

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCESRECEIVED
Instrument # 2003B
OCT 12 2023
Department 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?
27 2003 B OK	Yes ☐	Yes ☐		Yes ☐	Yes ☐
27 2041 B OK	Yes ☐	Yes ☐		Yes ☐	Yes ☐
27 2046 OK	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Stucki Revocable Trust C/O Bryson Stucki
Name of current water right holder/claimant

3. New Owner(s)/Claimant(s): Steadman Ranch
New owner(s) as listed on the conveyance document

P.O. BOX 202
Mailing address
2078514781
Telephone

Georgetown ID 83239
City State Zip
steadmanfencing@yahoo.com
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: May 12 2023

6. Do you own the land identified as the water right place of use? Yes ☒ No ☐
 o 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):
 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.

8. Signature: Danisha Steadman Owner/manager May 22, 2023
Signature of new owner/claimant Title, if applicable Date
Print name

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

Received by JB Date 11/20/2023 For IDWR Office Use Only: Receipt No. E049627 Receipt Amt. \$150.-

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 JB Processed by JB Date 11/21/2023

Need \$75.- Refund. - Requested 11/20/2023

SUPPORT DATA
IN FILE # 27-2003B

RECORDING REQUESTED BY
First American Title Company

AND WHEN RECORDED MAIL TO:
First American Title Company
469 Washington St
Montpelier, ID 83254

Instrument # 209565

CARIBOU COUNTY, IDAHO

05-13-2022 13:10:05 No. of Pages: 3

Recorded for: FIRST AMERICAN TITLE - MONTPELIER

Denise Horsley

Fee: \$15.00

Ex-Officio Recorder Deputy

Index to: WARRANTY DEED

Space Above This Line for Recorder's Use Only

WARRANTY DEED

File No.: **1042467-MON (ab)**

Date: **May 11, 2022**

For Value Received, **Chad Hulme, an unmarried man, Daysha Hulme-Steadman and Tee Steadman, wife and husband**, hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto **Steadman Ranch, LLC, an Idaho limited liability company**, hereinafter called the Grantee, whose current address is **P.O. Box 202, Georgetown, ID 83239**, the following described premises, situated in **Caribou County, Idaho**, to-wit: **Legal Description attached hereto as Exhibit A, and by this referenced incorporated herein.**

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.

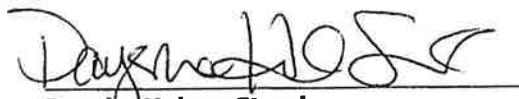
TO HAVE AND TO HOLD the said premises, with its appurtenances, unto the said Grantee, and to the Grantee's heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that the Grantor is the owner in fee simple of said premises; that said premises are free from 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.

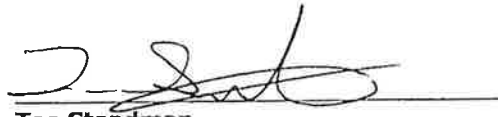
Date: 05/11/2022

Warranty Deed
- continued

File No.: 1042467-MON (ab)

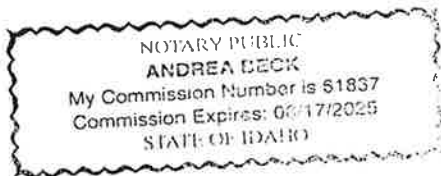

Chad Hulme

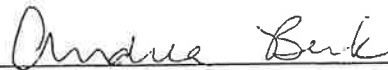

Daysha Hulme-Steadman


Tee Steadman

STATE OF Idaho)
SS.
COUNTY OF Bear Lake)

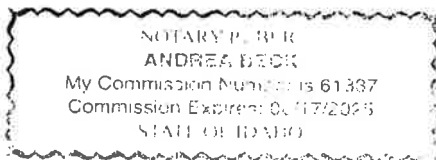
On this 12th day of May, 2022, before me, a Notary Public in and for said State, personally appeared **Chad Hulme**, known or identified to me to be the person(s) whose name(s) is subscribed to the within instrument, and acknowledged to me that he executed the same.




Notary Public of Idaho
Residing at: Ovid, ID
Commission Expires: 6/17/2025

STATE OF Idaho)
SS.
COUNTY OF Bear Lake)

On this 12th day of May, 2022, before me, a Notary Public in and for said State, personally appeared **Daysha Hulme-Steadman and Tee Steadman**, known or identified to me to be the person(s) whose name(s) are subscribed to the within instrument, and acknowledged to me that they executed the same.




