITION UPDATE
CONDITION CODE(S) C17 ADDED IF NOT ALREADY PART OF RECORD THRU AJU10.

Dates and Other Information:

Decreed Date: 6/28/1999
Civil Case Number: 39576
Judicial District: FIFTH
State or Federal: S
Owner Name Connector: OR
Water District Number: 55B
Mitigation Plan: False

IDAHO DEPARTMENT OF WATER RESOURCES
Proof Report

10/1/2025

Combined Use Limits:

N/A

SubCase:

SubCaseNumber: 55-4033B

Class: 1

SF5 Filed Date:

Special Master Recom Signed Date:

Attorney Assigned:

Adjudication Agent:

Basis of Claim: Beneficial Use

Date Filed: 9/4/1998

Objection Status: Active

Water Supply Bank:

N/A

IDAHO DEPARTMENT OF WATER RESOURCES
Proof Report

10/1/2025

Water Right 55-4035

<u>Owner Type</u>	<u>Name and Address</u>
Current Owner	INDIAN MEADOWS RANCH LLC 2700 TROUT CREEK RD SO MTN, ID 97910-9316 (208) 867-5995
Original Owner	WALTER E MORGAN PO BOX 277 JORDAN VALLEY, OR 97910 (208) 583-2366
Original Owner	GRACE MORGAN PO BOX 277 JORDAN VALLEY, OR 97910 (208) 583-2366
Previous Owner	MORGAN RANCHES LLC C/O DAVID RUTAN PO BOX 277 JORDAN VALLEY, OR 97910-0277 (208) 583-2482

Priority Date: 6/1/1963

Basis: Decreed

Status: Active

Source
SPRING

Tributary
GLASS GULCH CREEK

<u>Beneficial Use</u>	<u>From</u>	<u>To</u>	<u>Diversion Rate</u>	<u>Volume</u>
IRRIGATION	4/01	10/31	0.200 CFS	
STOCKWATER	1/01	12/31	0.030 CFS	
DOMESTIC	1/01	12/31	0.040 CFS	
	<u>Total Diversion</u>		0.270 CFS	

Source and Point(s) of Diversion:

SPRING SWNESW Sec. 29, Twp 06S, Rge 05W, OWYHEE County

Place Of Use:

DOMESTIC within OWYHEE 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	

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06S	05W	29								X									
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STOCKWATER within OWYHEE County

			NE				NW				SW				SE				
Twp	Rng	Sec	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	Totals
06S	05W	29					X				X								

IRRIGATION within OWYHEE County

			NE				NW				SW				SE				
Twp	Rng	Sec	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	Totals
06S	05W	29								10.0									10.0

POU Total Acres: 10.0

Conditions of Approval:

1. C18 THIS PARTIAL DECREE IS SUBJECT TO SUCH GENERAL PROVISIONS NECESSARY FOR THE DEFINITION OF THE RIGHTS OR FOR THE EFFICIENT ADMINISTRATION OF THE WATER RIGHTS AS MAY BE ULTIMATELY DETERMINED BY THE COURT AT A POINT IN TIME NO LATER THAN THE ENTRY OF A FINAL UNIFIED DECREE. SECTION 42-1412(6), IDAHO CODE.
2. N14 THE QUANTITY OF WATER UNDER THIS RIGHT FOR DOMESTIC AND STOCKWATER USES SHALL NOT EXCEED 13,000 GALLONS PER DAY.
3. USE OF THIS RIGHT WITH RIGHTS LISTED BELOW IS LIMITED TO A TOTAL COMBINED DIVERSION RATE OF 0.20 CFS FOR IRRIGATION PURPOSES. COMBINED RIGHT NOS.: 55-04034 & 55-04036
4. N09 THE QUANTITY OF WATER DECREED FOR THIS WATER RIGHT FOR DOMESTIC USE AND STOCKWATER USE IS NOT A DETERMINATION OF HISTORICAL BENEFICIAL USE.
5. STOCKWATER, 250 RANGE CATTLE

Comments:

