

STATE OF IDAHO  
DEPARTMENT OF WATER RESOURCES

RECEIVED

APR 26 2021

**Notice of Change in Water Right Ownership**

DEPT 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 #6 of the instructions.

| Water Right/Claim No. | Split?                       | Leased to Water Supply Bank? | Water Right/Claim No. | Split?                       | Leased to Water Supply Bank? |
|-----------------------|------------------------------|------------------------------|-----------------------|------------------------------|------------------------------|
| 37-10176              | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |                       | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |
| 37-10387              | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |                       | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |
|                       | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |                       | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |
|                       | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |                       | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |
|                       | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |                       | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |

2. Previous Owner's Name: Y-3 Partnership  
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Kazuko-San ID, LLC  
New owner(s) as listed on the conveyance document      Name connector ☐ and ☐ or ☐ and/or
- 4468 Via Alegria      Santa Barbara Barbara      CA      93310 93110  
Mailing address      City      State      ZIP
- 805-705-7641      pkreillard@gmail.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: 3/12/2021
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

SUPPORT DATA

IN FILE # 37-10176

8. Signature: [Signature]      Owner      4/20/2021  
Signature of new owner/claimant      Title, if applicable      Date
- Signature: [Signature]      Owner      4/20/2021  
Signature of new owner/claimant      Title, if applicable      Date

## For IDWR Office Use Only:

Received by SG      Date 4/26/21      Receipt No. 5038548      Receipt Amt. \$175.00

Active in the Water Supply Bank? Yes ☐ No ☐      If yes, forward to the State Office for processing

Name on W-9 \_\_\_\_\_      Approved by \_\_\_\_\_      Processed by [Signature]      W-9 received? Yes ☐ No ☐      Date 7-14-2021

**Instrument # 680239**

HAILEY, BLAINE, IDAHO  
03-12-2021 8:21:06 AM No. of Pages: 5  
Recorded for: TITLEONE - TWIN FALLS  
JOLYNN DRAGE Fee: \$15.00  
Ex-Officio Recorder Deputy: GWB  
Electronically Recorded by Simplifile

**Sun Valley Title**

 A TitleOne Company

Order Number: 20392633

**Warranty Deed**

For value received,

**S.K.Y., LLC, an Idaho limited liability company (as to Parcel I), Y-3 Partnership, an Idaho general partnership (as to Parcel II) and Emerald Assets, LLC, an Idaho limited liability company (as to Parcel III)**

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

**Kazuko-San ID, LLC, an Idaho limited liability company**

whose current address is 4468 Via Alegre Santa Barbara, CA 93110

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

See **EXHIBIT A** attached hereto and made a part 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.

Remainder of page intentionally left blank.

Order Number: 20392633

Warranty Deed - Page 1 of 5

Dated: February 28, 2021

**PARCEL I**

S.K.Y., LLC, an Idaho limited liability company

Sheldon Mark Yanke  
By: Sheldon Mark Yanke, Manager

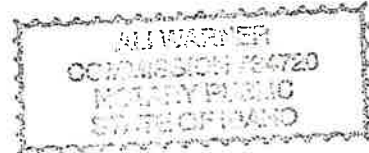
State of Idaho, County of Blaine, ss.

On this 9 day of March 2021, before me, the undersigned, a Notary Public in and for said State, personally appeared **Sheldon Mark Yanke**, known or identified to me to be the manager of S.K.Y., LLC, 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.

Notary Public for State of Idaho

Residing In: Ketchum ID

My Commission Expires: 9/19/24. (seal)



**PARCEL II**

Y-3 Partnership, an Idaho general partnership

Sheldon Mark Yanke  
By: Sheldon Mark Yanke, General Partner

By: Sheldon R. and Karen Yanke Limited Partnership, General Partner

By: Timmerman Hill, LLC, an Idaho limited liability company, its General Partner

Sheldon Mark Yanke  
By: Sheldon Mark Yanke, Manager

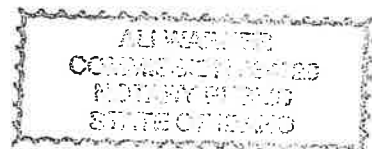
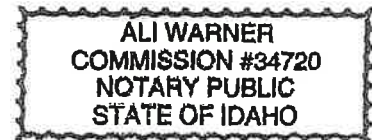
State of Idaho, County of Blaine, ss.

