

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED

APR 15 2021

WATER RESOURCES
WESTERN REGION

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 #6 of the instructions.

Water Right/Claim No.	Split?	Leased to Water Supply Bank?	Water Right/Claim No.	Split?	Leased to Water Supply Bank?
65-22945	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: Blackhawk on the River LLC
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): West Mountain Water & Sewer, Inc.
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or ☐ and/or
- PO BOX 10117 Boise ID 83707
Mailing address City State ZIP
- _____
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: March 31, 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):
 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.

8. Signature: [Signature] INDEPENDENT MANAGER 3/31/2021
Signature of new owner/claimant Title, if applicable Date

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

For IDWR Office Use Only:

Received by CE Date 04/15/2021 Receipt No. W049301 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 CE Processed by CE Date 04/28/2021

*RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:*

Perkins Coie LLP
ATTN: Stephanie Regenold
1120 NW Couch Street, Tenth Floor
Portland, OR 97209

SPACE ABOVE FOR RECORDER'S USE

QUITCLAIM DEED AND BILL OF SALE

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which is hereby acknowledged, Blackhawk on the River LLC, an Idaho limited liability company ("Grantor"), does hereby release and forever quitclaim and assign to West Mountain Water & Sewer, Inc., an Idaho corporation, whose address is P.O. Box 10117, Boise, Idaho 83707, ("Grantee"), and its successors and assigns forever any and all interest of Grantor in and to the water rights and permits more particularly described on Exhibit A attached hereto and incorporated by reference located in Valley County, Idaho.

Together with any interest Grantor may have in any tenements, hereditaments, reversions, remainders, easements, rents, issues, profits, or rights-of-way appertaining to the points of diversion or places of use described in the water rights and permits listed on Exhibit A, including, without limitation, any interest of Grantor in the water and sewer lines and other water and sewer infrastructure and wells, including without limitation, the water and sewer lines, wells, or infrastructure located within the streets, common areas, or open space parcels shown on the following plats:

- Plat of Blackhawk on the River Subdivision Phase 1, Valley County, Idaho, according to the official plat recorded January 17, 2006, as Instrument No. 304937, corrected January 19, 2006, as Instrument No. 305032, in Book 10 of Plats at page 35;
- Plat of Blackhawk on the River, Phase 2, Valley County, Idaho according to the official plat thereof recorded August 14, 2006 as Instrument No. 312139 in Book 10 of Plats, at Page 59; and
- Plat of Blackhawk on the River, Phase 3, Valley County, Idaho according to the official plat thereof recorded November 28, 2006 as Instrument No. 315818, in Book 11 of Plats, at Page 13.

[Signature on next page]

IN WITNESS WHEREOF, the Grantor has executed this instrument effective as of March 31, 2021.

GRANTOR:

Blackhawk on the River LLC

By: [Signature]
Name: Brian Dickens
Its: Manager

State of Idaho)
County of Ada) ss.
)

This record was acknowledged before me on March 31, 2021 by Brian Dickens as Manager of Blackhawk on the River LLC, an Idaho limited liability company.

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



Hailey R. West
NOTARY PUBLIC
Residing at 2030 S. Pacific St. Boise ID 83705
My Commission Expires 11-9-2026

Exhibit A
To Quitclaim Deed and Bill of Sale

Water Rights

ALL OF GRANTOR'S RIGHT, TITLE, AND INTEREST IN WATER RIGHT LICENSE NO. 65-22945, SUBJECT TO GRANTEE'S SUBMISSION TO AND APPROVAL BY THE IDAHO DEPARTMENT OF WATER RESOURCES OF A NOTICE OF CHANGE IN WATER RIGHT OWNERSHIP, AND ONLY AS TO THE EXTENT OF ANY PRIOR BENEFICIAL USE, IN THE FOLLOWING APPURTENANT WATER RIGHT:

WATER RIGHT LICENSE NO. 65-22945, PRIORITY DATE JULY 30, 2019, TO DIVERT AND USE GROUND WATER IN AN AMOUNT NOT TO EXCEED 0.50 CFS AND 84.0 ACRE-FEET FOR DOMESTIC USE, 0.21 CFS AND 31.2 ACRE-FEET FOR IRRIGATION, AND 3.34 CFS FOR FIRE PROTECTION.

ALL OF GRANTOR'S RIGHT, TITLE, AND INTEREST IN WATER RIGHT PERMIT NO. 65-23845, SUBJECT TO GRANTEE'S SUBMISSION TO THE IDAHO DEPARTMENT OF WATER RESOURCES OF AN ASSIGNMENT OF PERMIT, AND ONLY AS TO THE EXTENT OF ANY PRIOR BENEFICIAL USE, IN THE FOLLOWING WATER RIGHT PERMIT:

WATER RIGHT PERMIT NO. 65-23845, PRIORITY DATE JULY 30, 2019, TO DEVELOP 1.26 CFS OF GROUND WATER FOR IRRIGATION.



State of Idaho

DEPARTMENT OF WATER RESOURCES

Western Region • 2735 W AIRPORT WAY • BOISE, ID 83705-5082

Phone: (208)334-2190 • Fax: (208)334-2348 • Website: www.idwr.idaho.gov

Brad Little
Governor

Gary Spackman
Director

April 28, 2021

WEST MOUNTAIN WATER & SEWER INC
PO BOX 10117
BOISE ID 83707-4117

Re: Change in Ownership for Water Right No(s): 65-22945, 65-22960
Re: Assignment of Permit for Water Permit No: 65-23845

Dear Water Right Holder(s):

The Department of Water Resources (Department) acknowledges the receipt of correspondence changing ownership of the above referenced water rights and permit 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) 334-2190.

Sincerely,

Lynne Evans
Office Specialist II

Enclosure

Cc: Perkins Coie LLP C/O Stephanie M. Regenold

APR 15 2021

WATER RESOURCES
WESTERN REGION

PERKINScoie

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April 14, 2021

Idaho Department of Water Resources
Western Regional Office
2753 W. Airport Way
Boise, ID 83705-5082**Re: Change of Water Right Ownership for Water Right Nos. 65-22960 and 65-22945**

Enclosed for Department action is a Notice of Change in Water Right Ownership and supporting documents for the above referenced water rights on behalf of West Mountain Water & Sewer, Inc., an Idaho corporation, along with a check in the amount of \$50 for filing fees.

Once the ownership has been updated, please send confirmation to West Mountain Water & Sewer at the address on the form, as well as to the undersigned. If you have any questions, please do not hesitate to call.

Thank you for your assistance.

Sincerely,



Stephanie M. Regenold

Enclosures