

Affidavit of Jade Albert Beus

State of Wyoming
County of Teton

RECEIVED

JUN 20 2025

IDWR/Preston

BEFORE ME, the undersigned Notary Public, personally appeared Jade Albert Beus, who makes the following statement and affidavit upon oath and affirmation of belief and personal knowledge that the following matters, facts, and things set forth are true and correct to the best of his or her knowledge:

I, Jade Albert Beus, being of sound mind and body, swear and confirm as follows:

1. I currently reside at 3125 Wood Canyon Rd, Soda Springs, Idaho, 83276.
2. I am over the age of 18.
3. I was born in Soda Spring on May 11th, 1974, and I was raised on the property identified as 3125 Wood Canyon Rd, Soda Springs, ID 83276
4. I certify that my family has owned the property so named as 3125 Wood Canyon Rd, Soda Springs, ID 83276 and associated water rights as per Bear River Basin Adjudication (BRBA) Claim No. 11-7784 since it was "homesteaded" to my ancestors in the early years of the 20th century.
5. I certify I personally have knowledge of the following: 1) Beneficial Use: RE Claim No. 11-7784 of the water right: IRRIGATION SOURCE AND POINT OF DIVERSION: Groundwater, NWSNW Sec. 2, Twp 09S, Rge 42E, CARIBOU County. RATE OF DIVERSION: 06/01 09/30 0.730 CFS (annually) - Total Diversion 0.730 CFS IRRIGATED ACRES: Up to 500 acres. PLACE OF USE: Irrigation within CARIBOU County
6. I certify that: 1) I use Water Right No. 11-7784 for the continued operation with regards to irrigation. 2) These irrigation practices were operated through the 1970's up until 2020 by my Father, Jerry Lynn Beus. 3) Prior to my Father, my Grandfather and Great Grandfather also used the groundwater sources for irrigation.
7. I hereby attach the following document(s) in support of this affidavit.
 - **Exhibit Description:** IDWR Proof Report Water Right#11-7784
 - **Exhibit Description:** Current Warranty Deed of Ownership

SCANNED

JUN 20 2025

I declare under penalty of perjury under the laws of the State of Wyoming that the foregoing is

true and correct.

Paula B. Date: 6-12-25
(Affiant's signature)

Notary Public

STATE OF WYOMING
COUNTY OF TETON

On this the 12th day of June, 2025, the foregoing instrument was sworn to (or affirmed) and subscribed before me by **Jade Albert Beus**, known or proven to me to be the person whose name is subscribed to the within instrument.

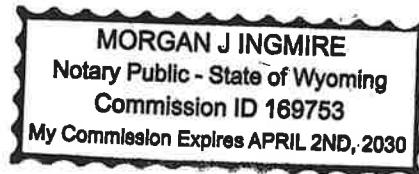
WITNESS my hand and official seal.

MORGAN J INGMIRE
(Print Name)

[Signature] [Affix seal]
(Signature)

NOTARY PUBLIC

My Commission Expires: 4/2/25



Instructions for Your General Affidavit

An affidavit is a written sworn statement by the person making it (called the "Affiant") as to some special knowledge that he or she possesses. A general affidavit is used when the circumstances do not call for the use of a specific form like an affidavit of domicile. An affidavit is commonly used in circumstances where an Affiant cannot or is unavailable to provide testimony in person. It is important to note that an affidavit must be made voluntarily and should not be influenced by anyone other than the Affiant. An affidavit carries the same weight as court testimony and must be sworn to be truthful before a notary.

Completing Your Document

To complete the affidavit, enter the current full legal name of the Affiant as well as his or her respective address. The most crucial part of the affidavit is entering in the statements of fact. This is the section containing the information that the Affiant is swearing is truthful to the best of his or her knowledge. The information should be written in short simple sentences referring to the Affiant as "I." The first two sentences should be used to describe the Affiant in terms of name, age, and address. Next, the Affiant should make sure to include the date and time of the events that are being described.

Executing Your Document

The final step is to sign the document, which is normally done in the presence of a notary public. The notary public will conduct an oath in which the Affiant will declare that all the information contained within the affidavit is correct and true to the best of the Affiant's knowledge. Although notarization is not always required, it is recommended to establish and support the authenticity of your affidavit. In addition, you will be required to have your affidavit notarized if it will be used in court.

