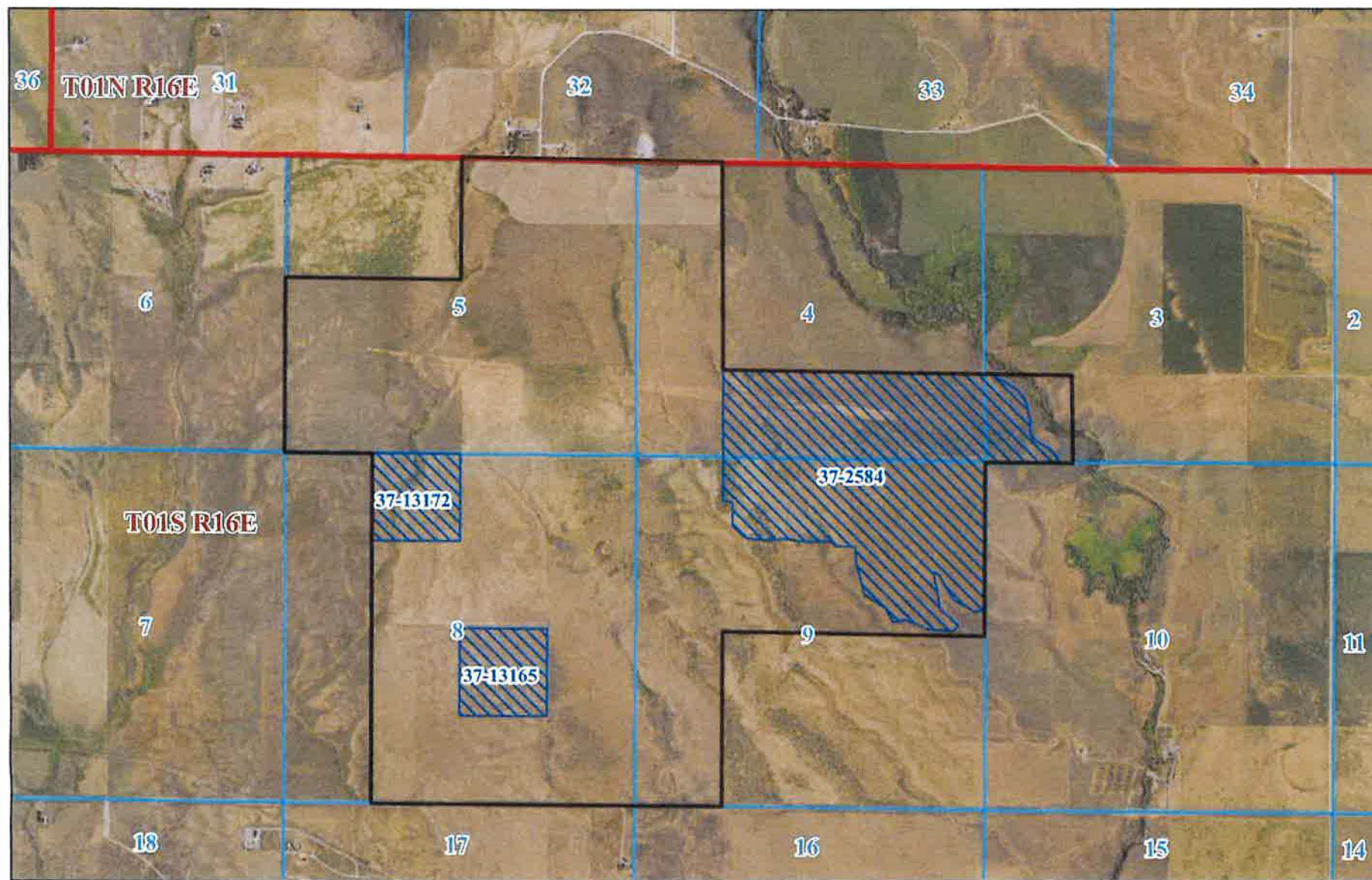




0 0.5 1 Miles

HOPE ROCK LLC

NAIP 2019 AERIAL

Legend

- Property Boundary
- Water Right Locations



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

Recording Requested by:

Givens Pursley LLP
Attn: L. Edward Miller
601 W. Bannock Street
Boise, Idaho 83702

CAMAS COUNTY
RECORDED FOR:

Clerk

01:04:43 PM 05-03-2022

2022-091291

No. PAGES: 4

FEE: \$15.00

KATHERINE RABLIN
COUNTY CLERK
DEPUTY: KR

3745636 TO

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

WARRANTY DEED

For value received, Paul Zukowsky, Trustee for the Ix-Nay Investment Trust dated December 15, 1989 ("**Grantor**"), does hereby grant, bargain, sell, and convey unto Hope Rock LLC, a Delaware limited liability company whose current mailing address is c/o Givens Pursley LLP, 601 W. Bannock St., Boise, Idaho 83702 ("**Grantee**"), the following described real property, located in Camas County, Idaho (the "**Premises**"):

See Exhibit A attached hereto and incorporated herein by reference.

TOGETHER WITH all appurtenances, easements, rights of access, fixtures, buildings, and improvements located thereon and all of Grantor's right, title, and interest in and to any and all water and water rights (represented by license, decree, permit or otherwise, including but not limited to decreed water right no. 37-2584), any and all wells, well rights, permits, and licenses, ditches and ditch rights, storage and storage rights, including all such rights represented by shares in any ditch, canal, or irrigation company, and any other rights in and to water; all minerals, privileges, and other rights appurtenant thereto; streets, alleys, and rights of way adjacent thereto; all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining to; the reversion and reversions, remainder and remainders, rents, issues, and profits thereof; and all estate, right, title, and interest in and to the Premises, as well in law as in equity (together with the Premises, the "**Property**")

TO HAVE AND TO HOLD the Property unto Grantee, its successors and assigns forever, subject to all taxes and other assessments not yet due and payable and to only the matters set forth on Exhibit B, attached hereto and incorporated herein by this reference (the "**Permitted Exceptions**").

AND GRANTOR does hereby covenant to and with Grantee and its successors and assigns forever that Grantor is owner in fee simple of the Property; that Grantor has the right to convey fee simple title to the Property; previous to the execution of this conveyance, Grantor has not conveyed the same estate to any person other than the Grantee; that the Property is free from any and all liens, claims, encumbrances, and other defects of title except the Permitted Exceptions; that Grantor shall and will warrant and defend the quiet and peaceful possession of said Property by Grantee and its successors and assigns forever, against all claims whatsoever; and that Grantor and its successors and assigns will, on demand of the Grantee or its successors or assigns, execute any instrument necessary for the further assurance of the title to the Property that may be reasonably required.

[signature page follows]

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[signature page follows]

DATED effective as of April 26 2022.

GRANTOR:

**The Ix-Nay Investment Trust,
dated December 15, 1989**

By: _____

Name: Paul Zukowsky

Its: Trustee

STATE OF New York)

: ss.

County of New York)

~~Idaho~~ On this 26th day of April, 2022, before me, a notary public in and for the State of New York, personally appeared **Paul Zukowsky**, Trustee of **The Ix-Nay Investment Trust**, known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same in said trust's name.

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

SARA SNADOWSKY
NOTARY PUBLIC-STATE OF NEW YORK
No. 01SN6429691
Qualified in New York County
My Commission Expires 02-22-2026

Sara Snadowsky
Notary Public for ~~Idaho~~ New York
Residing at: NEW YORK
My commission expires: 2/22/26

EXHIBIT A
Legal Description

PARCEL NO. 1

TOWNSHIP 1 SOUTH, RANGE 16 EAST, BOISE MERIDIAN, CAMAS COUNTY, IDAHO:

SECTION 3: SW $\frac{1}{4}$ SW $\frac{1}{4}$

SECTION 4: S $\frac{1}{2}$ SE $\frac{1}{4}$, SE $\frac{1}{4}$ SW $\frac{1}{4}$

SECTION 5: S $\frac{1}{2}$ SE $\frac{1}{4}$

SECTION 8: E $\frac{1}{2}$ E $\frac{1}{2}$, EXCEPT THE WEST 40 FEET THEREOF DEEDED TO CAMAS COUNTY FOR A ROAD RIGHT OF WAY BY DEED RECORDED AS INSTRUMENT NO. 18262.

