Form 42-248 42-1409(6) Rev. 1 15

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED
APR 0 2 2021
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 #6 of the instructions.

Water Right/Claim No.	Split?	Leased to Water Supply Bank?	Water Right/Claim No.	Split?	Leased to Water Supply Bank?
37-115F Split into 37-115F & 37-23321	s ☐		37-804 Split into 37-804 & 37-23327		Yes ☐
37-501B Split into 37-501B & 37-23322			37-2502 Split into 37-2502 & 37-23328		
37-501C Split into 37-501C & 37-23323	s ☐		37-2568 Split into 37-2568 & 37-23329		Yes ☐
37-590B Split into 37-590B & 37-23324	s ☐		37-2581 Split into 37-2581 & 37-23330		Yes ☐
37-577K Split into 37-577K & 37-23325			37-2599 Split into 37-2599 & 37-23331		Yes ☐
37-597B Split into 37-597B & 37-23326	s ☐		37-2604 Split into 37-2604 & 37-23332		Yes ☐
	Yes ☐	Yes ☐	See page 2	Yes ☐	Yes ☐

2. Previous Owner's Name: Thomas M. O'Gara as Trustee of the Thomas M. O'Gara Family Trust
Name of current water right holder/claimant

3. New Owner(s)/Claimant(s): Belle Ranch LLC, John Fell Stevenson Jr. Irrevocable Trust u/a/d Dec. 22, 2020 and (cont'd)
New owner(s) as listed on the conveyance document — Name connector ☒ and ☐ or ☐ and/or

P.O. Box 3322 — Mailing address
Hailey — City
ID — State
83333 — ZIP
208-720-1409 — Telephone
justinflood75@hotmail.com — 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: see deeds

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. **(see cover letter)**
     - No fee is required for pending adjudication
   - ☐ 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 # 37-115F

8. Signature: [signature] — Signature of new owner claimant — MANAGER — Title, if applicable — 3-31-21 — Date
Signature: [signature] — Signature of new owner claimant — TRUSTEE — Title, if applicable — 3-31-21 — Date

For IDWR Office Use Only:

Receipted by KM — Date 4-2-21 — Receipt No. C110160 — Receipt Amt. 1320.
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 9-10-21

3. (continuation) Andrea Stevenson Ward Irrevocable Trust u/a/d/ December 22, 2020.

37-2616 Split into 37-2616 & 37-23333
37-7758 Split into 37-7758 & 37-23334
37-11830 Split into 37-11830 & 37-23335
37-20635 Split into 37-20635 & 37-23336
37-20637 Split into 37-20637 & 37-23337
37-20639 Split into 37-20639 & 37-23338
37-20641 Split into 37-20641 & 37-23339
37-20643 Split into 37-20643 & 37-23340
37-20645 Split into 37-20645 & 37-23341
37-20647 Split into 37-20647 & 37-23342
37-20649 Split into 37-20649 & 37-23343
37-20651 Split into 37-20651 & 37-23344

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SEP 15 2021

EXHIBIT A

All splits, a small percentage of each right, which is not part of the underlying transaction and Change of Ownership, is leased to the Water Supply Bank

