

APR 11 2022

WATER RESOURCES
WESTERN REGIONSTATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

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?
67-11101	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: Vincent D Leger and Esther A. Leger
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): JPLA Real Estate, LLC, an Idaho limited liability company
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or

11626 W Gunsmoke St Boise ID 83713
Mailing address City State Zip
208-999-1610 jr780@outlook.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: 4-5-2022
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: [Signature] Member 1 Apr 2022
Signature of new owner/claimant Title, if applicable Date
JOHN MOYLE
Print name

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

For IDWR Office Use Only:

Received by LE Date 04/11/2022 Receipt No. W050312 Receipt Amt. \$25.00
 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 [Signature] Date 4/27/22

WARRANTY DEED

For Value Received, VINCENT D. LEGER or ESTHER A. LEGER, Co- Trustees, under Declaration of Trust, dated the 21st of August, 1978, and also referenced of record as THE ESTHER A. LEGER TRUST, dated August 21, 1978, and as amended and restated June 26, 1995 as the Declaration of Trust of VINCENT D. LEGER and ESTHER A. LEGER, aka THE LEGER FAMILY TRUST

the grantor, does hereby grant, bargain, sell and convey unto
JPLA REAL ESTATE, LLC, an Idaho limited liability company

the grantee, whose current address is 11626 W Gunsmoke St, Boise, ID 83713

the following described premises, in Adams County, Idaho, to-wit:

SEE ATTACHED EXHIBIT 'A' MADE A PART HEREOF:

TO HAVE AND TO HOLD THE said premises, with their appurtenances unto the said Grantee, its heirs and assigns forever. And the said Grantors hereby covenants to and with the said Grantee, that they are the owners in fee simple of said premises; that they are free from all encumbrances excepting for all easements of record, rights of way, matters visible, and all matters of record and title and that they will warrant and defend the same from all lawful claims whatsoever.

Date: March 30, 2022

VINCENT D. LEGER or ESTHER A. LEGER, Co- Trustees, under Declaration of Trust, dated the 21st of August, 1978, and also referenced of record as THE ESTHER A. LEGER TRUST, dated August 21, 1978, and as amended and restated June 26, 1995 as the Declaration of Trust of VINCENT D. LEGER and ESTHER A. LEGER, aka THE LEGER FAMILY TRUST

BY:

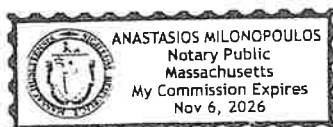
Vincent D. Leger
VINCENT D. LEGER, Trustee

STATE OF *Massachusetts*)

: ss

COUNTY OF *Worcester*)

On this *4th* day of April, in the year of 2022, before me, a Notary Public in and for said State, personally appeared VINCENT D. LEGER, known or identified to me to be the person whose name is subscribed to the within instrument as trustee under Declaration of Trust, dated August 21, 1978 and also referenced of record as THE ESTHER A. LEGER TRUST, dated August 21, 1978, and as amended and restated June 26, 1995, as the Declaration of Trust of VINCENT D. LEGER and ESTHER A. LEGER, aka THE LEGER FAMILY TRUST and acknowledged to me that he executed the same as such Trustee.



Anastasios Milonopoulos
Notary Public

Residing at: *31 Joel Scott Drive, Holden, MA 01520*

Commission expires: *November 6, 2026*

EXHIBIT 'A'

Township 16 North Range 1 West, Boise Meridian, Adams County, Idaho

Section 22: S1/2NE1/4

Section 23: SW1/4NW1/4

EXCEPTING THEREFROM four tracts of land described as follows:

Tract A: A parcel of land located in Sections 22 and 23, Township 16 North, Range 1 West, Boise Meridian, Adams County, Idaho more particularly described as follows:

Commencing at the quarter corner common to Sections 22 and 23 of said Township;

Thence North 23°56'32" East 969.481 feet to the REAL POINT OF BEGINNING;

Thence North 00°29'18" West 264.329 feet;

Thence North 01°26'41" West 186.517 feet;

Thence South 87°04'44" West 370.642 feet;

Thence North 89°07'16" West 162.323 feet;

Thence South 13°54'12" West 832.083 feet;

Thence South 78°19'56" East 139.226 feet;

Thence along a curve to the left with a radius of 206.77 feet, a delta angle of 51°30'41" and an arc length of 185.901 feet;

Thence North 50°09'23" East 558.364 feet to the REAL POINT OF BEGINNING.

