

paid 4-28-2023
RECEIVED ✓

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

MAR 31 2023

DEPT OF WATER RESOURCES
SOUTHERN REGION**Notice of Change in Water Right Ownership**

1. List the numbers of all water rights and/or adjudication claim records to be changed. If you only acquired a portion of the water right or adjudication claim, check "Yes" in the "Split?" column. If the water right is leased to the Water Supply Bank, check "Yes". If you are not sure if the water right is leased to the Water Supply Bank, see #6 of the instructions.

Water Right/Claim No.	Split?	Leased to Water Supply Bank?	Water Right/Claim No.	Split?	Leased to Water Supply Bank?
* 37-23256	Yes ☒	Yes ☐		Yes ☐	Yes ☐
+ 37-23257	Yes ☒	Yes ☐		Yes ☐	Yes ☐
* 37-23434	Yes ☐	Yes ☐		Yes ☐	Yes ☐
+ 37-23435	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Wicked Games, LLC
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): James Lawrence Horner Living Trust
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or ☐ and/or
- | | | | |
|-----------------------|--------------------------------|-----------|--------------|
| <u>13 Purple Sage</u> | <u>Bellevue</u> | <u>ID</u> | <u>83313</u> |
| Mailing address | City | State | ZIP |
| <u>310-924-4130</u> | <u>colonycoolcat@gmail.com</u> | | |
| 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: July 11, 2022
6. If the water right is leased to the Water Supply Bank changing ownership of a water right will reassign to the new owner any Water Supply Bank leases associated with the water right. Payment of revenue generated from any rental of a leased water right requires a completed IRS Form W-9 for payment to be issued to an owner. A new owner for a water right under lease shall supply a W-9. Water rights with multiple owners must specify a designated lessor, using a completed Lessor Designation form. Beginning in the calendar year following an acknowledged change in water right ownership, compensation for any rental will go to the new owner(s).
7. This form must be signed and submitted with the following **REQUIRED** items:
☒ A copy of the conveyance document – warranty deed, quitclaim deed, court decree, contract of sale, etc. The conveyance document must include a legal description of the property or description of the water right(s) if no land is conveyed.
☒ Plat map, survey map or aerial photograph which clearly shows the place of use and point of diversion for each water right and/or claim listed above (if necessary to clarify division of water rights or complex property descriptions).
☒ Filing fee (see instructions for further explanation):
 o \$25 per *undivided* water right.
 o \$100 per *split* water right.
 o No fee is required for pending adjudication claims.
☐ If water right(s) are leased to the Water Supply Bank AND there are multiple owners, a Lessor Designation form is required.
☐ If water right(s) are leased to the Water Supply Bank, the individual owner or designated lessor must complete, sign and submit an IRS Form W-9.

SUPPORT DATA**IN FILE #** 37-23256

8. Signature: [Signature] James Lawrence Horner, Trustee 4-29-23
 Signature of new owner/claimant Title, if applicable Date
- Signature: _____
 Signature of new owner/claimant Title, if applicable Date

For IDWR Office Use Only:

Received by BM Date 4-28-2023 Receipt No. 5039749 Receipt Amt. \$200-
 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 [Signature] Date 5/8/23

SCANNED**MAY 29 2023**



Pioneer Title Co.
GOING BEYOND

491 N. Main Street, Suite 102
Ketchum, ID 83340

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

File No. 782999

Instrument # 694898

HAILEY, BLAINE, IDAHO
07-11-2022 3:11:24 PM No. of Pages: 1
Recorded for: PIONEER TITLE COMPANY OF BLAINE COUNT
STEPHEN MCDUGALL GRAHAM Fee: \$15.00
Ex-Officio Recorder Deputy: JB
Electronically Recorded by Simplifile

WARRANTY DEED

For Value Received Wicked Games, Inc., an Idaho corporation
hereinafter referred to as Grantor, does hereby grant, bargain, sell, warrant and convey unto

James Lawrence Horner, Trustee of the James Lawrence Horner Living Trust dated February 17, 2007,
and any amendments thereto

hereinafter referred to as Grantee, whose current address is 11761 State Hwy 75, Hailey, ID 83333

The following described premises, to-wit:

Lot 3 in Block 1 of Cattle-Lack Ranch, according to the official plat thereof, recorded as Instrument
No. 434364, records of Blaine County, Idaho.

