

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED
JUL 15 2024
DEPT. OF WATER RESOURCES
EASTERN REGION

NOTICE OF CHANGE IN WATER RIGHT OWNERSHIP

1. List the numbers of all water rights and/or adjudication claim records to be changed. If you only acquired a portion of the water right or adjudication claim, check "Yes" in the "Split?" column. If the water right is leased to the Water Supply Bank, check "Yes". If you are not sure if the water right is leased to the Water Supply Bank, see #7 of the instructions.

Water Right/Claim No.	Split?	Leased to Water Supply Bank?	Water Right/Claim No.	Split?	Leased to Water Supply Bank?
#24-4074A	Yes ☒	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Caribou Ranch, LLC
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Bradley D. Miner
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or
- 651 W. 150 N. Morgan VT 84050
Mailing address City State Zip
- 385-251-6307 minerbj@gmail.com
Telephone Email
4. If the water rights and/or adjudication claims were split, how did the division occur?
☐ The water rights or claims were divided as specifically identified in a deed, contract, or other conveyance document.
☒ The water rights or claims were divided proportionately based on the portion of their place(s) of use acquired by the new owner.
5. Date you acquired the water rights and/or claims listed above: 5/23/2022
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.

8. Signature: Bradley D. Miner 7-3-2024
Signature of new owner/claimant Title, if applicable Date
Bradley D. Miner
Print name

Signature: _____
Signature of new owner/claimant Title, if applicable Date

Print name

Received by JB Date 7/15/2024 For IDWR Office Use Only: E050234 Receipt No. E050235 Receipt Amt. \$25. -
\$100. -

Active in the Water Supply Bank? Yes ☐ No ☐ If yes, forward to the State Office for processing W-9 received? Yes ☐ No ☐

Name on W-9 _____ Approved by _____ Processed by _____ Date _____

Request Refund for E050235 \$100. - No split required

Instrument # 209646

CARIBOU COUNTY, IDAHO

05-26-2022 15:54:24 No. of Pages: 2

Recorded for: ALLIANCE TITLE - POCATELLO OFFICE

Denise Horsley Fee: \$15.00

Ex-Officio Recorder Deputy

Index to: WARRANTY DEED

**WARRANTY DEED**

Alliance Title & Escrow, LLC Order No.:606146

FOR VALUE RECEIVED**Caribou Ranch, LLC**

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

Bradley D Miner, a married man as his sole and separate property

whose current address is

**651 W 150 N
Morgan, UT 84050**

the grantee(s), the following described premises, in Caribou County, Idaho, TO WIT:

See attached Exhibit 'A'

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee(s), that (s)he is/are the owner(s) in fee simple of said premises; that they are free from all encumbrances Except: Current Year Taxes, conditions, covenants, restrictions, reservations, easements, rights and rights of way, apparent or of record.

And that (s)he will warrant and defend the same from all lawful claims whatsoever.

Dated: 5-26-2022

Caribou Ranch, LLC

Lara Lee Olsen
Lara Lee Olsen, Chief Executive ManagerRyan L. Olsen
Ryan L. Olsen, ManagerState of Wyoming) ss
County of Lincoln)

On this 26th day of May, 2022, before me, the undersigned, a Notary Public in and for said state, personally appeared Lara Lee Olsen and Ryan L. Olsen known or identified to me to be the Managing Member in the Limited Liability Company known as Caribou Ranch, LLC who executed the foregoing instrument in said LLC name.

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

Cristin Schrader
the undersigned
Notary Public for the State of Wyoming
Residing at: 116 S. Main St. Thayne 83124
Commission Expires: 12/09/23

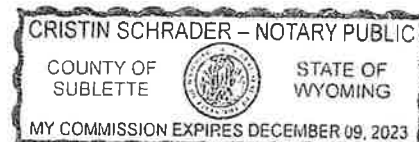


Exhibit 'A'

A parcel of land located in Section 5, Township 5 South, Range 46 East, Boise Meridian, Caribou County, Idaho and more particularly described as follows:

Beginning at the Southeast corner of said Section 5, from which the South quarter corner of Section 5 bears North 89° 44' 32" West 2651.37 feet;

Thence North 89° 44' 32" West 522.78 feet along the South line of said Section 5;

Thence along the boundary of the parcel previously surveyed as shown on the Survey recorded as Instrument # 178164 in the official records of Caribou County the following 8 courses:

Thence North 02° 07' 01" East 13.53 feet;

Thence North 89° 28' 49" West 82.68 feet;

Thence North 70° 19' 42" West 40.88 feet;

Thence North 66° 38' 54" West 398.91 feet;

Thence North 52° 51' 41" West 101.69 feet;

Thence North 59° 08' 58" West 149.13 feet;

Thence North 74° 19' 54" West 125.89 feet;

Thence North 00° 31' 32" West 405.80 feet to the True Point of Beginning;

Thence continuing along the said boundary, the following 11 courses:

Thence North 00° 31' 32" West 648.50 feet;

