

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

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SEP 07 2021

SEP 01 2021

NOTICE OF CHANGE IN WATER RIGHT OWNERSHIP

DEPARTMENT OF WATER RESOURCES
SOUTHERN REGION

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?
37-22473	Yes ☐	Yes ☐		Yes ☐	Yes ☐
37-23143	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: WLP Properties, LLC
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Idaho Development Corporation, LLC *Company - perfect*
New owner(s) as listed on the conveyance document
- 3315 E Russell Rd Ste A-4-147 Las Vegas NV 89120
Mailing address City State Zip
702-823-3895 grant.matesic@rmcontractingnv.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: 6/2/21
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.

SUPPORT DATA

IN FILE # 37-22473

8. Signature: [Signature] manager 8/24/21
Signature of new owner/claimant Title, if applicable Date
Grant Matesic
Print name
- Signature: [Signature] manager 8/24/21
Signature of new owner/claimant Title, if applicable Date
John Rutlman
Print name

Received by [Signature] Date 9/1/2021 For IDWR Office Use Only: Receipt No. E047322 Receipt Amt. \$50.-
 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 KA Date 11-05-21

①

Order Number: 21411971



Warranty Deed

For value received,

WLP Properties, L.L.C., an Idaho limited liability company, who erroneously acquired title as WLP, L.L.C., an Idaho limited liability company

the grantor, does hereby grant, bargain, sell, and convey unto

Idaho Development Company, LLC, a Nevada limited liability company

whose current address is 3315 E. Russell Rd. Ste A-4 147 Las Vegas, NV 89120

the grantee, the following described premises, in Blaine County, Idaho, to wit:

See Exhibit A, attached hereto and incorporated herein.

Each Grantee taking this property, or any portion thereof, covenant and agree for the Grantee and Grantee's heirs, executors and assigns, to not challenge any existing or new agricultural uses or operations that are authorized by the Blaine County Zoning Ordinance and conducted within the County and that are or maybe lawfully occurring, or authorized by any government agency, as of the date of each deed conveying any right, title or interest in this property or any portion thereof.

To have and to hold the said premises, with their appurtenances unto the said Grantee, its heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that Grantor is the owner in fee simple of said premises; that they are free from all encumbrances except those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee; and subject to all existing patent reservations, easements, right(s) of way, protective covenants, zoning ordinances, and applicable building codes, laws and regulations, general taxes and assessments, including irrigation and utility assessments (if any) for the current year, which are not due and payable, and that Grantor will warrant and defend the same from all lawful claims whatsoever. Whenever the context so requires, the singular number includes the plural.

Dated: May 28, 2021

WLP Properties, L.L.C., an Idaho limited liability company


By: Marlon Peck, Sole Member

State of Idaho,

County of Blaine, ss.

On this 2 day of June 2021, before me, the undersigned, a Notary Public in and for said State, personally appeared Marlon Peck, known or identified to me to be a Sole Member of the limited liability company that executed the within instrument and acknowledged to me that he executed the same for and on behalf of said limited liability company and that such limited liability company executed it.

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


Notary Public for Idaho
Residing In: Ketchum
My Commission Expires: 7.24.21



EXHIBIT A
LEGAL DESCRIPTION OF THE PREMISES

Parcel I

Lots 2 and 3 of MOUNTAIN AIR SUBDIVISION, BLAINE COUNTY, IDAHO, according to the official plat thereof, recorded as Instrument No. 583211, records of Blaine County, Idaho.

Parcel II

TOWNSHIP 1 SOUTH RANGE 22 EAST, BOISE MERIDIAN, BLAINE COUNTY, IDAHO

Section 8: E1/2SW1/4; SW1/4NE1/4; NW1/4SE1/4

Parcel III

TOWNSHIP 1 SOUTH RANGE 22 EAST, BOISE MERIDIAN, BLAINE COUNTY, IDAHO

Section 17: Part of the SW1/4NW1/4, more particularly described as follows:

Beginning at the Southeast corner of the SW1/4NW1/4 of Section 17 of T. 1 S., R. 22 E., B.M., said corner marked by a 5/8" rebar which shall be the Point of Beginning.

Thence North 89 degrees 58 minutes 05 seconds West along the south line of the SW1/4NW1/4 for a distance of 688.19 feet to the south right of way of State Highway 20,26, and 93;

Thence North 60 degrees 35 minutes 53 seconds East along said right of way for a distance of 790.77 feet to a 1/2" rebar on the east line of the SW1/4NW1/4;

Thence South 00 degrees 06 minutes 28 seconds West along said line for a distance of 388.60 feet to the Point of Beginning.

Subject to a county road right of way along the south side (Laidlaw Park Road) and subject to any other easements or right of ways of record or use.

Also known as Tax Lot 8051

2

Sun Valley Title

 A TitleOne Company

File # 21411971

Quitclaim Deed

For value received, **WLP Properties, L.L.C., an Idaho limited liability company, who erroneously acquired title as WLP, L.L.C., an Idaho limited liability company,**

Does hereby convey, release, remise, and forever quit claim unto

Idaho Development Company, LLC, a Nevada limited liability company,

whose current address is 3315 E. Russell Rd. Ste A-4 147 Las Vegas, NV 89120,

the following described premises:

Together with any and all water rights appurtenant to the following described property:

See Exhibit A, attached hereto and incorporated herein.

To have and to hold the said premises, unto the said grantees, heirs and assigns forever.

Remainder of this page intentionally left blank.

Date: 05/28/2021

WLP Properties, L.L.C., an Idaho limited liability company

[Signature]
By: Marlon Peck, Sole Member

State of Idaho,

County of Blaine, ss.