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), 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: August 19, 2021

Wicked Games, Inc., an Idaho corporation

By: Janine Bear
Janine Bear, Director

State of Idaho, County of Blaine

This record was acknowledged before me on 8/20/21 by Janine Bear, as Director of Wicked Games,
Inc., an Idaho corporation.

F. Paige McAllister
Signature of notary public
Commission Expires: 1/5/24



A PLAT SHOWING
CATTLE-LACK RANCH
 (ORIGINALLY PROPOSED AS ANTELOPE FLATS)
 LOCATED WITHIN THE SE 1/4 SECTION 25, T.1 N., R.18 E., B.M., BLAINE COUNTY, IDAHO
 DECEMBER 1999



SCALE: 1" = 200'

LEGEND

- TRUE POINT OF BEGINNING
- FOUND 5/8" BAR
- SET 1/2" BAR LS 3621
- (S 89°24'24" W) (2854.18') RECORD BEARINGS & DISTANCES
- N 89°24'11" E 2653.32' MEASURED BEARINGS & DISTANCES
- BUILDING ENVELOPE
- - - EASEMENT LINE
- FENCE LINE
- - - DITCH CENTERLINE

CURVE DATA

CURVE	Δ	R	L	T	Ch.	Ch. Bearing
C1	42° 50' 00"	25.00'	18.69'	9.81'	18.28'	S 87° 56' 25" W
C2	25° 06' 09"	50.00'	21.91'	11.13'	21.73'	S 68° 06' 30" W
C3	47° 26' 01"	50.00'	41.39'	21.97'	40.32'	N 84° 37' 25" W
C4	120° 31' 37"	50.00'	105.18'	87.54'	88.83'	N 00° 38' 36" E
C5	47° 25' 30"	50.00'	41.39'	21.96'	40.31'	S 83° 20' 17" E
C6	25° 10' 23"	50.00'	21.97'	11.18'	21.79'	S 60° 21' 40" E
C7	42° 50' 00"	25.00'	18.69'	9.81'	18.28'	S 88° 11' 35" E
C8	90° 01' 51"	25.00'	36.28'	25.01'	35.36'	N 44° 22' 28" E
C9	89° 58' 09"	25.00'	36.28'	24.99'	35.35'	S 45° 37' 31" E

