

RECEIVED

MAR 25 2021

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

Notice of Change in Water Right Ownership

IDWR / NORTH

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?
87-11710	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: JUDD & BEST LLP
Name of current water right holder/claimant

3. New Owner(s)/Claimant(s): BZ LAND LLC
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or ☐ and/or
- 444 E WALNUT Mailing address
509 751 6745 Telephone
GENESEE City ID 83832 State ZIP
brad99403@gmail.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: 12/23/20

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):
- ☐ \$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: Brad Batta Signature of new owner/claimant
member Title, if applicable
3/23/21 Date

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

For IDWR Office Use Only:

Received by NIA Date NIA Receipt No. NIA Receipt Amt. NIA
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 [Signature] Processed by [Signature] Date 3-30-2021

RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:

Land Title of Nez Perce County
PO Box 1536
Lewiston, ID 83501

NO 603061

AT THE REQUEST OF
LAND TITLE OF NEZ PERCE COUNTY

DATE AND HOUR
12-26-2019 08:21:50 AM

HENRIANNE K. WESTBERG
LATAH COUNTY RECORDER

Fee: \$15.00 BY [Signature]

(Space Above for Recorder's Use)

WARRANTY DEED

For value received Judd & Best LLP, an Idaho limited liability partnership, who took title as Judd & Best, L.L.P. ("Grantor"), conveys, grants, bargains, and sells to B2 Land, LLC, an Idaho limited liability company, ("Grantee"), whose address is 444 E. Walnut, Genesee, Idaho 83832, and its successors and assigns forever, the following described real property situated in Latah County, State of Idaho:

Lot 2, Felsted-Kaufman Subdivision to Latah County, Idaho, as shown by the recorded plat thereof.

SUBJECT TO (i) taxes and assessments for the year 2019 and all subsequent years, (ii) any and all existing easements, rights-of-way, reservations, restrictions and encumbrances, excluding liens, of public record, (iii) any and all patent reservations, irrigation and utility assessments for the current year, (iv) all zoning laws and ordinances, and (v) the Permitted Exceptions approved by Grantee and set forth on Exhibit A attached hereto.

This conveyance shall include any and all estate, right, title, interest, appurtenances, tenements, hereditaments, reversions, remainders, easements, rents, issues, profits, rights-of-way and water rights in anywise appertaining to the real property herein described.

The Grantor covenants to the Grantee that Grantor is the owner in fee simple of said real property; that the real property is free from all encumbrances, excepting those as may be herein set forth, and that Grantor will warrant and defend the same from all lawful claims.

IN WITNESS WHEREOF, the Grantor has executed this instrument on this 23 day of December, 2019.

READ AND APPROVED

[Signature] [Signature]

Judd & Best LLP, an Idaho limited liability partnership

✓ By: Sharon K. Judd
Sharon K. Judd, Partner

✓ By: Donald R. Judd
Donald R. Judd, Partner

STATE OF IDAHO)
County of Nez Perce) ss.

On this 23 day of December, 2019, before me Lori E. Stone, personally appeared Sharon K. Judd and Donald R. Judd, known or identified to me (or proved to me on the oath of _____) to be the partners of Judd & Best LLP, the limited liability partnership that executed the instrument or the persons who executed the instrument on behalf of said limited liability partnership, and acknowledged to me that such partnership 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.



Lori E. Stone
NOTARY PUBLIC FOR IDAHO
Residing at Clarkston, WA
My Commission Expires 04/28/2024

EXHIBIT A

1. Easement to the Washington Water Power Company, as more fully set out in that certain Right of Way Easement recorded under Recorder's Fee No. 165551 in Book 6 of Leases and Agreements at Page 369.
2. All matters, covenants, conditions, restrictions, easements and any rights, interests or claims which may exist by reason thereof, disclosed by the recorded plat of said subdivision, recorded under Recorder's Fee No. 465476, but deleting any covenant, condition, or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).