Silver Spring Ranch Water Rights – Detailed Primary Irrigation Rights

BASIN	WR#		PRIORITY	USE	FLOW (cfs)	Volume (acft)	Area (acres)	Combined Area (acres)	Source	Combined Area (acres)
37	115	F	6/12/1886	Irrigation	1.00			268	Big Wood River	2119.9
37	501	B	5/1/1886	Irrigation	0.40				Big Wood River	
37	501	C	5/1/1886	Irrigation	2.00				Big Wood River	
37	590	B	5/1/1886	Irrigation	1.00				Big Wood River	
37	597	B	5/1/1886	Irrigation	0.70				Big Wood River	
37	2502		5/3/1949	Irrigation	5.00	938			Groundwater	
37	577	K	3/24/1883	Irrigation	1.38		154	154	Big Wood River	
37	2568		4/25/1955	Irrigation	3.20	539	154		Groundwater	
37	804		4/1/1947	Irrigation	2.61	319.2	91.2	91.2	Groundwater	
37	11830		3/24/1883	Irrigation	1.38		91.2		Big Wood River	
37	2581		8/16/1955	Irrigation	3.00	1188		721.7	Groundwater	
37	2599		9/30/1957	Irrigation	1.50	594			Groundwater	
37	2604		7/29/1958	Irrigation	2.50	990			Groundwater	
37	2616		6/3/1959	Irrigation	2.98	1180.1			Groundwater	
37	7758		2/6/1979	Irrigation	3.50	525	175		Groundwater	
37	20635		3/8/1977	Irrigation	8.88	2419.5	806.5	885	Groundwater	
37	20637		2/12/1947	Irrigation	1.58	238.3	79.1		Groundwater	
37	20639		6/15/1946	Irrigation	2.45	287	79.1		Groundwater	
37	20641		7/10/1884	Irrigation	0.96		33.3		Big Wood River	
37	20643		3/24/1883	Irrigation	0.67		33.3		Big Wood River	
37	20645		5/17/1883	Irrigation	5.40		308.7		Big Wood River	
37	20647		4/17/1883	Irrigation	0.48		270.1		Big Wood River	
37	20649		6/20/1884	Irrigation	4.34		270.1		Big Wood River	
37	20651		6/2/1890	Irrigation	0.96		270.1		Big Wood River	

SCANNED
SEP 15 2021

Instrument # 677711
HAILEY, BLAINE, IDAHO
01-04-2021 8:46:14 AM No. of Pages: 9
Recorded for: STOEL RIVES
JOLYNN DRAGE Fee: $15.00
Ex-Officio Recorder Deputy: JB
Electronically Recorded by Simplifile

RECORD AND RETURN TO:
Susan Beckert Bock
Stoel Rives LLP
760 SW Ninth Avenue, Suite 3000
Portland, OR 97205

SEND TAX STATEMENTS TO:
Justin Stevenson, Trustee
P.O. Box 3322
Hailey, ID 83333

WARRANTY DEED
(Correction Deed)

FOR VALUE RECEIVED, JOHN FELL STEVENSON (aka John F. Stevenson), a married man as his sole and separate property ("**Grantor**"), hereby grants, bargains, sells, conveys and warrants to Justin Stevenson, Trustee of the John Fell Stevenson, Jr. Irrevocable Trust u/a/d December 22, 2020, whose address is P.O. Box 3322, Hailey, ID 83333, and to Justin Stevenson, Trustee of the Andrea Stevenson Ward Irrevocable Trust u/a/d December 22, 2020, whose address is P.O. Box 3322, Hailey, ID 83333, each as to an undivided one-half interest (collectively, "**Grantees**"), all of Grantor's interest in the real property located in Blaine County, Idaho as described on "Exhibit A" attached hereto and incorporated herein (the "**Real Property**").

Excepting and excluding from the Real Property all improvements, structures, fixtures, and equipment currently on the Real Property.

SUBJECT TO: (i) Current general taxes, a lien in the process of assessment, not yet due or payable; and (ii) easements, restrictions, reservations, provisions, assessments, and other matters of record.

TO HAVE AND TO HOLD the said premises as tenants in common, with their appurtenances, including all water rights and ditch rights contained on "Exhibit B" attached hereto and incorporated herein, unto the said Grantees, their heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantees, that Grantor is the owner in fee simple of said premises; that the premises are free from all encumbrances except those to which this conveyance is expressly made subject to and those made, suffered or done by the Grantees; and that Grantor will warrant and defend the same from all lawful claims arising by or through Grantor.