Notary Public of Idaho
Residing at: Ovid, ID
Commission Expires: 6/17/2025

Date: **05/11/2022**

Warranty Deed
- continued

File No.: **1042467-MON (ab)**

EXHIBIT A

Parcel I:

Township 9 South, Range 44 East of the Boise Meridian, Caribou County, Idaho:

Section 8: All.

EXCEPT THEREFROM, The North 600 feet of the N $\frac{1}{2}$ N $\frac{1}{2}$.

ALSO EXCEPT THEREFROM the NE $\frac{1}{4}$ SE $\frac{1}{4}$ NE $\frac{1}{4}$.

Section 9: NW $\frac{1}{4}$, S $\frac{1}{2}$.

EXCEPT THEREFROM, The North 600 feet of the NW $\frac{1}{4}$.

Parcel II:

Township 9 South, Range 44 East, Boise Meridian, Caribou County, Idaho:

Section 8: NE $\frac{1}{4}$ SE $\frac{1}{4}$ NE $\frac{1}{4}$.

WARRANTY DEED

Arthur Lund Grant LLC, an Idaho limited liability company, of 10098 N. 6690 W., Highland, UT 84003 (hereinafter "Grantor"), for and in consideration of \$10.00 and other good and valuable consideration, hereby transfers, grants, conveys, and warrants unto **Chad Hulme**, an unmarried man, and **Daysha Hulme-Steadman** and **Tee Steadman**, wife and husband, c/o Chad P. Hulme, 415 S Main, Paris, ID 83261 (hereinafter collectively "Grantee"), the following described real property (hereinafter referred to as the "Subject Property") located in Caribou County, Idaho, to wit:

See attached Exhibit 1, which is attached hereto and incorporated herein by reference.

Together with: Except as provided herein, all and singular the tenements; hereditaments; appurtenances; improvements; easements; rights; rights of way; the reversion and reversions; remainder and remainders; rents; issues; profits thereof; and all estate, right, title, and interest in and to the said Subject Property, as well in law as in equity.

Subject to: All easements, encumbrances, rights of way, covenants, conditions, restrictions, reservations, applicable building and zoning ordinances and use regulations and restrictions of record; all facts and circumstances that would be revealed by inspection of the property of inquiry of persons in possession thereof; all items set forth in Exhibit 2, which is attached hereto and incorporated herein by reference; and payment of present year's property taxes, which are an accruing lien not yet due.

Grantor, for itself, its heirs, successors, and assigns, warrants and represents as follows:

Grantor is the owner of the Subject Property described in this Warranty Deed and has the legal right to convey the Subject Property described herein to Grantee.

The Subject Property described in this deed is free from all liens, encumbrances, and defects in title, except as otherwise shown in this deed or of record.

Grantor will forever warrant and defend the title and quiet and peaceful possession of the Subject Property granted by this deed to Grantee, Grantee's successors in interest, heirs, and assigns against all lawful claims.

Date: April 22 2022.

ARTHUR LUND GRANT LLC

David A Stucki
By: David A Stucki, Trustee of the Stucki Family Trust,
dated April 16, 2020

Its: Managing Member
Colette D Stucki
By: Colette D. Stucki, Trustees of the Stucki Family Trust,
dated April 16, 2020

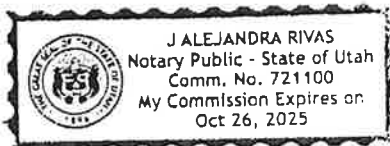
Its: Managing Member

Acknowledgment

State of Utah
County of Salt Lake ss.

On this 22 day of April, 2022, before me, the undersigned, a notary public, personally appeared David A Stucki and Colette D. Stucki, known or identified to me to be the Co-Trustees of the Stucki Family Trust, dated April 16, 2020, managing members of Arthur Lund Grant LLC, an Idaho limited liability company, and the persons whose names are subscribed to the within instrument, and acknowledged to me that such limited liability company executed the same.

J. Alejandra Rivas
Notary Public
Residing at: West Jordan
(Seal)



Bryson G. Stucki

By: Bryson G. Stucki, Trustee of the Stucki Living Trust,
dated July 28, 2014

Its: Managing Member

Julina C. Stucki

By: Julina C. Stucki, Trustee of the Stucki Living Trust,
dated July 28, 2014

Its: Managing Member

Acknowledgment

State of UTAH
County of UTAH ss.

On this 22 day of April, 2022, before me, the undersigned, a notary public, personally appeared Bryson G. Stucki and Julina C. Stucki, Co-Trustees of the Stucki Living Trust, dated July 28, 2014, managing members of Arthur Lund Grant LLC, an Idaho limited liability company, and the persons whose names are subscribed to the within instrument, and acknowledged to me that such limited liability company executed the same.