SECTION 9: W $\frac{1}{2}$ SW $\frac{1}{4}$, N $\frac{1}{2}$

EXCEPT RIGHT OF WAY DEEDED TO THE STATE OF IDAHO OFF THE SOUTH SIDE OF SE $\frac{1}{4}$ SE $\frac{1}{4}$ OF SAID SECTION 8, AND THE SOUTH SIDE OF THE SW $\frac{1}{4}$ SW $\frac{1}{4}$ OF SAID SECTION 9, AS SHOWN IN DEED RECORDED IN BOOK 19 DEED, PAGE 214, RECORDS OF CAMAS COUNTY, IDAHO.

PARCEL NO. 2

TOWNSHIP 1 SOUTH, RANGE 16 EAST, BOISE MERIDIAN, CAMAS COUNTY, IDAHO:

SECTION 4: LOT 4, SW $\frac{1}{4}$ NW $\frac{1}{4}$, W $\frac{1}{2}$ SW $\frac{1}{4}$

SECTION 5: LOTS 1 & 2, S $\frac{1}{2}$ NE $\frac{1}{4}$, N $\frac{1}{2}$ SE $\frac{1}{4}$

PARCEL NO. 3

TOWNSHIP 1 SOUTH, RANGE 16 EAST, BOISE MERIDIAN, CAMAS COUNTY, IDAHO:

SECTION 5: SW $\frac{1}{4}$

EXCEPTING THEREFROM THE WEST 35 FEET THEREOF DEEDED TO CAMAS COUNTY FOR A ROAD RIGHT OF WAY BY DEED RECORDED AS INSTRUMENT NO. 33018.

PARCEL NO. 4

TOWNSHIP 1 SOUTH, RANGE 16 EAST, BOISE MERIDIAN, CAMAS COUNTY, IDAHO:

SECTION 8: THE EAST ONE-HALF OF THE WEST ONE-HALF AND THE WEST ONE-HALF OF THE EAST ONE-HALF

EXCEPT A STRIP OF LAND BEING ALL THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER

AND THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 8, THAT LIES SOUTHERLY OF A LINE DRAWN PARALLEL TO AND DISTANT 60.0 FEET NORTHERLY FROM THE FOLLOWING DESCRIBED CENTER LINE OF HIGHWAY AS SURVEYED AND SHOWN ON THE OFFICIAL PLAT OF THE IDAHO CENTRAL S-2809 (1) HIGHWAY SURVEY ON FILE IN THE OFFICE OF THE DEPARTMENT OF HIGHWAYS OF THE DEPARTMENT OF HIGHWAYS OF THE STATE OF IDAHO.

BEGINNING AT STATION 541+02 OF THE SAID HIGHWAY SURVEY, WHICH STATION IS A POINT OF TANGENT APPROXIMATELY 1317.5 FEET EAST AND 20.0 FEET SOUTH FROM THE SOUTHWEST CORNER OF SECTION 8; THENCE RUNNING SOUTH 89°58' EAST 2636.0 FEET TO STATION 567+38 OF SAID SURVEY WHICH STATION IS A POINT ON TANGENT, APPROXIMATELY 1318.0 FEET WEST AND 30.0 FEET SOUTH FROM THE SOUTHEAST CORNER OF SECTION 8.