This Warranty Deed (Correction Deed) is granted and delivered for no monetary consideration as a re-recording of, and corrects the legal description of, the real estate intended to be conveyed by, the Warranty Deed dated December 22, 2020, by the Grantor to the Grantees, recorded in the real estate records of Blaine County, State of Idaho, on D ecember 28, 2020 under document number 677559.

SCANNED
SEP 15 2021

Dated this 30th day of December, 2020.

GRANTOR:

JOHN FELL STEVENSON

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
) ss.
COUNTY OF Santa Barbara)

On 12/30, 2020, before me, Yesenia Torchia, Notary Public, personally appeared JOHN FELL STEVENSON, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

NOTARY STAMP OR SEAL
(OR OTHER TITLE OR RANK)

YESENIA TORCHIA
Notary Public - California
Santa Barbara County
Commission # 2184425
My Comm. Expires Mar 21, 2021

(signature of notarial officer)
Title (and Rank): Notary Public
My commission expires: 03/21/2021
(month/day/year)

EXHIBIT A

PARCEL 1

A parcel of land situated in Sections 5 & 8, Township 1 South, Range 19 East, Boise Meridian, and being more particularly described as follows:

Commencing at the Northeast Corner of Section 8, witnessed by a Brass Cap on 2" pipe that lies N89°35'27"W, 23.10 feet distance, from which the ¼ corner common to Section 4 & 9 lies N89° 21'23"E, 2648.24 feet distant, and being the TRUE POINT OF BEGINNING;

Thence S00° 12' 00"W, 609.53 Feet;

Thence S84° 31' 17"W, 1287.52 Feet;

Thence S36° 55' 50"E, 702.20 Feet;

Thence S89° 30' 53"W, 1802.28 Feet;

Thence N00° 12' 20"E, 1276.05 Feet;

Thence N00° 04' 57"E, 3314.98 Feet;

Thence S89° 49' 28"E, 2657.89 Feet;

Thence S00° 03' 20"W, 619.79 Feet;

Thence S00° 03' 20"W, 2654.06 Feet, to the TRUE POINT OF BEGINNING

Together with the following described easement:

A 30' strip of land situated in Section 8, Township 1 South, Range 19 East, Boise Meridian, being 15' left and 15' right of the Centerline, of an existing access road, being more particularly described as follows:

Commencing at the Northeast Corner of Section 8, witnessed by a Brass Cap on 2" pipe that lies N89°35'27"W, 23.10 feet distance, from which the ¼ corner common to Section 4 & 9 lies N89° 21'23"E, 2648.24 feet distant; Thence Proceeding S00° 12' 00"W, 1271.50 Feet, along the Easterly boundary of Section 8, to the Centerline intersection of an existing gated access road to the west, and being the TRUE POINT OF BEGINNING;

Thence S89°30' 53"W, 868.65 feet, more or less, to the TRUE POINT OF ENDING

SCANNED
SEP 15 2021

PARCEL 2

A parcel of land situated in Section 3 & 4, Township 1 South, Range 19 East, Boise Meridian, and being more particularly described as follows:

Commencing at the Northeast Corner of Section 8, witnessed by a Brass Cap on 2" pipe that lies N89°35'27"W, 23.10 feet distance, from which the ¼ corner common to Section 4 & 9 lies N89°21'23"E, 2648.24 feet distant; Thence Proceeding N00°03'20"E, 2654.06 Feet, along the Westerly boundary of Section 4, to the West ¼ Corner of Section 4, marked by a 5/8" rebar with Aluminum Cap, and being the TRUE POINT OF BEGINNING;

Thence N00° 03' 20"E, 619.79 Feet,

Thence S89° 41' 52"E, 2170.68 Feet,

Thence S89° 39' 06"E, 2642.67 Feet,

Thence S89° 39' 46"E, 458.25 Feet,

Thence S89° 37' 42"E, 1330.48 Feet,

Thence S00° 09' 59"E, 507.95 Feet,

Thence S89° 42' 13"W, 1327.83 Feet,

Thence S89° 16' 55"W, 2638.46 Feet,

Thence S89° 16' 55"W, 2638.19 Feet, to the TRUE POINT OF BEGINNING

PARCEL 3

A parcel of land situated in Section 4, Township 1 South, Range 19 East, Boise Meridian, and being more particularly described as follows:

Commencing at the Northeast Corner of Section 8, witnessed by a Brass Cap on 2" pipe that lies N89°35'27"W, 23.10 feet distance, from which the ¼ corner common to Section 4 & 9 lies N89° 21'23"E, 2648.24 feet distant, and being the TRUE POINT OF BEGINNING;

Thence N00° 03' 20"E, 2654.06 Feet,

Thence N89° 16' 55"E, 2638.19 Feet,

Thence N89° 16' 55"E, 2638.46 Feet,

Thence S00° 22' 24"E, 1330.36 Feet,

Thence S00° 22' 24"E, 1330.36 Feet,

Thence S89° 21' 23"W, 2648.24 Feet,

Thence S89° 21' 23"W, 2648.24 Feet, to the TRUE POINT OF BEGINNING

PARCEL 4

A parcel of land situated in Section 3, Township 1 South, Range 19 East, Boise Meridian, and being more particularly described as follows:

Commencing at the Northwest Corner of Section 3, being Blaine County GIS control point "1S19E04NE", marked by a ½" rebar with No Cap, from which the Southeast Corner of Section 33, Township 1 North, Range 19 East, lies S89°37'42"E, 2179.21 feet distant; Thence Proceeding S00°27'03"E, 523.47 Feet, along the Westerly boundary of Section 3, to the West ¼ Corner of Section 3, marked by a 5/8" rebar by LS792, and being the TRUE POINT OF BEGINNING;

Thence N89° 42' 13"E, 1327.83 Feet,

Thence N00° 09' 59"W, 507.95 Feet,

Thence S89° 37'42"E, 848.73 Feet,

Thence N89° 52' 46"E, 797.66 Feet,

Thence S30° 36' 00"E, 903.36 Feet,

Thence 397.86 feet along a curve to the left, with a radius of 5829.58 feet, a delta of 3°54'37", a tangent length of 199.01 feet, and a chord length of 397.78 feet that bears S32°32'20"E;

Thence S55° 49' 53"W, 36.30 Feet,

Thence 77.30 feet along a curve to the right, with a radius of 2252.00 feet, a delta of 1°58'00", a tangent length of 38.66 feet, and a chord length of 77.30 feet that bears S26°18'26"E;

Thence S26° 29' 09"E, 20.02 Feet,

Thence 206.55 feet along a curve to the left, with a radius of 2332.00 feet, a delta of 5°04'30", a tangent length of 103.34 feet, and a chord length of 206.49 feet that bears S28°02' 19"E;

Thence S30° 36' 26"E, 383.61 Feet,

Thence 50.48 feet along a curve to the right, with a radius of 1105.59 feet, a delta of 2°36'58", a tangent length of 25.25 feet, and a chord length of 50.48 feet that bears S29°14'45"E;

Thence S00° 01' 39"E, 41.81 Feet,

Thence S89° 40' 28"W, 1322.08 Feet,

Thence S89° 40' 28"W; 1323.02 Feet;

Thence S89° 40' 28"W; 1323.02 Feet;

Thence N00° 22' 24"W, 1330.36 Feet, to the TRUE POINT OF BEGINNING

PARCEL 5

A parcel of land situated in Section 8, Township 1 South, Range 19 East, Boise Meridian, and being more particularly described as follows:

Commencing at the Southeast Corner of Section 8, being Blaine County GIS control point "Horse", witnessed by a Brass Cap on 2" pipe that lies S88°57'57"W, 22.16 feet distance, from which the ¼ corner common to Section 9 & 16 lies N89°36'29"E, 2657.35 feet distant, and being the TRUE POINT OF BEGINNING;