NOTES

See Sheet 2 of 3 for Notes

Richard D. Fosbury
 12/3/99

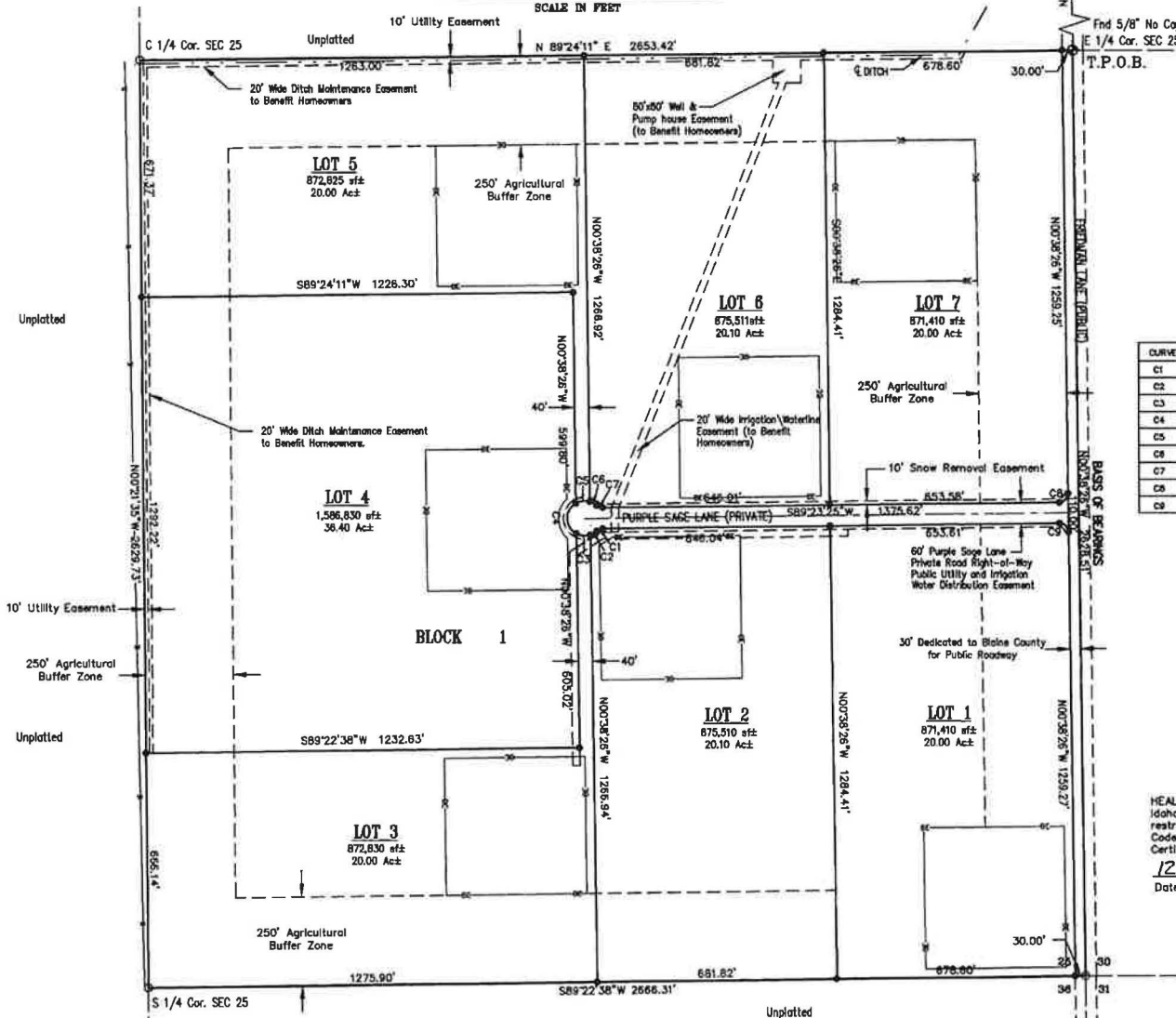
RICHARD D. FOSBURY, L.S. 3621

HEALTH CERTIFICATE: Sanitary restrictions as required by Idaho Code Title 50, Ch. 13, have been satisfied. Sanitary restrictions may be reimposed in accordance with Idaho Code Title 50, Ch. 13, Sec. 50-1326, by issuance of a Certificate of disapproval.

12-3-99
 Date

Robert W. Eichen
 South Central District Health Dept., DHS

CATTLE-LACK RANCH
 GALENA ENGINEERING, INC.
 KETCHUM, IDAHO
 SHEET 1 OF 3
 Job No. 3987



CATTLE-LACK RANCH

(ORIGINALLY PROPOSED AS ANTELOPE FLATS)