Exhibit B
Permitted Exceptions

1. General and Special Taxes for the year 2022, an accruing lien not due or payable until the fourth Monday in November 2022 when the bills are issued, the first half of which is not delinquent until after December 20, 2022, none of which are due and owing.
2. General taxes which may be assessed and extended on any "subsequent" or "occupancy" tax roll, which may escape assessment of the regular tax roll; which are a lien not yet due or payable, none of which are due and owing.
3. Rights-of-way for ditches, tunnels and telephone and transmission lines constructed by authority of the United States, as granted to the United States under provisions of Section 58-604, Idaho Code.
4. Right-of-way or easement of Blaine Road, Lanman Road, Baseline Road, State Highway 20.
5. Right-of-way granted to Mountain States Telephone and Telegraph Company, recorded as Instrument No. 13228.
6. Reservation of oil, gas, and other minerals, by document recorded as Instrument No. 16757, together with the appurtenant rights to use the surface of the land.
7. Covenants, conditions, restrictions and easements contained in deed to the State of Idaho recorded as Instrument No. 31132.
8. Covenants, conditions, restrictions and easements contained in deed to the State of Idaho recorded as Instrument No. 31188.
9. Provisions in deed, recorded as Instrument No. 33018.
10. Easement, including terms and provisions contained therein:
Recording Information: 35038
In Favor of: Idaho Power Company
For: Public Utilities
11. Reservation of oil, gas and other minerals,, by document recorded as Instrument No. 58284, together with the appurtenant rights to use the surface of the land.
12. Conservation Easement as disclosed in deed to Valley Entertainment Group, Inc., recorded April 14, 1995 as Instrument No. 69158.
13. Resolution No. 184 Declaring the Intention of the Board of County Commissioners of Camas County to Abandon and Vacate a Public Right of way, recorded July 26, 2018 as Instrument No. 2018-088444.
14. Camas County Board of County Commissioners Finding of Facts, Conclusions of Law, recorded April 5, 2021 as Instrument No. 90262.
15. Camas County Board of County Commissioners Finding of Facts, Conclusions of Law, recorded April 5, 2021 as Instrument No. 90263.

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When Recorded Return To:

Givens Pursley LLP
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Boise, Idaho 83702

CAMAS COUNTY

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2022-091292

No. PAGES: 2

FEE: \$15.00

KATHERINE RABLIN
COUNTY CLERK
DEPUTY: KR

3745636 TD

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WATER RIGHT QUITCLAIM DEED

FOR VALUE RECEIVED, the receipt and sufficiency of which is hereby acknowledged, Paul Zukowsky, Trustee for the Ix-Nay Investment Trust dated December 15, 1989 ("Grantor"), does hereby convey, release, remise, and forever quitclaim unto Hope Rock LLC, a Delaware limited liability company whose current mailing address is c/o Givens Pursley LLP, 601 W. Bannock St., Boise, Idaho 83702 ("Grantee"), all of Grantor's right, title, and interest in and to those certain decreed water rights identified as numbers 37-13172 and 37-13165 in the records of the Idaho Department of Water Resources.

[Remainder of page intentionally blank; signature page follows]

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[Remainder of page intentionally blank; signature page follows]

26^{+4}

**The Ix-Nay Investment Trust,
dated December 15, 1989**

Paul Zukowsky
Trustee

STATE OF New York)

New York

year first above written.

Commission Expires 02-22-2026

Sara Shadovsky
Notary Public for ~~Idaho~~ New York
Residing at: New York
My commission expires: 2/22/26



IDAHO DEPARTMENT OF
WATER RESOURCES

322 E Front Street, Suite 648, Boise ID 83702 • PO Box 83720, Boise ID 83720-0098
Phone: 208-287-4800 • Fax: 208-287-6700 • Email: idwrinfo@idwr.idaho.gov • Website: idwr.idaho.gov

Governor Brad Little

Director Gary Spackman

August 17, 2022

HOPE ROCK LLC
C/O GIVENS PURSLEY LLP
601 W BANNOCK ST
BOISE ID 83702-5919

Re: Change in Ownership for Water Right No(s): 37-2584, 37-13165 & 37-13172

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(s) 37-2584 was leased to the Water Supply Bank (Bank) in 2022. In accordance with the bank lease acceptance, the lessor or current right holder may not use the right(s) while it is in the Bank, even if the right(s) is not rented from the Bank. The right(s) will remain in the Bank until **December 31, 2026**, unless released earlier by the Water Resource Board or upon request by the right holder. **To reduce the term of the lease, the right holder must submit a written request to the department.** The department will verify if the right is rented or available for release and notify the right holder of the release date.

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) 287-4942.

Sincerely,

Jean Hersley
Technical Records Specialist 2

Enclosure(s)

c: Water District No. 37B
Water Supply Bank