Thence S89° 55' 46"W, 2660.79 Feet,

Thence S89° 56' 20"W, 2650.57 Feet,

Thence N00° 07' 31"E, 2639.72 Feet,

Thence N89° 40' 25"E, 2655.02 Feet,

Thence N89° 53' 48"E, 1330.06 Feet,

Thence S00° 12' 38"W, 1326.31 Feet,

Thence S00° 12' 49" W, 663.24 Feet,

Thence N89° 55' 23"E, 1330.28 Feet,

Thence S00° 12' 18"W, 663.39 Feet, to the TRUE POINT OF BEGINNING

PARCEL 6

A parcel of land situated in Section 8, Township 1 South, Range 19 East, Boise Meridian, and being more particularly described as follows:

Commencing at the Southeast Corner of Section 8, being Blaine County GIS control point "Horse", witnessed by a Brass Cap on 2" pipe that lies S88°57'57"W, 22.16 feet distance, from which the ¼ corner common to Section 9 & 16 lies N89°36'29"E, 2657.35 feet distant; Thence Proceeding N00°12'18"E, 663.39 feet, along the Westerly boundary of Section 9, to a 5/8" rebar, and being the TRUE POINT OF BEGINNING;

Thence S89° 55' 23"W, 1330.28 Feet;

Thence N00° 12' 49"E, 663.24 Feet;

Thence N00° 12' 38"E, 1326.31 Feet;

Thence S89° 53' 48"W, 1330.06 Feet;

Thence N00° 13' 33"E, 1315.81 Feet;

Thence N00° 12' 20"E, 37.79 Feet;

Thence N89° 30' 53"E, 2087.77 Feet;

Thence S03° 54' 56"E, 476.56 Feet;

Thence S46° 52' 56"W, 129.64 Feet;

Thence S07° 18' 31"W, 240.87 Feet;

Thence S50° 38' 49"E, 592.48 Feet;

Thence S86° 11' 46"E, 202.74 Feet;

Thence S00° 12' 00"E, 174.35 Feet;

Thence S00° 12' 18"W, 1990.17 Feet, to the TRUE POINT OF BEGINNING

PARCEL 7

A parcel of land situated in Section 9, Township 1 South, Range 19 East, Boise Meridian, and being more particularly described as follows:

Commencing at the Northeast Corner of Section 8, witnessed by a Brass Cap on 2" pipe that lies N89°35'27'W, 23.10 feet distance, from which the ¼ corner common to Section 4 & 9 lies N89° 21'23"E, 2648.24 feet distant, and being the TRUE POINT OF BEGINNING;

Thence N89° 21'23"E, 2648.24 Feet;

Thence N89° 21' 23"E, 2648.24 Feet;

Thence S00° 04' 12"E, 1986.64 Feet;

Thence S89° 44' 43"W, 206.56 Feet;

Thence 1962.26 feet along a non-tangential curve to the right, with a radius of 1298.00 feet, a delta of 86°37'03", a tangent length of 1223.55 feet, and a chord length of 1780.67 feet that bears S73°56'49"W;

Thence S89° 41' 17"W, 1985.83 feet;

Thence 970.79 feet along a curve to the right, with a radius of 1265.00 feet, a delta of 43°58' 13", a tangent of 510.71 feet, and a chord length of 947.14 feet that bears N68°00'54"W;

Thence S87° 36' 41"W, 524.49 Feet;

Thence N00° 12' 00"E, 1489.03 Feet;

Thence N00° 12' 00"E, 609.53 Feet, to the TRUE POINT OF BEGINNING

PARCEL 8

A parcel of land situated in Section 10, Township 1 South, Range 19 East, Boise Meridian, and being more particularly described as follows:

Commencing at the Center 1/4 Corner of Section 10, being an Aluminum Cap on 5/8" Rebar, from which the Northwest Corner of the Southwest Quarter of the Northeast Quarter of Section 10 lies N00°06'49"W, 1328.32 feet distant, and being the TRUE POINT OF BEGINNING;

Thence N00° 06' 49"W, 1328.32 Feet,

Thence N89° 42' 46"E, 1286.69 Feet,

Thence N00° 11' 27"W, 1329.68 Feet,

Thence N89° 37' 50"E, 33.14 Feet,

Thence S00° 11' 03"E, 1329.90 Feet,

Thence S00° 11' 03"E, 1329.90 Feet,

Thence S89° 47' 20"W, 1321.31 Feet, to the TRUE POINT OF BEGINNING

EXHIBIT B

Water rights:

37-115F

37-501B

37-501C

37-590B

37-597B

37-2502

37-577K

37-2568

37-804

37-11830

37-2581

37-2599

37-2604

37-2616

37-7758

37-20635

37-20637

37-20639

37-20641

37-20643

37-20645

37-20647

37-20649

37-20651

Instrument # 671556
HAILEY, BLAINE, IDAHO
08-05-2020 12:21:11 PM No. of Pages: 10
Recorded for: BLAINE COUNTY TITLE
JOLYNN DRAGE Fee: $15.00
Ex-Officio Recorder Deputy: JB
Electronically Recorded by Simplifile

This document being re-recorded to correct the verbiage of the deed.

Instrument # 668736
HAILEY, BLAINE, IDAHO
04-30-2020 4:33:54 PM No. of Pages: 8
Recorded for: BLAINE COUNTY TITLE
JOLYNN DRAGE Fee: $15.00
Ex-Officio Recorder Deputy: CWB
Electronically Recorded by Simplifile

BCT
BLAINE COUNTY TITLE

QUITCLAIM DEED

THIS INDENTURE, made this 28 day of April, 2020, between

Thomas M. O'Gara, Trustee of the Restatement of The Thomas O'Gara Family Trust dated July 8, 1982, as amended, A Revocable Living Trust, as **GRANTOR** and

John Fell Stevenson, a married man as his sole and separate property and Belle Ranch, LLC, an Idaho limited liability company, as **GRANTEE(S)**

whose current address is 36 Hillside Rd. Bellevue, ID 83313.

WITNESS, that said Grantor(s), for and in consideration in lawful money of the United States of America, in hand paid by the Grantee, the receipt whereof is hereby acknowledged, does by these premises remise, release and forever **QUITCLAIM ANY UNDIVIDED 55% INTEREST**, unto the said Grantee(s) and to its heirs and assigns the following **Water Rights: 37-115F, 37-501B, 37-501C, 37-590B, 37-597B, 37-2502, 37-577K, 37-2568, 37-804, 37-11830, 37-2581, 37-2599, 37-2604, 37-2616, 37-7758, 37-20635, 37-20637, 37-20639, 37-20641, 37-20643, 37-20645, 37-20647, 37-20649, 37-20651** appurtenant to that certain lot, piece or parcel of land, bounded and particularly described as follows, to wit:

SEE EXHIBIT "A" ATTACHED HERETO

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

TO HAVE AND TO HOLD, All and singular the said premises, together with the appurtenances, unto the Grantee and to its heirs and assigns forever.

IN WITNESS WHEREOF, the grantor(s) has executed this deed on the date set forth above.

THE THOMAS O'GARA FAMILY TRUST DATED JULY 8, 1982, AS AMENDED, A REVOCABLE LIVING TRUST

Thomas M. O'Gara
Trustee

Electronically recorded — Do not remove the county stamped first page as it is now incorporated as part of the original document.

RECEIVED AUG 1 0 2020

This document being re-recorded to correct the verbiage of the deed.