Travis Edwards

Notary Public

Residing at: Zions Bank

(Seal)

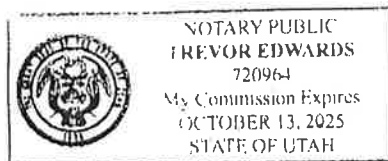


Exhibit 1

The following described real property located in Caribou County, Idaho, to wit:

Parcel I:

Township 9 South, Range 44 East of the Boise Meridian, Caribou County, Idaho:

Section 8: All.

EXCEPT THEREFROM, The North 600 feet of the N $\frac{1}{2}$ N $\frac{1}{2}$.

ALSO EXCEPT THEREFROM the NE $\frac{1}{4}$ SE $\frac{1}{4}$ NE $\frac{1}{4}$.

Section 9: NW $\frac{1}{4}$, S $\frac{1}{2}$.

EXCEPT THEREFROM, The North 600 feet of the NW $\frac{1}{4}$.

Parcel II:

Township 9 South, Range 44 East, Boise Meridian, Caribou County, Idaho:

Section 8: NE $\frac{1}{4}$ SE $\frac{1}{4}$ NE $\frac{1}{4}$.

Exhibit 2

1. Intentionally omitted.
2. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of the Subject Property or by making inquiry of persons in possession thereof.
3. Easements, claims of easement or encumbrances which are not shown by the public records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title including discrepancies, conflicts in boundary lines, shortage in area, or any other facts that would be disclosed by an accurate and complete land survey of the Subject Property, and that are not shown in the public records.
5. (a) Unpatented mining claims; and (b) reservations or exceptions in patents or in acts authorizing the issuance thereof.
6. Intentionally omitted.
7. Any right, title, or interest of the public, county, or highway district to roads or highways on the Subject Property whether or not shown by the public records.
8. Intentionally omitted.
9. Intentionally omitted.
10. Reservations in United States Patent.
11. Right-of-way easement or other rights concerning the use of Forest Service Roads Nos. 123 and 387 and being subject to the terms and conditions of said Forest Service or other governing body.
12. Right-of-way or easement of Slug Creek Road.
13. Right-of-way or easement of Slug Creek.
14. Right of Way Grant and Agreement upon the terms, conditions and provisions contained therein, as follows:

Parties: Slug Creek Ranch Inc., an Idaho Corporation

Recorded: Mountain Fuel Supply Company, a Utah corporation, Instrument No. 60193

15. Easement Deed Agreement upon the terms, conditions and provisions contained therein, as follows:

Parties: Slug Creek Ranch Inc., an Idaho Corporation

Recorded: United States of America, Instrument No. 79654

16. Consent to Easement and Covenant of Noninterference Agreement upon the terms, conditions and provisions contained therein, as follows:

Parties: Mountain Fuel Supply Company, a Utah corporation

Recorded: April 30, 1974, Instrument No. 79655

17. Exceptions and reservations contained in Deed from the State of Idaho to John R. Stucki 1/2 interest and P. Thomas Blotter and Jill W. Blotter, 1/2 interest, Instrument No. 152695, wherein mineral rights are reserved to the State under provisions of §§ 47-701 and 47-701A. Idaho Code. Said instrument affects the SW1/4NE1/4, SE1/4NW1/4, NE1/4SW1/4 and NW1/4SE1/4 of Section 8, T. 9 S., R. 44 E., B.M.



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

November 21, 2023

STEADMAN RANCH LLC
PO BOX 202
GEORGETOWN ID 83239-0202

Re: Change in Ownership for Water Right No(s): 27-2003B, 27-2041B, 27-2066

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)

cc: WATER DISTRICT 27

Baily, Jonie

From: Baily, Jonie
Sent: Monday, November 20, 2023 1:00 PM
To: IdwrPayable
Subject: Refund Request
Attachments: Receipt.PDF

Good afternoon!

I have a refund request as follows:

Receipt number: E049627
Amount: \$75.00
Payable to: HULME RANCH LLC (handwritten on the check is Steadman Ranch, which is who the ownership change is for)
PO BOX 202
GEORGETOWN ID 83239

Reason: Ownership Change filed for 3 non split ownership changes, filing fee is \$75.00, but they paid \$150.00 Therefore, the applicant is entitled to a partial refund.

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.barg@idwr.idaho.gov
Website: www.idwr.idaho.gov