On this 9 day of March in the year of 2021, before me, the undersigned, a Notary Public in and for said State, personally appeared **Sheldon Mark Yanke** known or identified to me to be a general partner of Y-3 Partnership and the general partner who subscribed said partnership's name to the foregoing instrument, and acknowledged to me that he executed the same in said partnership name.

Notary Public for State of Idaho

Residing In: Ketchum ID

My Commission Expires: 9/19/24. (seal)



State of Idaho, County of Blaine, ss.

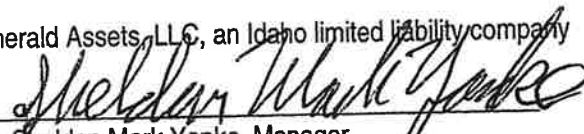
On this 9 day of March 2021, before me, the undersigned, a Notary Public in and for said State, personally appeared **Sheldon Mark Yanke**, known or identified to me to be the manager of Timmerman Hill, LLC, known or identified to me to be the general partner of the Sheldon R. and Karen Yanke Limited Partnership known or identified to me to be a general partner of Y-3 Partnership, and the general partner who subscribed said partnership's name to the foregoing instrument, and acknowledged to me that he executed the same in said partnership name.

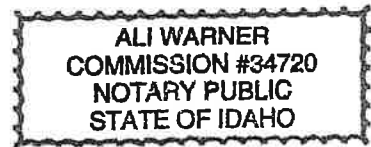
  
Notary Public of State of Idaho  
Residing in: Ketchum ID  
My Commission Expires: 9/19/24 (seal)



**PARCEL III**

Emerald Assets, LLC, an Idaho limited liability company

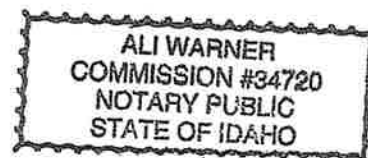
  
By: Sheldon Mark Yanke, Manager



State of Idaho, County of Blaine, ss.

On this 9 day of March 2021, before me, the undersigned, a Notary Public in and for said State, personally appeared **Sheldon Mark Yanke**, known or identified to me to be the manager of Emerald Assets, LLC, 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

  
Notary Public for State of Idaho  
Residing In: at 9/19/24 Ketchum ID  
My Commission Expires: 9-19-24 (seal)



## Exhibit A

### **Parcel I**

TOWNSHIP 1 SOUTH, RANGE 18 EAST, BOISE MERIDIAN, BLAINE COUNTY, IDAHO

SECTION 23: A parcel of land within the W $\frac{1}{2}$ SE $\frac{1}{4}$  more particularly described as follows:

Commencing at South  $\frac{1}{4}$  corner of Section 23 being the TRUE POINT OF BEGINNING;  
North 0°19'49" East 2,610.34 feet; thence  
North 89°42'31" East 1,073.63 feet; thence  
South 9°36'09" West 1,293.32 feet; thence  
A curve to the right, South 29°27'27" West, angle 5.2°  
A radius of 1,909.88 feet, and a chord of 938.53; thence  
South 29°17'19" East 523.94 feet; thence  
North 89°40'09" West 303.42 feet to the TRUE POINT OF BEGINNING

Also known as Tax Lot 7212

AND

SECTION 23: A parcel of land within the W $\frac{1}{2}$ SE $\frac{1}{4}$  more particularly described as follows:

Commencing at Center 1/16 corner of Southeast  $\frac{1}{4}$  being the TRUE POINT OF BEGINNING;  
North 0°13'17" East 1,838.69 feet; thence  
South 9°43'12" West 571.01 feet; thence  
A curve to the left, South 19°21'41" West a radius of 1,909.88 feet, chord of 1,074.51, and an angle of 8.52°; thence  
South 29°16'42" West 303.03 feet; thence  
South 89°40'09" East 592.75 feet to the TRUE POINT OF BEGINNING

Also known as Tax Lot 7213

Together with any and all water rights including #37-7113B, #37-7838B and #37-12590