- 1 AJU10-DS 3/4/1998 AJU10 CONDITION UPDATE
CONDITION CODE(S) H03 H04 ADDED IF NOT ALREADY PART OF RECORD THRU
- 2 AJU21-JS 6/10/1998 AJU21 CONDITION UPDATE
DELETED CONDITION CODE(S) H03 H04
- 3 AJU10-DS 6/25/1998 AJU10 CONDITION UPDATE
CONDITION CODE(S) A07 ADDED IF NOT ALREADY PART OF RECORD THRU
- 4 AJU21-DS 11/19/1998 AJU21 CONDITION UPDATE
DELETED CONDITION CODE(S) A07
- 5 AJU10-DS 11/19/1998 AJU10 CONDITION UPDATE
CONDITION CODE(S) C17 ADDED IF NOT ALREADY PART OF RECORD THRU AJU10.

Dates and Other Information:

Decreed Date: 1/27/1999

IDAHO DEPARTMENT OF WATER RESOURCES
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Civil Case Number: 39576
Judicial District: FIFTH
State or Federal: S
Owner Name Connector: OR
Water District Number: 55B
Mitigation Plan: False

Combined Use Limits:

Rate
0.200

Volume

Acres

Water Rights

55-4034 ,55-4035 ,55-4036

SubCase:

N/A

Water Supply Bank:

N/A

IDAHO DEPARTMENT OF WATER RESOURCES
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10/1/2025

Water Right 55-4036

<u>Owner Type</u>	<u>Name and Address</u>
Current Owner	INDIAN MEADOWS RANCH LLC 2700 TROUT CREEK RD SO MTN, ID 97910-9316 (208) 867-5995
Original Owner	GRACE MORGAN PO BOX 277 JORDAN VALLEY, OR 97910 (208) 583-2366
Original Owner	WALTER E MORGAN PO BOX 277 JORDAN VALLEY, OR 97910 (208) 583-2366
Previous Owner	MORGAN RANCHES LLC C/O DAVID RUTAN PO BOX 277 JORDAN VALLEY, OR 97910-0277 (208) 583-2482

Priority Date: 6/1/1884

Basis: Decreed

Status: Active

Source
JORDAN CREEK

Tributary
OWYHEE RIVER

<u>Beneficial Use</u>	<u>From</u>	<u>To</u>	<u>Diversion Rate</u>	<u>Volume</u>
IRRIGATION	04/01	10/31	5.460 CFS	
STOCKWATER	1 /1	12/31	0.140 CFS	
	<u>Total Diversion</u>		5.600 CFS	

Source and Point(s) of Diversion:

JORDAN CREEK SWNWNE Sec. 28, Twp 06S, Rge 05W, OWYHEE County

Place Of Use:

STOCKWATER within OWYHEE 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	
06S	05W	19																X	

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06S	05W	20											X	X				
06S	05W	28			X		X	X	X	X	X	X				X		
06S	05W	29	X	X	X	X	X	X		X					X			
06S	05W	30	X															

IRRIGATION within OWYHEE County

			NE				NW				SW				SE				
Twp	Rng	Sec	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	Totals
06S	05W	19																22.8	22.8
06S	05W	20											20.8	1.1					21.9
06S	05W	28			8.8		5.0	0.6	33.1	21.3	15.6	11.6				3.4			99.4
06S	05W	29	9.5	14.4	7.3	28.8	22.9	21.2		12.4					0.9				117.4
06S	05W	30	11.5																11.5

POU Total Acres: 273.0

Conditions of Approval:

1. R63 This right when combined with all other rights shall provide no more than 0.02 cfs per acre nor more than 3.5 afa per acre at the field headgate for irrigation of the place of use.
2. Use of this right with Rights 55-4034 & 55-4035 is limited to a total combined diversion rate of 0.20 cfs for the land located in T06S, R05W, S29, SENW.
3. U42 The use of water for irrigation and stockwater purposes does not include a use on federal public lands.
4. 01M After specific notification by the Department, the right holder shall install a suitable measuring device or shall enter into an agreement with the Department to use power records to determine the amount of water diverted and shall annually report the information to the Department.
5. T07 The right holder shall accomplish the change authorized by this transfer within one year of the date of this approval.
6. 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.
7. 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.