Thence South 89° 01' 54" West 1232.29 feet;

Thence South 88° 19' 34" West 320.45 feet;

Thence South 87° 21' 58" West 808.40 feet;

Thence South 00° 35' 57" East 560.56 feet;

Thence South 11° 16' 18" West 30.57 feet;

Thence South 10° 37' 12" East 33.33 feet;

Thence North 88° 28' 47" East 388.38 feet;

Thence North 46° 11' 31" East 200.04 feet;

Thence South 89° 33' 19" East 177.79 feet;

Thence South 04° 07' 49" West 100.03 feet;

Thence South 82° 39' 12" East 7.00 feet;

Thence South 07° 06' 06" West 14.39 feet;

Thence North 83° 29' 50" West 6.25 feet to a point on the said boundary of the parcel shown on Instrument # 178164;

Thence along the said boundary the following 3 courses:

Thence South 04° 07' 49" West 190.41 feet;

Thence South 00° 37' 43" East 143.97 feet;

Thence South 01° 23' 03" West 43.53 feet;

Thence South 89° 57' 22" East 160.06 feet;

Thence North 75° 39' 04" East 1559.53 feet to the True Point of Beginning.

Subject to, and together with, the Easement described in Instrument # 175801 in the official records of Caribou County to connect the above described parcel to State Highway 34.

- ① Hadenlie Creek
② Tin Cup



File No./Escrow No.: 606146
 Print Date & Time: 5/19/2022 2:46:04 PM
 Officer/Escrow Officer: Kim Lindstrom

Alliance Title & Escrow, LLC
71 E 1st S
Soda Springs, ID 83276
(208)547-3660

Property Address: NNA BAREGROUND
 FREEDOM, ID 83120 (CARIBOU)
 (05S46E056601)

Buyer: BRADLEY D MINER
 651 W 150 N
 Morgan, UT 84050

Seller: NORTHERN EXCHANGE INC. AS INTERMEDIARY FOR CARIBOU RANCH, LLC
 160 N. Main
 Logan, UT 84321

Lender: Advantage Plus Federal Credit Union
 2133 E Center St., PO Box 4610, Pocatello, ID 83201

Settlement Date: 5/23/2022
 Disbursement Date: 5/25/2022

From Closing	Title - Lender's Title Insurance to Alliance Title & Escrow, LLC	\$2,038.00
Disclosure:	Title - Owner's Title Insurance to Alliance Title & Escrow, LLC	\$87.00
(informational only)		

Description			
	Buyer		
	P.O.C.	Debit	Credit
Deposits, Credits, Debits			
Sale Price of Property		\$499,000.00	
Deposit			\$5,000.00
Prorations			
County Taxes 1/1/2022 to 5/25/2022 @ \$194.32/Year			\$76.66
New Loans			
Loan Amount			\$399,200.00
Our origination charge \$3,992.00		\$3,992.00	
Appraisal Fee to Mountain Valley Appraisal, LLC		\$450.00	
Credit Report to Factual Data by CBC		\$33.40	
Courier Fee to Advantage Plus Federal Credit Union		\$23.00	
Credit Union Membership Fee to Advantage Plus Federal Credit Union		\$10.00	
Doc Prep fee to Advantage Plus Federal Credit Union		\$65.00	
Wire Fee to Advantage Plus Federal Credit Union		\$35.00	
Tax service to Advantage Plus Federal Credit Union		\$70.00	
Flood certification to Data Verify Flood		\$11.00	
Prepaid Interest (69.3100 per day from 5/25/2022 to 5/31/2022)		\$485.17	
Underwriting Fee to Advantage Plus Federal Credit Union		\$249.00	
Processing Fee to Advantage Plus Federal Credit Union		\$249.00	
Title Charges			
Title - Lender's Title Insurance to Alliance Title & Escrow, LLC		\$546.00	
Title - ALTA - 8.1-06, 9-06 and 22-06 Endorsement(s) to Alliance Title & Escrow, LLC		\$50.00	
Title - ALTA 6-06 - Variable Rate Mortgage Endorsement(s) to Alliance Title & Escrow, LLC		\$25.00	
Title - Settlement or closing fee to Alliance Title & Escrow, LLC		\$798.50	
Title - eRecording Fee paid to Simplifile - Buyer/Borrower to Alliance Title & Escrow, LLC		\$14.25	
Title - Courier/Delivery/Postage Fee to Alliance Title & Escrow, LLC		\$40.00	
Title - Third Party Notary fees to Signature Closers, LLC		\$200.00	
Government Recording and Transfer Charges			
Recording fees: Deed \$15.00		\$15.00	
Mortgage \$45.00		\$45.00	
Recording fees: Deed \$15.00		\$15.00	
	P.O.C.	Debit	Credit
Subtotals	\$0.00	\$506,421.32	\$404,276.66
Due From Buyer			\$102,144.66
Totals	\$0.00	\$506,421.32	\$506,421.32

CONSUMER PROTECTION ALERT: Alliance Title & Escrow Corp. does not deliver wire instructions via e-mail to you or your agent, without a verbal request and confirmation of receipt, to include verification of the accuracy of wire information. If you wish to wire funds for closing, please ask your escrow officer for wire account information and options to deliver that information to

you.