Instrument # 668736
HAILEY, BLAINE, IDAHO
04-30-2020 4:33:54 PM No. of Pages: 8
Recorded for: BLAINE COUNTY TITLE
JOLYNN DRAGE Fee: $15.00
Ex-Officio Recorder Deputy: GWB
Electronically Recorded by Simplifile

BCT
BLAINE COUNTY TITLE

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John Fell Stevenson, a married man as his sole and separate property and Belle Ranch, LLC, an Idaho limited liability company, as **GRANTEE(S)**

whose current address is 36 Hillside Rd. Bellevue, ID 83313.

WITNESS, that said Grantor(s), for and in consideration in lawful money of the United States of America, in hand paid by the Grantee, the receipt whereof is hereby acknowledged, does by these premises remise, release and forever **QUITCLAIM AN UNDIVIDED 55% INTEREST**, unto the said Grantee(s) and to its heirs and assigns the following **Water Rights: 37-115F, 37-501B, 37-501C, 37-590B, 37-597B, 37-2502, 37-577K, 37-2568, 37-804, 37-11830, 37-2581, 37-2599, 37-2604, 37-2616, 37-7758, 37-20635, 37-20637, 37-20639, 37-20641, 37-20643, 37-26045, 37-20647, 37-20649, 37-20651** appurtenant to that certain lot, piece or parcel of land, bounded and particularly described as follows, to wit:

SEE EXHIBIT "A" ATTACHED HERETO

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

TO HAVE AND TO HOLD, All and singular the said premises, together with the appurtenances, unto the Grantee and to its heirs and assigns forever.

IN WITNESS WHEREOF, the grantor(s) has executed this deed on the date set forth above.

THE THOMAS O'GARA FAMILY TRUST DATED JULY 8, 1982, AS AMENDED, A REVOCABLE LIVING TRUST

Thomas M. O'Gara
Trustee

Electronically recorded - Do not remove the county stamped first page as it is now incorporated as part of the original document

This document being re-recorded to correct the verbiage of the deed.

Instrument # 668736
HAILEY, BLAINE, IDAHO
04-30-2020 4:33:54 PM No. of Pages: 8
Recorded for: BLAINE COUNTY TITLE
JOLYNN DRAGE Fee: $15.00
Ex-Officio Recorder Deputy: GWB
Electronically Recorded by Simplifile

BCT
BLAINE COUNTY TITLE

QUITCLAIM DEED

THIS INDENTURE, made this 28 day of April, 2020, between

Thomas M. O'Gara, Trustee of the Restatement of The Thomas O'Gara Family Trust dated July 8, 1982, as amended, A Revocable Living Trust, as **GRANTOR** and

John Fell Stevenson, a married man as his sole and separate property and Belle Ranch, LLC, an Idaho limited liability company, as **GRANTEE(S)**

whose current address is 36 Hillside Rd. Bellevue, ID 83313.

WITNESS, that said Grantor(s), for and in consideration in lawful money of the United States of America, in hand paid by the Grantee, the receipt whereof is hereby acknowledged, does by these premises remise, release and forever **QUITCLAIM AN UNDIVIDED 55% INTEREST**, unto the said Grantee(s) and to its heirs and assigns the following **Water Rights: 37-115F, 37-501B, 37-501C, 37-590B, 37-597B, 37-2502, 37-577K, 37-2568, 37-804, 37-11830, 37-2581, 37-2599, 37-2604, 37-2616, 37-7758, 37-20635, 37-20637, 37-20639, 37-20641, 37-20643, 37-26045, 37-20647, 37-20649, 37-20651** appurtenant to that certain lot, piece or parcel of land, bounded and particularly described as follows, to wit:

SEE EXHIBIT "A" ATTACHED HERETO

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

TO HAVE AND TO HOLD, All and singular the said premises, together with the appurtenances, unto the Grantee and to its heirs and assigns forever.

IN WITNESS WHEREOF, the grantor(s) has executed this deed on the date set forth above.