Comments:

- 1 AJU10-DS 3/4/1998 AJU10 CONDITION UPDATE
CONDITION CODE(S) H03 H04 ADDED IF NOT ALREADY PART OF RECORD THRU
- 2 AJU21-JS 6/10/1998 AJU21 CONDITION UPDATE
DELETED CONDITION CODE(S) H03 H04
- 3 AJU10-DS 6/25/1998 AJU10 CONDITION UPDATE
CONDITION CODE(S) A07 ADDED IF NOT ALREADY PART OF RECORD THRU

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4	AJU21-DS	11/19/1998	AJU21 CONDITION UPDATE DELETED CONDITION CODE(S) A07
5	AJU10-DS	11/19/1998	AJU10 CONDITION UPDATE CONDITION CODE(S) C17 ADDED IF NOT ALREADY PART OF RECORD THRU AJU10.
6	ssherman	5/24/2005	POU MODIFIED POU TO MATCH PARTIAL DECREE.
7	ssherman	5/24/2005	QUANTITY MODIFIED QUANTITY TO MATCH PARTIAL DECREE.
8	ssherman	5/24/2005	CONDITIONS DELETED CONDITIONS N05 AND N08, ADDED C18 AND MODIFIED U42 TO MATCH PARTIAL DECREE.
9	kwalker	6/17/2013	Updated Shape Updated POUShape
10	rsommer	6/19/2013	Transferred Right This is now an approved transfer. Transfer Number = 78651
11	scurtis	7/18/2013	POU Updated Shape

Dates and Other Information:

Decreed Date: 6/28/1999

State or Federal: S

Water District Number: 55B

Generic Max Rate Per Acre: 0.020

Generic Max Volume Per Acre: 3.5

Mitigation Plan: False

Combined Use Limits:

Rate

0.200

Volume

Acres

Water Rights

55-4034 ,55-4035 ,55-
4036

SubCase:

SubCaseNumber: 55-4036

Class: 1

SF5 Filed Date:

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Special Master Recom Signed Date:
Attorney Assigned:
Adjudication Agent:
Basis of Claim: Beneficial Use
Date Filed: 9/4/1998
Objection Status: Active

Water Supply Bank:

N/A

IDAHO DEPARTMENT OF WATER RESOURCES
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Water Right 55-4038

<u>Owner Type</u>	<u>Name and Address</u>
Current Owner	INDIAN MEADOWS RANCH LLC 2700 TROUT CREEK RD SO MTN, ID 97910-9316 (208) 867-5995
Original Owner	RAY PERSHALL RT 1 BOX 448 MARSING, ID 83639 (208) 896-4287
Previous Owner	MORGAN RANCHES LLC C/O DAVID RUTAN PO BOX 277 JORDAN VALLEY, OR 97910-0277 (208) 583-2482

Priority Date: 4/15/1959

Basis: Decreed

Status: Active

<u>Source</u> SOUTH MOUNTAIN CREEK	<u>Tributary</u> BIG BOULDER CREEK
--	--

<u>Beneficial Use</u> IRRIGATION	<u>From</u> 4/01	<u>To</u> 10/31	<u>Diversion Rate</u> 0.560 CFS	<u>Volume</u>
	<u>Total Diversion</u>		0.560 CFS	

Source and Point(s) of Diversion:
SOUTH MOUNTAIN CREEK SWNE Sec. 19, Twp 07S, Rge 04W, OWYHEE County

Place Of Use:
IRRIGATION within OWYHEE County

			NE				NW				SW				SE				
Twp	Rng	Sec	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	Totals
07S	04W	18													22.0		6.0		28.0

POU Total Acres: 28.0

Conditions of Approval:

1. C18 THIS PARTIAL DECREE IS SUBJECT TO SUCH GENERAL PROVISIONS NECESSARY FOR THE DEFINITION OF THE RIGHTS OR FOR THE EFFICIENT ADMINISTRATION OF THE WATER RIGHTS AS MAY BE

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ULTIMATELY DETERMINED BY THE COURT AT A POINT IN TIME NO LATER THAN THE ENTRY OF A FINAL UNIFIED DECREE. SECTION 42-1412(6), IDAHO CODE.