### **Parcel II**

TOWNSHIP 1 SOUTH, RANGE 18 EAST, BOISE MERIDIAN, BLAINE COUNTY, IDAHO

SECTION 23: A parcel of land located in a portion of the SE $\frac{1}{4}$ NE $\frac{1}{4}$ , more particularly described as follows:

Commencing at the Northeast corner of said Section 23; thence  
South 0°07'57" East 1321.39 feet to the Northeast corner of the S1/2NE1/4 of said Section 23; thence  
along the Northerly boundary of said S1/2NE1/4 South 89°49'13" West 1271.60 feet to the Westerly right of way boundary of  
Idaho State Highway No. 75, also being the REAL POINT OF BEGINNING; thence  
South 11°20'01" West 164.79 feet along said Highway right of way; thence  
South 89°48'07" West 399.73 feet; thence  
North 10°49'25" East 165.16 feet to the Northerly boundary of said S1/2NE1/4; thence  
North 10°49'25" East 10.0 feet; thence  
North 89°53'40" East 401.13 feet to the Westerly right of way boundary of said State Highway; thence  
South 11°01'47" West 10.00 Feet to the REAL POINT OF BEGINNING.

Also known as Tax Lot 7975

Together with any and all water rights including #37-10176, #37-10387

**Parcel III**

TOWNSHIP 1 SOUTH, RANGE 18 EAST, BOISE MERIDIAN, BLAINE COUNTY, IDAHO

SECTION 23: A tract of land located in a portion of the S $\frac{1}{2}$ NW $\frac{1}{4}$  and SW $\frac{1}{4}$ NE $\frac{1}{4}$  more particularly described as follows;

Beginning at the Northwest corner of said Section 23; thence

South 00°17'28" West a distance of 1,313.93 feet along the Westerly boundary of the Northwest Quarter of said Section 23 to the Northwest corner of said S  $\frac{1}{2}$  N  $\frac{1}{2}$  Section 23 and the TRUE POINT OF BEGINNING; thence

North 89°29'02" East a distance of 2,666.16 feet along the Northerly boundary of said S  $\frac{1}{2}$  N  $\frac{1}{2}$  to the centerline of said Section 23; thence

North 89°49'32" East a distance of 1,011.71 feet along the Northerly boundary of said S  $\frac{1}{2}$  N  $\frac{1}{2}$ ; thence

South 10°58'17" West a distance of 165.00 feet; thence

North 89°49'32" East a distance of 400.00 feet to the Westerly boundary of State Highway 75; thence

South 10°58'17" West a distance of 1,184.21 feet along the Westerly boundary of said Highway 75 to the Southerly boundary of said S  $\frac{1}{2}$  N  $\frac{1}{2}$ ; thence

South 89°44'08" West a distance of 1,162.84 feet along the Southerly boundary of said S  $\frac{1}{2}$  N  $\frac{1}{2}$  to the centerline of Section 23; thence

South 89°44'08" West a distance of 2,664.86 feet along the Southerly boundary of said S  $\frac{1}{2}$  N  $\frac{1}{2}$  Section 23 to the Southwest corner thereof; thence

North 00°17'28" East a distance of 1,313.93 feet along the Westerly boundary of said S  $\frac{1}{2}$  N  $\frac{1}{2}$  to the Northwest corner thereof and the TRUE POINT OF BEGINNING.

Also known as Tax Lot 7686

Together with any and all water rights including #37-22011, #37-2611C

The above-described tract is subject to the rights of the Bellevue Cemetery Maintenance District and also subject to an access easement more particularly described as follows;

TOWNSHIP 1 SOUTH, RANGE 18 EAST, BOISE MERIDIAN, BLAINE COUNTY, IDAHO

SECTION 23: A twenty (20) foot wide existing ingress, egress, and roadway access easement located within the S  $\frac{1}{2}$  NE  $\frac{1}{4}$ , the SE  $\frac{1}{4}$  NW  $\frac{1}{4}$ , and the SW  $\frac{1}{4}$  NW  $\frac{1}{4}$ , more particularly described as follows and located upon the right hand side (North and East) of the following described line;