Tract B: Township 16 North, Range 1 West, Boise Meridian, Adams County, Idaho

Section 22: A parcel of land lying and situated in said Section more particularly described as follows:

Commencing at the quarter corner common to Sections 22 and 23 of said Township;

Thence South 88°18'09" West 122.470 feet;

Thence South 89°23'11" West 199.999 feet;

Thence South 89°23'12" West 401.782 feet;

Thence North 88°34'29" West 288.916 feet;

Thence North 87°40'32" West 320.000 feet;

Thence North 89°55'42" West 419.978 feet;

Thence South 89°54'54" West 888.591 feet;

Thence North 00°13'12" East 457.069 feet to the REAL POINT OF BEGINNING;

Thence along the center of a 50 foot access road, bearing of North 75°39'39" East 127.552 feet;

Thence along a curve to the right with a radius of 302.518 feet, a delta angle of 14°02'46" and an arc length of 74.163 feet;

Thence along the center of a 50.00 foot access road a bearing of North 89°42'25" East 103.511 feet;

Thence North 00°08'40" West 833.462 feet, more or less, to a point on the North boundary line of the SW1/4NE1/4, T16NR1WBM;

Thence North along said North boundary line) 89°51'20" West 295.00 feet;

Thence South 00°13'12" West 875.749 feet to the REAL POINT OF BEGINNING.

Tract C: A parcel of land located in the SW1/4NW1/4 of Section 23, Township 16 North, Range 1 West, Boise Meridian, Adams County, Idaho, more particularly described as follows:

Commencing at the Southwest corner of the said SW1/4NW1/4;

Thence South 87°21'30" E., a distance of 403.66 feet;

Thence North 00°25'21" W., a distance of 491.00 feet to the REAL POINT OF BEGINNING;

Thence North 00°25'21" W., a distance of 375.40 feet to the centerline of an access road;

Thence the following courses along the centerline of said access road;

North 50°13'10" E., 150.62 feet;

Northeasterly 102.56 feet along a curve to the right having a radius of 349.51 feet, a central angle of 16°48'44" and a long chord bearing North 58°37'33" East a distance of 102.19 feet;

North 67°01'54" E., 201.69 feet;

Thence South 15°58'27" E., a distance of 632.35 feet from which the Southeast corner of the SW1/4NW1/4 bears South 37°40'57" E., a distance of 585.36 feet;

Thence North 87°10'12" W., a distance of 100.00 feet;

Thence South 89°55'01" W., a distance of 460.08 feet to the REAL POINT OF BEGINNING.

CONTINUED

EXHIBIT 'A' - Continued

Tract D: Township 16 North, Range 1 West, Boise Meridian, Adams County, Idaho

Section 23: A parcel of land in the W1/2NW1/4 more particularly described as follows:

Commencing at the ¼ corner common to Sections 22 and 23 of said Township;

Thence N 23° 56'32" East 969.481 feet to the REAL POINT OF BEGINNING;

Thence N 50° 09'23" East 121.578 feet;

Thence along a curve to the right with a radius of 349.512 feet, a delta angle of 16° 48'44", and an arc length of 102.557 feet;

Thence N 66° 58'07" East 201.688 feet;

Thence along a curve to the right with a radius of 130.000 feet, a delta angle of 96° 50'54" and an arc length of 219.742 feet;

Thence S 16° 10'59" East 65.557 feet;

Thence along a curve to the left with a radius of 70.000 feet, a delta angle of 121° 34'41" and an arc length of 148.536 feet;