2. RIGHT NO. 55-02013 IS ALSO DIVERTED THROUGH POINT OF DIVERSION LOCATED IN T07S, R04W, S19, SWNE.

Comments:

- 1 WALKER 4/25/1994 COPIED FROM REMARKS
2 P/D IN NESW, SWNE, S19, T7S, R4W. OWNERSHIP CHANGED BY KW 10/01/1993. PRIORITY DATE I HAVE ADVANCED THE PRIORITY DATE DUE TO LACK OF SUPPORTING DOCUMENTATION AND THE FACT THAT THE DEPT. CONDUCTED SEVERAL LICENSING EXAMINATIONS AT THE PLACE OF USE. THE LAST EXAM WAS CONDUCTED IN 1958 WHICH LED ME TO START OF IRRIGATION SEASON OF 1959 AS A REALISTIC PRIORITY FOR THIS CLAIM.
- 2 AJU10-DS 3/4/1998 AJU10 CONDITION UPDATE
CONDITION CODE(S) H03 H04 ADDED IF NOT ALREADY PART OF RECORD THRU
- 3 AJU21-JS 6/10/1998 AJU21 CONDITION UPDATE
DELETED CONDITION CODE(S) H03 H04
- 4 AJU10-DS 6/25/1998 AJU10 CONDITION UPDATE
CONDITION CODE(S) A07 ADDED IF NOT ALREADY PART OF RECORD THRU
- 5 AJU21-DS 11/19/1998 AJU21 CONDITION UPDATE
DELETED CONDITION CODE(S) A07
- 6 AJU10-DS 11/19/1998 AJU10 CONDITION UPDATE
CONDITION CODE(S) C17 ADDED IF NOT ALREADY PART OF RECORD THRU AJU10.

Dates and Other Information:

Decreed Date: 1/27/1999
Civil Case Number: 39576
Judicial District: FIFTH
State or Federal: S
Owner Name Connector: OR
Water District Number: 55B
Mitigation Plan: False

Combined Use Limits:

N/A

SubCase:

N/A

Water Supply Bank:

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N/A

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Water Right 55-10058

<u>Owner Type</u>	<u>Name and Address</u>
Current Owner	INDIAN MEADOWS RANCH LLC 2700 TROUT CREEK RD SO MTN, ID 97910-9316 (208) 867-5995
Original Owner	WALTER E MORGAN PO BOX 277 JORDAN VALLEY, OR 97910 (208) 583-2366
Original Owner	GRACE MORGAN PO BOX 277 JORDAN VALLEY, OR 97910 (208) 583-2366
Previous Owner	MORGAN RANCHES LLC C/O DAVID RUTAN PO BOX 277 JORDAN VALLEY, OR 97910-0277 (208) 583-2482

Priority Date: 1/1/1880

Basis: Decreed

Status: Active

<u>Source</u>	<u>Tributary</u>
GROUND WATER	

<u>Beneficial Use</u>	<u>From</u>	<u>To</u>	<u>Diversion Rate</u>	<u>Volume</u>
STOCKWATER	1/01	12/31	0.070 CFS	
DOMESTIC	1/01	12/31	0.040 CFS	
	<u>Total Diversion</u>		0.110 CFS	

Source and Point(s) of Diversion:

GROUND WATER	NESENW	Sec. 29, Twp 06S, Rge 05W, OWYHEE County
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Place Of Use:

DOMESTIC within OWYHEE 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	
06S	05W	29								X									

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STOCKWATER within OWYHEE 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	
06S	05W	29								X									

Conditions of Approval:

1. N13 THE QUANTITY OF WATER UNDER THIS RIGHT SHALL NOT EXCEED 13,000 GALLONS PER DAY.
2. N11 THE QUANTITY OF WATER DECREED FOR THIS WATER RIGHT IS NOT A DETERMINATION OF HISTORICAL BENEFICIAL USE.
3. PARCEL NO. RP0117305 STOCKWATER, 250 BEEF CATTLE

Comments:

1 KWALKER 4/29/1997 ADDRESS
ADDED THE MORGAN'S POST OFFICE BOX NUMBER PER OTHER CLAIMS IN THEIR NAME.

Dates and Other Information:

Decreed Date: 1/30/1998
Civil Case Number: 39576
Judicial District: FIFTH
State or Federal: S
Owner Name Connector: OR
Water District Number: EXC
Mitigation Plan: False

Combined Use Limits:

N/A

SubCase:

N/A

Water Supply Bank:

N/A

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3. PARCEL NO. RP 0120503 STOCKWATER, 225 RANGE CATTLE

Comments:

1	WHITE WALL PLACE	1/15/1992	COPIED FROM REMARKS
2	WALKER OWNERSHIP CHANGED 10/1/1993.	10/1/1993	CHANGE OF OWNERSHIP
3	STK-DSHA 4/3/1997 D&S STK-BLM UPDATE USE-NOT-IRRIGATION FIELD TEXT DELETED AND MADE EXP REMARK. CONDITION CODES N11 AND N13 ADDED IF NOT ALREADY PART OF RECORD. ANY GEN REMARK CHANGED TO EXP REMARK. IF BLM/USFS, DELETED L12.		
4	KWALKER ADDED 10 ACRE TRACT DESCRIPTION TO POD PER REVIEW OF TOPO #AA54.	4/28/1997	POINT OF DIVERSION

Dates and Other Information:

Decreed Date: 1/30/1998
Civil Case Number: 39576
Judicial District: FIFTH
State or Federal: S
Owner Name Connector: OR
Water District Number: EXC
Mitigation Plan: False

Combined Use Limits:

N/A

SubCase:

N/A

Water Supply Bank:

N/A

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Water Right 55-10269

<u>Owner Type</u>	<u>Name and Address</u>
Current Owner	INDIAN MEADOWS RANCH LLC 2700 TROUT CREEK RD SO MTN, ID 97910-9316 (208) 867-5995
Original Owner	WALTER E MORGAN PO BOX 277 JORDAN VALLEY, OR 97910 (208) 583-2366
Original Owner	GRACE MORGAN PO BOX 277 JORDAN VALLEY, OR 97910 (208) 583-2366
Previous Owner	MORGAN RANCHES LLC C/O DAVID RUTAN PO BOX 277 JORDAN VALLEY, OR 97910-0277 (208) 583-2482

Priority Date: 6/1/1884

Basis: Decreed

Status: Active

Source
JORDAN CREEK

Tributary
OWYHEE RIVER

<u>Beneficial Use</u>	<u>From</u>	<u>To</u>	<u>Diversion Rate</u>	<u>Volume</u>
STOCKWATER	1/01	12/31	0.020 CFS	
	<u>Total Diversion</u>		0.020 CFS	

Source and Point(s) of Diversion:

JORDAN CREEK	NESWNW	Sec. 27, Twp 06S, Rge 05W, OWYHEE County(B)
JORDAN CREEK	NWNWNE	Sec. 27, Twp 06S, Rge 05W, OWYHEE County(E)
JORDAN CREEK	NWSENW	Sec. 27, Twp 06S, Rge 05W, OWYHEE County(E)
JORDAN CREEK	SWNWNE	Sec. 27, Twp 06S, Rge 05W, OWYHEE County(B)

Place Of Use:

STOCKWATER within OWYHEE 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	

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06S	05W	27		X						X								
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Conditions of Approval:

1. N13 THE QUANTITY OF WATER UNDER THIS RIGHT SHALL NOT EXCEED 13,000 GALLONS PER DAY.
2. N11 THE QUANTITY OF WATER DECREED FOR THIS WATER RIGHT IS NOT A DETERMINATION OF HISTORICAL BENEFICIAL USE.
3. BLM ALLOTMENT NO. MORGAN 0505 BLM ALLOTMENT NO. WALTS POND 0659 PARCEL NO. 06S05W270600 STOCKWATER, 250 RANGE

Comments:

- 1 RMCCARTH 7/19/1995 CORRECTION
ADDED CONDITION L12
- 2 STK-DSHA 4/3/1997 D&S STK-BLM UPDATE
USE-NOT-IRRIGATION FIELD TEXT DELETED AND MADE EXP REMARK. CONDITION CODES N11 AND N13 ADDED IF NOT ALREADY PART OF RECORD. ANY GEN REMARK CHANGED TO EXP REMARK. IF BLM/USFS, DELETED L12.

Dates and Other Information:

Decreed Date: 11/19/1998
Civil Case Number: 39576
Judicial District: FIFTH
State or Federal: S
Owner Name Connector: AND
Water District Number: EXC
Mitigation Plan: False

Combined Use Limits:

N/A

SubCase:

SubCaseNumber: 55-10269
Class: 1
SF5 Filed Date:
Special Master Recom Signed Date:
Attorney Assigned:
Adjudication Agent:
Basis of Claim: Beneficial Use
Date Filed: 12/4/1997
Objection Status: Active

Water Supply Bank:

IDAHO DEPARTMENT OF WATER RESOURCES
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N/A



DEPARTMENT OF WATER RESOURCES

RECEIVED

AUG 04 2025

200 N. Front Street, Suite 240, Boise ID 83720 • PO Box 83720, Boise ID 83720-0000 • Phone: 208-333-6700 • Fax: 208-333-6700 • Email: info@idwr.idaho.gov • Website: idwr.idaho.gov

DEPARTMENT OF
WATER RESOURCES

Director Mathew Weaver

September 18, 2024

INDIAN MEADOWS RANCH LLC
2700 TROUT CREEK RD
SO MTN ID 97910-9316

*original Indian Meadows Ranch
under our personal names - on*

RE: Change in Ownership for Water Right No(s): **55-2013, 55-2100, 55-2145, 55-4017, 55-4032, 55-4033 A, 55-4033 B, 55-4035, 55-4036, 55-4037, 55-4038, 55-10058, 55-10118, 55-10123, 55-10265, 55-10266, 55-10269, 55-11103, 55-13863, 55-13866, 55-13867, 55-13868, 55-13869, 55-13870**

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:

- Evidence of Water Right 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
- Filing Fee of \$300 for changes resulting from division of water rights.

Regarding water rights: 55-2013, 55-2100, 55-2145, 55-4017, 55-4032, 55-4033A, 55-4033B, 55-4035, 55-4036, 55-4037, 55-4038, 55-10058, 55-10118, 55-10269

These water rights are under the current ownership of MORGAN RANCHES LLC with the exception of 55-4017, which is under the ownership of MORGAN PROPERTIES LIMITED PARTNERSHIP. The Quitclaim Deeds we received for the properties associated with these rights show the conveyance of property from Tal R and Jennifer D Trautman to INDIAN MEADOWS RANCH LLC. You will need to provide documentation that goes back to the owner on record for each right to complete the chain of title for these rights.

Warranty deeds x 2

Please note, you may obtain this information from the assessor's office in the county where the property is located. Items that are **not** conveyance documents are deeds of trust, mortgages, purchase and sales agreements, and property tax notices.

Regarding water rights: 55-13863, 55-13869

These water rights are under the current ownership of TAL R TRAUTMAN and JENNIFER D TRAUTMAN. There was no Evidence of Water Right Ownership received for these rights. These water rights are located on land owned by the State of Idaho. The Trautman's will need to provide a quitclaim deed conveying these water right numbers to INDIAN MEADOWS RANCH LLC, because the land itself is owned by the State of Idaho.

Quitclaim deed