Commencing at an iron pin by L.S. 792 marking the center one-quarter corner of said Section 23; thence

North 89°43'30" East 80.00 feet to the REAL POINT OF BEGINNING; thence

South 89°43'30" West 1,412.56 feet along the South boundary of said S  $\frac{1}{2}$  NE  $\frac{1}{4}$ , and SE  $\frac{1}{4}$  NW  $\frac{1}{4}$  to the Southwest corner of said SE  $\frac{1}{4}$  NW  $\frac{1}{4}$ ; thence

North 00°18'42" East 1,000 feet more or less, along the West boundary of said SE  $\frac{1}{4}$  NW  $\frac{1}{4}$ ; thence

South 89°30'44" West 200 feet more or less, to the Timmerman Pioneer Cemetery, which point is the POINT OF ENDING of said easement.

SUBJECT TO the Terms and Provisions of that certain Depredation Release Agreement, recorded July 12, 2006, as Instrument NO. 537337, records of Blaine County, Idaho.:



Green outline = 37-2611C (55.3 acres)  
Blue outline = 37-10176 & 37-10387  
Red hash lines = 37-22011  
Pink outline = 37-7113B & 37-7838B  
Purple outlines = 37-12590





0004012342

**STATE OF IDAHO***Office of the secretary of state, Lawrence Denney***ANNUAL REPORT**

Idaho Secretary of State

PO Box 83720

Boise, ID 83720-0080

(208) 334-2301

Filing Fee: \$0.00

*For Office Use Only***-FILED-**

File #: 0004012342

Date Filed: 9/28/2020 10:56:32 AM

## Entity Name and Mailing Address:

Entity Name: KAZUKO-SAN ID LLC  
The file number of this entity on the records of the Idaho Secretary of State is: 0003584378  
Address: BRUCE REICHARD  
4468 VIA ALEGRE  
SANTA BARBARA, CA 93110-2304

## Entity Details:

Entity Status: Active-Existing  
This entity is organized under the laws of: IDAHO  
If applicable, the old file number of this entity on the records of the Idaho Secretary of State was:

## The registered agent on record is:

Registered Agent: Clay Shockley  
Registered Agent  
Physical Address  
1902 W JUDITH LANE STE 100  
STE 100  
BOISE, ID 83705  
Mailing Address  
1902 W JUDITH LN  
STE 100  
CLAY SHOCKLEY  
BOISE, ID 83705-5209

## Limited Liability Company Managers and Members

| Name                                               | Title   | Business Address                           |
|----------------------------------------------------|---------|--------------------------------------------|
| <input checked="" type="checkbox"/> Bruce Reichard | Manager | 4468 VIA ALEGRE<br>SANTA BARBARA, CA 93110 |
| <input checked="" type="checkbox"/> Peggy Reichard | Manager | 4468 VIA ALEGRE<br>SANTA BARBARA, CA 93110 |

The annual report must be signed by an authorized signer of the entity.

Clay Shockley

Sign Here

09/28/2020

Date

Job Title: Attorney

B0541-6355 09/28/2020 10:56 AM Received by ID Secretary of State Lawrence Denney



State of Idaho

## DEPARTMENT OF WATER RESOURCES

Southern Region • 650 ADDISON AVE W STE 500 • TWIN FALLS, ID 83301-5858  
Phone: (208)736-3033 • Fax: (208)736-3037 • Website: [www.idwr.idaho.gov](http://www.idwr.idaho.gov)

Brad Little  
Governor

Gary Spackman  
Director

July 14, 2021

KAZUKO SAN ID LLC  
4468 VIA ALEGRE  
SANTA BARBARA CA 93110-2304

Re: Change in Ownership for Water Right No(s): 37-2611C, 37-7113B, 37-7838B, 37-10176, 37-10387, 37-12590 & 37-22011

Dear Water Right Holders:

The Department of Water Resources (Department) acknowledges the receipt of correspondence changing ownership of the above referenced water rights 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,

A handwritten signature in cursive script, appearing to read 'Bill Mills'.

Bill Mills  
Water Resource Agent, Senior

Enclosures

C: Water District 37 (37-2611C; 37-7113B; 37-7838B)