DECEMBER 1999

NOTES

1. All utilities shall be underground.
2. All habitable structures shall be required to install automatic fire sprinkler system as approved by the Wood River Rural Fire Protection District. The fire district reserves the right to increase or decrease fire protection requirements for all other structures if the fire officials determine that greater or lesser hazards exist.
3. All new domestic wells in this subdivision shall be metered by the lot owners.
4. The purchaser or owner of a lot or parcel understands and agrees that private road construction, maintenance, and snow removal shall be the obligation of the owner, his successors in interest, or homeowners' association, and that Blaine County is in no way obligated to accept, maintain or improve these roads until the roads are brought up to county standards, dedicated, and accepted by the county, and that each owner shall notify in writing any successor in interest of these facts.
5. This property includes and is adjacent to active agricultural uses. Residents and purchasers shall be aware that agricultural practices, livestock grazing and operations, occurring day and night, are allowed and may result in dust, odors, use and application of agricultural chemicals, spraying, ground preparation, harvesting, etc. In addition, the roads accessing this property are used by agricultural vehicles. Such practices and uses are normal functions on agricultural lands and are not considered nuisances.
6. Blaine County School District bus routes do not include Purple Sage Lane. School children may need transported to the nearest school bus stop on Friedman Lane.
7. Owner's shall comply with Health Department regulations including sewage disposal system setbacks from irrigation distribution systems.
8. Not more than fifty percent (50%) of the area in each parcel may be enclosed with fencing that exceeds the standards of the Idaho Fish and Game for the purpose of allowing movement of wildlife. The Fish and Game standards include a maximum top rail height shall be 42 inches and the minimum bottom rail height shall be 18 inches; post and pole design is recommended.
9. Individual lot owners are responsible for control of noxious weeds as per state regulations. Mowing and manual removal are recommended.
10. Each lot owner shall locate all structures except corals & minor horse shelters within the designated building envelope.
11. Fences, utilities, and other improvements are currently located within the dedicated Friedman Lane Right-of-Way. As they are rebuilt or repaired or the county widens this road, these improvements shall be relocated on adjacent private property at that owner's expense. Existing landscaping may continue to intrude up to five feet inside the western edge of the dedicated roadway.
12. A 10 foot public utility easement is reserved along the center of all interior and adjacent to all exterior lot lines.
13. The decreed water rights shall remain with the seven (7) lots contained herein in perpetuity and shall not be sold off the land. Specifically, the 2.32 cfs of groundwater (permit #37-7609) shall be prorated between Lots One through Six. Further, the 12.52 cfs of District 37 Big Wood River surface water (Permit #37-0114) shall be prorated between Lots One through Seven. For the respective State of Idaho Department of Water Resource permits, the subdivision Water Users Association shall deliver the following percentages of water to each of the lots:

	Groundwater (Permit #37-7609)	Surface water (Permit #37-0114)
Lot 1	14%	12.5%
Lot 2	14%	12.5%
Lot 3	14%	12.5%
Lot 4	30%	25%
Lot 5	14%	12.5%
Lot 6	14%	12.5%
Lot 7	N/A	12.5%
14. Wildlife damage to ornamental trees and shrubs may occur. The cost of resolving problems caused by wildlife damage to private property shall be the responsibility of the property owner(s). Action taken to alleviate wildlife damage and depredations shall be those prescribed or approved by Idaho Fish and Game Department. Idaho Fish and Game will provide consultation in a timely manner.
15. Hay or other livestock feed should be stored and fed so it is not available to big game. This will minimize the chances of attracting wildlife away from native winter range and reduce depredation potential.
16. Domestic pets should be kept indoors, in kennels, leashed or under control at all times. Dogs running at large dramatically increase the negative effects of housing development on neighboring livestock and wildlife, and domestic cats are proven to be very efficient predators on wild bird populations.
17. Homeowners along Friedman Lane should understand that unpaved county roads generate dust, have the lowest priority for snow plowing and may only get graded once a year.

CATTLE-LACK RANCH

GALENA ENGINEERING, INC.
KETCHUM, IDAHO

SHEET 2 OF 3

Job No. 3987

SCANNED

MAY 29 2023

CERTIFICATE OF OWNERSHIP

This is to certify that the undersigned are the owners in fee simple of the following described parcel of land:

A parcel of land located within the SE 1/4, Section 25, T.1N., R.18E., B.M., Blaine County, Idaho, more particularly described as follows:

Commencing at the E 1/4 Corner of Section 25, the TRUE POINT OF BEGINNING;
thence S 00°38'28" E, 2628.51 feet;
thence S 89°22'38" W, 2666.31 feet;
thence N 00°21'35" W, 2629.73 feet;
thence N 89°24'11" E, 2653.42 feet to the TRUE POINT OF BEGINNING.
containing 160.54 acres, more or less.

The easements indicated hereon are not dedicated to the public, but the right to use said easements is hereby reserved for the public utilities and for any other uses indicated hereon and no permanent structures are to be erected within the lines of said easements. Protective covenants governing this Subdivision are recorded under County Recorder Instrument No. _____

We do hereby certify that the individual lots described in this plat will be served by individual wells and not by any water system common to one (1) or more of the lots.

It is the intent of the owners to hereby include said land in this plat. It is the intention of the undersigned to, and they do hereby include said land in this plat. That the undersigned, by these presents dedicate to the public for public use forever Freidman Lane as shown on this plat. The easements indicated on this plat are not dedicated to the public, but the right to use said easements is hereby perpetually reserved for public utilities and for any other use as designated hereon. No structures other than for such utility and other designated uses are to be erected within the lines of said easements.