Acknowledgement

We/I have carefully reviewed the ALTA Settlement Statement and find it to be a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction and further certify that I have received a copy of the ALTA Settlement Statement. We/I authorize Alliance Title & Escrow, LLC to cause the funds to be disbursed in accordance with this statement.

BUYER(S)

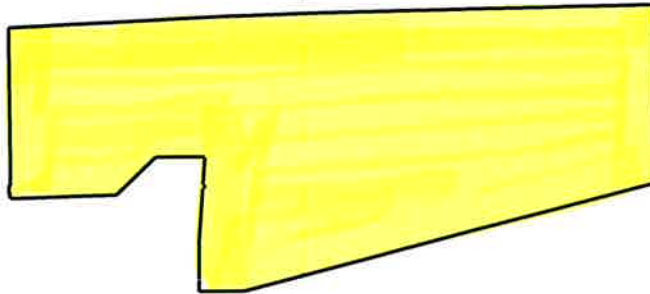


BRADLEY D MINER

SETTLEMENT COORDINATOR



Kim Lindstrom



209646 Caribou Ranch LLC TO Bradley D Miners

7/15/2024

Scale: 1 inch= 700 feet

File: 24-4074 A

Tract 1: 41.6258 Acres, Closure: s02.3755e 0.01 ft. (1/899893), Perimeter=6625 ft.

01 /se,5,5s,46e
02 /n89.4432w 522.78
03 /n02.0701e 13.53
04 /n89.2849w 82.68
05 /n70.1942w 40.88
06 /n66.3854w 398.91
07 /n52.5141w 101.69
08 /n59.0858w 149.13
09 /n74.1954w 125.89
10 /n00.3132w 405.80
11 n00.3132w 648.50
12 s89.0154w 1232.29
13 s88.1934w 320.45
14 s87.2158w 808.40
15 s00.3557e 560.56
16 s11.1618w 30.57
17 s10.3712e 33.33

18 n88.2847e 388.38
19 n46.1131e 200.04
20 s89.3319e 177.79
21 s04.0749w 100.03
22 s82.3912e 7.00
23 s07.0606w 14.39
24 n83.2950w 6.25
25 s04.0749w 190.41
26 s00.3743e 143.97
27 s01.2303w 43.53
28 s89.5722e 160.06
29 n75.3904e 1559.53



IDAHO DEPARTMENT OF
WATER RESOURCES

Eastern Region • 900 N Skyline Drive, Suite A • Idaho Falls, ID 83402-1718

Phone: 208-525-7161 • Fax: 208-525-7177 • Email: easterninfo@idwr.idaho.gov • Web: idwr.idaho.gov

Governor Brad Little

Director Mathew Weaver

July 15, 2024

BRADLEY D MINER
651 W 150 N
MORGAN UT 84050-6717

Re: Change in Ownership for Water Right No(s): 24-4074A

Dear Water Right Holder(s):

The Department of Water Resources (Department) acknowledges the receipt of correspondence changing ownership of the above referenced water right(s) to you. The Department has modified its records and has enclosed a computer-generated report for you.

Updating the ownership record for a water right does not reconfirm the validity of the right. When processing a Notice of Change in Water Right Ownership, the Department does not review the history of water use to determine if the right has been forfeited or deliberately abandoned through five years or more of non-use. To read more about water right forfeiture, including how to protect a water right from forfeiture, please see Idaho Code §§ 42-222 and 42-223.

Please note, water right owners are required to report any change of water right ownership and any change of mailing address to the Department within 120 days of the change. Reporting forms are available from any office of the Department, or from the Department's website.

If you have any questions concerning the enclosed information, please contact me at (208) 497-3787.

Sincerely,

Jonie Baily
Technical Records Specialist 1

Enclosure(s)

Baily, Jonie

From: Baily, Jonie
Sent: Monday, July 15, 2024 3:32 PM
To: IdwrPayable
Subject: Refund Request
Attachments: Receipt.PDF

Good afternoon!

I have a refund request as follows:

Receipt number: E050235
Amount: \$100.00
Payable to: **BRADLEY MINER**
651 W 150 N
MORGAN UT 84050

Reason: Ownership Change was submitted for 1 water rights. Applicant appeared to have paid the fee for both a split and a non split ownership change. The ownership change did not require a split, so we are refunding the check including the split fee.

Let me know if you have any questions or need additional information. Have a great day!!!



IDAHO DEPARTMENT OF
WATER RESOURCES

Jonie Baily | Technical Records Specialist

900 N Skyline Drive Ste. A, Idaho Falls, ID 83402

Phone number: (208) 525-7161

Fax number: (208) 525-7177

Email: jonie.baily@idwr.idaho.gov

Website: www.idwr.idaho.gov