Thence N 42° 14'20" East 24.331 feet;

Thence along a curve to the right with a radius of 100.00 feet, a delta angle of 59° 26'35" and an arc length of 103.748 feet;

Thence S 78° 19'05" East 72.550 feet;

Thence N 88° 12'14" East 57.648 feet;

Thence N 00° 38'25" West 201.885 feet;

Thence N 00° 10'49" East 675.581 feet;

Thence S 89° 15'05" West 164.73 feet (formerly S 89° 10'42" West 167.590 feet);

Thence S 69° 35'59" West 191.48 feet (formerly S 69° 31'33" West 191.480 feet);

Thence S 63° 04'17" West, a distance of 163.24 feet (formerly S 62° 59'51" West 163.240 feet);

Thence N 74° 49'30" West, a distance of 80.47 feet (formerly N 74° 53'56" West 80.470 feet);

Thence S 55° 35'33" West, a distance of 48.27 feet (formerly S 55° 31'07" West 48.270 feet);

Thence N 67° 52'01" West, a distance of 109.39 feet (formerly N 67° 56'27" West 109.390 feet);

Thence N 29° 10'05" West, a distance of 61.25 feet (formerly N 29° 14'31" West 61.250 feet);

Thence S 76° 01'52" West, a distance of 132.36 feet (formerly S 75° 57'26" West 132.360 feet);

Thence N 26° 26'49" West, a distance of 119.34 feet (formerly N 26° 31'15" West 119.25 feet);

Thence S 0° 05'22" East, a distance of 526.12 feet to a point on the South boundary of the NW1/4NW1/4; (formerly S 00° 15'04" West 518.360 feet);

Thence S 01° 26'41" East 186.517 feet;

Thence S 00° 29'18" East 264.329 feet;

Thence in a Northeasterly direction 10.00 feet, more or less, to the REAL POINT OF BEGINNING.

TOGETHER WITH AND SUBJECT TO, an easement for ingress, egress and utilities, 50 feet wide, 25 feet on each side of the following described centerline located in Section 22, Township 16 North, Range 1 West, Boise Meridian, Adams County, Idaho and described as follows:

Commencing at the Northwest corner of the SW1/4NE1/4 of said Section, Township and Range, thence South 24°44'28" West 1,327.723 feet to the REAL POINT OF BEGINNING;

Thence North 84°54'41" East 56.320 feet;

Thence on a curve to the left having a radius of 112.585 feet, an arc length of 58.641 feet and a chord that bears North 69°59'23" East;

Thence North 55°04'07" East 125.952 feet;

Thence on a curve to the left having a radius of 574.024 feet, an arc length of 79.884 feet and a chord that bears North 51°04'55" East;

Thence North 47°05'42" East 213.920 feet;

Thence along a curve to the right having a radius of 228.704 feet, an arc length of 117.312 feet and a chord that bears North 61°47'22" East;

Thence North 76°29'04" East 30.775 feet to a point intersecting a fence line bearing North 00°28'58" West.

LEGER



Idaho Department of Water Resources Receipt

Receipt ID: W050312

Payment Amount	\$25.00	Date Received	4/11/2022	Region	WESTERN
Payment Type	Check	Check Number	59267		
Payer	TIMBERLINE TITLE & ESCROW INC				
Comments	OWNERSHIP CHANGE FOR JPLA REAL ESTATE LLC WRNO 67-11101				

Fee Details

Amount	Description	PCA	Fund	Fund Detail	Subsidiary	Object
\$25.00	OWNERSHIP CHANGES/SECURITY INTERESTS	62140	0229	21		1155



Signature Line (Department Representative)



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

April 29, 2022

JPLA REAL ESTATE LLC
11626 W GUNSMOKE ST
BOISE ID 83713-3663

Re: Change in Ownership for Water Right No(s): 67-11101

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)287-4921.

Sincerely,

Sidney Palmer

Sidney Palmer
Technical Records Specialist 1

Enclosure(s)