Michael A. Harris

Michael A. Harris

Pepin Corso-Harris

Pepin Corso-Harris

Glenn Corso

Glenn Corso



ACKNOWLEDGMENT

STATE OF Idaho } ss
COUNTY OF Blaine

On this 12th day of April, 1999, before me, a Notary Public in and for said State, personally appeared Michael Harris and Pepin Corso-Harris, known or identified to me to be the person whose name is subscribed to the foregoing 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.

My Notary Seal
Notary Public in and for said State
Residing in Blaine Co. Id.
My Commission expires 1-2-2002

ACKNOWLEDGMENT

STATE OF New York } ss
COUNTY OF Suffolk

On this 3rd day of March, 1999, before me, a Notary Public in and for said State, personally appeared Glenn Corso, known or identified to me to be the person whose name is subscribed to the foregoing 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.

ANNIE G. ALONZO
Notary Public, State of New York
No. 4591364
Qualified in Suffolk County
Commission Expires June 15, 1999

Annie G. Alonzo - New York
Notary Public in and for said State
Residing in Suffolk County
My Commission expires June 8, 1999

SURVEYOR'S CERTIFICATION

I, Richard D. Fosbury, a duly licensed land surveyor in the State of Idaho, do hereby certify that the foregoing plat is a true and accurate map of the land surveyed under my direct supervision and that it is in accordance with the Idaho State Code relating to plats and surveys.



COUNTY SURVEYOR'S APPROVAL

I, Jim W. Koonce, County Surveyor for Blaine County, Idaho, have checked the foregoing plat and computations for making the same and have determined that they comply with the laws of the State of Idaho relating thereto.

Jim W. Koonce
County Surveyor

APPROVAL OF BLAINE COUNTY PLANNING AND ZONING

The foregoing plat was approved by the Blaine County Planning and Zoning Administrator on this 3rd day of December, 1999.

John Harris
Administrator

APPROVAL OF BLAINE COUNTY COMMISSIONERS

The foregoing plat was approved by the Blaine County Board of Commissioners on this 6th day of December, 1999.

Chairman
Chairman

COUNTY TREASURER'S APPROVAL

The taxes on the foregoing parcel of land have been paid to this date and this plat is hereby approved this 13th day of December, 1999.

Vicki L. Bick by D. Band
Blaine County Treasurer

COUNTY RECORDER'S CERTIFICATE

STATE OF IDAHO } ss
COUNTY OF BLAINE }

This is to certify that the foregoing plat was filed in the office of the Recorder of Blaine County, Idaho on this 13 day of DEC, 1999, at 12:32 M., and duly recorded in Plat Book _____, at page _____.

434364

MARSHA RIEMANN
Ex-officio Recorder
By M. Payne

CATTLE-LACK RANCH
GALENA ENGINEERING, INC.
KETCHUM, IDAHO

SHEET 3 OF 3

Job No. 3987



IDAHO DEPARTMENT OF
WATER RESOURCES

Southern Region • 650 Addison Ave W, Suite 500 • Twin Falls, ID 83301-5858

Phone: 208-736-3033 • Fax: 208-736-3037 • Email: southerninfo@idwr.idaho.gov • Web: idwr.idaho.gov

Governor Brad Little

Director Gary Spackman

JAMES LAWRENCE HORNER LIVING TRUST
13 PURPLE SAGE LN
BELLEVUE ID 83313-5271

May 08, 2023

Re: Change in Water Right Ownership: 37-23256 (Split into 37-23256 and **37-23434**),
37-23257 (Split into 37-23257 and **37-23435**)

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.

Please Note, the water rights currently identify the firm of Barker Rosholt & Simpson LLP, Albert P Barker, as the attorney. If this is no longer correct, the Department can remove and /or update the attorney on the water rights with your written authorization. Identifying an attorney on a water right is not required but will ensure that they receive copies of any correspondence related to that water right.

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) 736-3033.

Sincerely,

Benny Walker
Senior Water Resource Agent,

Enclosure(s)

c: ALBERT P BARKER
WICKED GAMES INC
WD 37