On this 2 day of June 2021, before me, the undersigned, a Notary Public in and for said State, personally appeared Marlon Peck, known or identified to me to be a Sole Member of the limited liability company that executed the within instrument and acknowledged to me that he executed the same for and on behalf of said limited liability company and that such limited liability company executed it.

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

[Signature]
Notary Public for Idaho
Residing In: Ketchum
My Commission Expires: 7.24.21



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TOWNSHIP 1 SOUTH RANGE 22 EAST, BOISE MERIDIAN, BLAINE COUNTY, IDAHO

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Also known as Tax Lot 8051

3

21411971

Acknowledgement

21411971

The Undersigned acknowledge and agree that the property described in Exhibit A (legal description of property being conveyed) is either located in, or near, an agricultural zone, and that lawful activities within an Agricultural Zone may occur during the day or night, and may result in the production of noise, odors and dust, and may involve lights, aerial spraying, machinery and other inconveniences each of the undersigned acknowledges that the deed conveying title will contain a restriction that will prohibit challenging all agricultural uses or operations authorized by the Blaine County Zoning Ordinance and conducted within one (1) mile of this property described in Exhibit A that were lawfully occurring, or authorized by any Governmental agency, as of the date of each deed conveying any right, title or interest in the property described in Exhibit A. Each of the undersigned, for the benefit of any owner or real property within one (1) mile of the property described in Exhibit A, hereby waives any right or cause of action the undersigned may have under law to challenge any such lawfully occurring or authorized agricultural uses or operations.

Dated: May 26, 2021

Idaho Development Company, LLC, a Nevada limited liability company

By: John Ruttman, Manager

By: Grant Matesic, Manager

State of: Nevada

County of: Clark

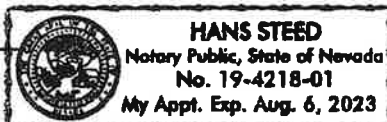
This document has been executed in counterparts and together constitutes one document.

On this 27 day of May, 2021, before me a Notary Public in and for said State, personally appeared John Ruttman known or identified to me to be the Manager of the limited liability company of Idaho Development Company, LLC and the Manager who subscribed said limited liability company name to the within instrument, and acknowledged to me that he executed the same in said limited liability name.

Notary Public

Residing at: Henderson NV

Comm. Expires: 08/26/2023



State of: _____

County of: _____

On this _____ day of _____, 2021, before me a Notary Public in and for said State, personally appeared John Ruttman known or identified to me to be the Manager of the limited liability company of Idaho Development Company, LLC and the Manager who subscribed said limited liability company name to the within instrument, and acknowledged to me that he executed the same in said limited liability name.

Notary Public

Residing at: _____

Comm. Expires: _____

Acknowledgement

21411971

The Undersigned acknowledge and agree that the property described in Exhibit A (legal description of property being conveyed) is either located in, or near, an agricultural zone, and that lawful activities within an Agricultural Zone may occur during the day or night, and may result in the production of noise, odors and dust, and may involve lights, aerial spraying, machinery and other inconveniences each of the undersigned acknowledges that the deed conveying title will contain a restriction that will prohibit challenging all agricultural uses or operations authorized by the Blaine County Zoning Ordinance and conducted within one (1) mile of this property described in Exhibit A that were lawfully occurring, or authorized by any Governmental agency, as of the date of each deed conveying any right, title or interest in the property described in Exhibit A. Each of the undersigned, for the benefit of any owner or real property within one (1) mile of the property described in Exhibit A, hereby waives any right or cause of action the undersigned may have under law to challenge any such lawfully occurring or authorized agricultural uses or operations.

Dated: May 26, 2021

Idaho Development Company, LLC, a Nevada limited liability company

By: John Ruttman, Manager

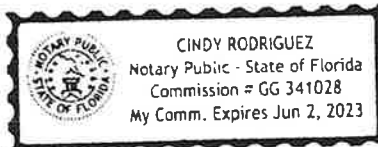
By: Grant Matesic, Manager

State of: Florida
County of: St. Johns

This document has been executed in counterparts and together constitutes one document.

On this 28 day of May, 2021, before me a Notary Public in and for said State, personally appeared John Grant Matesic known or identified to me to be the Manager of the limited liability company of Idaho Development Company, LLC and the Manager who subscribed said limited liability company name to the within instrument, and acknowledged to me that he executed the same in said limited liability name.

Notary Public
Residing at: 370 Village Oaks Dr.
Comm. Expires: 6/2/2023



State of: _____
County of: _____

On this _____ day of _____, 2021, before me a Notary Public in and for said State, personally appeared John Ruttman known or identified to me to be the Manager of the limited liability company of Idaho Development Company, LLC and the Manager who subscribed said limited liability company name to the within instrument, and acknowledged to me that he executed the same in said limited liability name.

Notary Public
Residing at: _____
Comm. Expires: _____

Exhibit A

Parcel I

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Also known as Tax Lot 8051



IDAHO DEPARTMENT OF
WATER RESOURCES

Southern Region • 650 Addison Ave W, Suite 500 • Twin Falls, ID 83301-5858

Phone: 208-736-3033 • Fax: 208-736-3037 • Email: southerninfo@idwr.idaho.gov • Web: idwr.idaho.gov

Governor Brad Little

Director Gary Spackman

November 05, 2021

IDAHO DEVELOPMENT COMPANY LLC
3315 E RUSSELL RD STE A4147
LAS VEGAS NV 89120-3440

Re: Change in Ownership for Water Right No(s): 37-22473, 37-23143

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) 736-3033.

Sincerely,

Kent Aasa
Water Resource Agent, Senior

Enclosure(s) WD37