IDAHO DEPARTMENT OF WATER RESOURCES
Proof Report

2/2/2023

Water Right 11-7784

<u>Owner Type</u>	<u>Name and Address</u>
Current Owner	JERRY BEUS 701 S ALLEN ST MERIDIAN, ID 83642 (208) 562-4100
Representative	STEVE NEIGHBORS 11425 W EXECUTIVE DR BOISE, ID 83704 (208) 322-7000

Priority Date: 6/1/1921

Basis: Statutory Claim

Status: Active

Source
GROUND WATER

Tributary
SINKS

<u>Beneficial Use</u>	<u>From</u>	<u>To</u>	<u>Diversion Rate</u>	<u>Volume</u>
IRRIGATION	06/01	09/30	0.730 CFS	
	<u>Total Diversion</u>		0.730 CFS	

Source and Point(s) of Diversion:

GROUND WATER NWSENW

Sec. 2, Twp 09S, Rge 42E, CARIBOU County

Place Of Use:

IRRIGATION within CARIBOU County

POU Total Acres: 36.4

Conditions of Approval:

SubCase:

N/A

Dates and Other Information:

Water District Number: 11

Mitigation Plan: False

Combined Use Limits:

N/A

Water Supply Bank:

N/A

Verification Log

RECORDING REQUESTED BY
First American Title Company

AND WHEN RECORDED MAIL TO:
First American Title Company
241 S Main Street Suite 1
Soda Springs, ID 83276

E-RECORDED simplifile®

ID: 2081de7

County: Caribou Co., Idaho

Date: 12-3-2021 Time: 14:11:12

Space Above This Line for Recorder's Use Only

WARRANTY DEED

File No.: **1014932SOD (ku)**

Date: **December 02, 2021**

For Value Received, **Jerry Lynn Beus, Trustee of the B Ranch Trust, dated October 4, 2021**, hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto **Jade A. Beus, Trustee of the Jade A. Beus Living Trust, dated June 19, 2009**, hereinafter called the Grantee, whose current address is **555 Deer Dr #110, PO Box 11523, Jackson, WY 83001**, the following described premises, situated in **Caribou County, Idaho**, to-wit:

Legal Description attached hereto as Exhibit A, and by this referenced incorporated herein.

Jerry Lynn Beus hereby reserves a life estate.

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

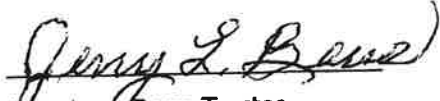
TO HAVE AND TO HOLD the said premises, with its appurtenances, unto the said Grantee, and to the Grantee's heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that the Grantor is the owner in fee simple of said premises; that said premises are free from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

Date: 12/02/2021

Warranty Deed
- continued

File No.: 1014932SOD (ku)

The B. Ranch Trust dated the
4th day of October, 2021


Jerry Lynn Beus, Trustee

STATE OF Idaho)
ss.
COUNTY OF Caribou)

On this **Third day of December, 2021**, before me, a Notary Public in and for said State, personally appeared **Jerry Lynn Beus**, known or identified to me to be the person(s) whose name(s) is subscribed to the within instrument as Trustee of the **B. Ranch Trust dated October 4, 2021**, and acknowledged to me that he executed the same as such Trustee.




Notary Public of Idaho
Residing at: Soda Springs, Idaho
Commission Expires: 09-21-2024

EXHIBIT A

Parcel 1:

A parcel of land located in the SW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 35, Township 8 South, Range 42 East of the Boise Meridian, and in the NW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 2, Township 9 South, Range 42 East of the Boise Meridian, the same being a portion of the lands described in Deed Instrument No. 166148, as recorded upon the official records of Caribou County, Idaho, more particularly described as follows:

Commencing at the Southwest corner of Section 10, Township 9 South, Range 42 East of the Boise Meridian, the same being marked and witnessed by a 1.5 inch Brass Cap Monument per that Corner Perpetuation and Filing record Instrument No. 161735 on file in said county, said corner being North 89°39'29" West 5296.24 feet from the Southeast corner of said Section, the same being marked and witnessed by a 2 inch Aluminum Cap Monument, Corner Perpetuation and Filing Record Instrument No. 161735; Thence North 33°30'59" East for a distance of 11,280.39 feet to a 5/8" rebar with cap tagged, "GVS PLS 9169", the True Point of Beginning;

Thence North 08°27'20" West for a distance of 677.61 feet to a 5/8" rebar with cap tagged "GVS PLS 9169";

thence North 06°26'40" West for a distance of 539.17 feet to a 5/8" rebar with cap tagged "GVS, PLS 9169" set on the South right of way boundary line of the Wood Canyon Road;

Thence along said right of way boundary line with each angle point marked and witnessed by a 5/8" rebar with cap tagged, "GVS PLS 9169" for the following four (4) courses:

1. Thence North 64°56'28" East, parallel with and 30.00 feet perpendicular from the centerline of said road, for a distance of 84.03 feet to the beginning of a 382.36 foot radius tangent curve concave Southeasterly;

2. Thence Northeasterly along said curve to the right through a central angle of 16°33'26" for an arc distance of 110.49 feet to the point of tangency (Chd Brs N 73°13'11" E 110.11 feet);

3. Thence North 81°29'53" East for a distance of 39.50 feet to the beginning of a 250.13 foot radius tangent curve concave Northwesterly;

4. Thence Northeasterly along said curve to the left through a central angle of 06°39'56" for an arc distance of 29.10 feet (Chd Brs N 78°09'56" E 29.08 feet) to a 5/8" rebar with cap tagged, "GVS PLS 9169" set on the Westerly right of way boundary line of a 30.00 foot wide access easement;

Thence along said right of way boundary line with each angle point marked and witnessed by a set 5/8" rebar with cap tagged, "GVS PLS 9169" for the following seven (7) courses:

1. Thence South 50°05'14" East for a distance of 65.74 feet to the beginning of a 778.76 foot radius tangent curve concave Southwesterly;

2. Thence Southeasterly along said curve to the right through a central angle of 18°06'38" for an arc distance of 246.16 feet to a point (Chd Brs S 41°01'55" E 245.14 feet);

3. Thence leaving said curve and coursing South 13°30'45" East for a distance of 111.78 feet to the beginning of a 426.17 foot radius tangent curve concave Northwesterly;

4. Thence Southwesterly along said curve to the right through a central angle of 28°00'04" for an arc distance of 208.27 feet to the point of tangency (Chd Brs S 00°29'17" W 206.21 feet);

5. Thence South 14°29'19" West for a distance of 84.61 feet to the beginning of a 493.45

foot radius tangent curve concave Southeasterly;

6. Thence Southwesterly along said curve to the left through a central angle of 15°19'47" for an arc distance of 132.02 feet to the point of tangency (Chd Brs S 06°49'25" W for a distance of 131.63 feet);

7. Thence South 00°50'28" East for a distance of 506.41 feet;
Thence leaving said right of way boundary line and coursing South 85°18'23" West for a distance of 296.25 feet, To the True Point of Beginning.

Parcel 2:

A parcel of land located in the SW¼NE¼, NW¼SE¼, NE¼SW¼ and in the SE¼NW¼ of Section 2, Township 9 South, Range 42 East of the Boise Meridian, the same being a portion of the lands described in Deed Instrument No. 166148, as recorded upon the official records of Caribou County, Idaho, more particularly described as follows:

Commencing at the Southwest corner of Section 10, Township 9 South, Range 42 East of the Boise Meridian, the same being marked and witnessed by a 1.5 inch Brass Cap Monument per that Corner Perpetuation and Filing Record Instrument No. 161735 on file in said County, said corner being North 89°39'29" West 5296.24 feet from the Southeast corner of said Section; the same being marked and witnessed by a 2 inch Aluminum Cap Monument, Corner Perpetuation and Filing Record Instrument No. 161735; Thence North 36°57'39" East for a distance of 11,566.01 feet to a 5/8" rebar with cap tagged, "GVS PLS 9169" set at a fence corner, the True Point of Beginning;

Thence along a fence line with each angle point marked and witnessed by a set 5/8" rebar with cap tagged, "GVS PLS 9169" for the following thirteen (13) courses:

1. Thence North 69°40'25" East for a distance of 482.57 feet;
 2. Thence South 84°37'28" East for a distance of 1165.96 feet;
 3. Thence South 33°15'41" West for a distance of 365.67 feet;
 4. Thence South 42°14'38" West for a distance of 498.34 feet;
 5. Thence South 10°30'40" West for a distance of 62.34 feet;
 6. Thence South 32°35'50" East for a distance of 672.41 feet;
 7. Thence South 36°06'11" West for a distance of 389.12 feet;
 8. Thence North 81°39'15" West for a distance of 509.59 feet;
 9. Thence North 76°25'40" West for a distance of 601.15 feet;
 10. Thence South 82°54'11" West for a distance of 59.51 feet;
 11. Thence North 01°30'46" West for a distance of 911.57 feet;
 12. Thence North 05°05'03" West for a distance of 181.76 feet;
 13. Thence North 02°34'00" West for a distance of 258.73 feet,
- to the True Point of Beginning.

TOGETHER WITH All my right, title and interest in that certain easement for ingress and egress documented in Instrument No. 189173, records of Caribou County, Idaho.