THE THOMAS O'GARA FAMILY TRUST DATED JULY 8, 1982, AS AMENDED, A REVOCABLE LIVING TRUST

Thomas M. O'Gara
Trustee

State of California
County of Los Angeles

This record was acknowledged before me on 28 day of April, 2020, by Thomas M. O'Gara, Trustee of the Thomas O'Gara Family Trust dated July 8, 1982, as amended, a Revocable Living Trust.

Notary Public Jessica Segura
My Commission Expires: May 22, 2020

(STAMP)

JESSICA SEGURA
Notary Public - California
Los Angeles County
Commission # 2164215
My Comm. Expires May 22, 2020

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1

A parcel of land situated in Sections 5 & 8, Township 1 South, Range 19 East, Boise Meridian, and being more particularly described as follows:

Commencing at the Northeast Corner of Section 8, witnessed by a Brass Cap on 2" pipe that lies N89°35'27"W, 23.10 feet distance, from which the ¼ corner common to Section 4 & 9 lies N89° 21'23"E, 2648.24 feet distant, and being the TRUE POINT OF BEGINNING;

Thence S00° 12' 00"W, 609.53 Feet;

Thence S84° 31' 17"W, 1287.52Feet;

Thence S36° 55' 50"E, 702.20 Feet;

Thence S89° 30' 53"W, 1802.28 Feet;

Thence N00° 12' 20"E, 1276.05 Feet;

Thence N00° 04' 57"E, 3314.98 Feet;

Thence S89° 49' 28"E, 2657.89 Feet;

Thence S00° 03' 20"W, 619.79 Feet;

Thence S00° 03' 20"W, 2654.06 Feet, to the TRUE POINT OF BEGINNING

Together with the following described easement:

A 30' strip of land situated in Section 8, Township 1 South, Range 19 East, Boise Meridian, being 15' left and 15' right of the Centerline, of an existing access road, being more particularly described as follows:

Commencing at the Northeast Corner of Section 8, witnessed by a Brass Cap on 2" pipe that lies N89°35'27"W, 23.10 feet distance, from which the ¼ corner common to Section 4 & 9 lies N89° 21'23"E, 2648.24 feet distant; Thence Proceeding S00° 12' 00"W, 1271.50 Feet, along the Easterly boundary of Section 8, to the Centerline intersection of an existing gated access road to the west, and being the TRUE POINT OF BEGINNING;

Thence S89°30'53"W, 868.65 feet, more or less, to the TRUE POINT OF ENDING

PARCEL 2

A parcel of land situated in Section 3 & 4, Township 1 South, Range 19 East, Boise Meridian, and being more particularly described as follows:

Commencing at the Northeast Corner of Section 8, witnessed by a Brass Cap on 2" pipe that lies N89°35'27"W, 23.10 feet distance, from which the ¼ corner common to Section 4 & 9 lies N89° 21'23"E, 2648.24 feet distant; Thence Proceeding N00°03'20"E, 2654.06 Feet, along the Westerly boundary of Section 4, to the West ¼ Corner of Section 4, marked by a 5/8" rebar with Aluminum Cap, and being the TRUE POINT OF BEGINNING;

Thence N00° 03' 20"E, 619.79 Feet,

Thence S89° 41' 52"E, 2170.68 Feet,

Thence S89° 39' 06"E, 2642.67 Feet,

Thence S89° 39' 46"E, 458.25 Feet,

Thence S89° 37' 42"E, 1330.48 Feet,

Thence S00° 09' 59"E, 507.95 Feet,

Thence S89° 42' 13"W, 1327.83 Feet,

Thence S89° 16' 55"W, 2638.46 Feet,

Thence S89° 16' 55"W, 2638.19 Feet, to the TRUE POINT OF BEGINNING

PARCEL 3

A parcel of land situated in Section 4, Township 1 South, Range 19 East, Boise Meridian, and being more particularly described as follows:

Commencing at the Northeast Corner of Section 8, witnessed by a Brass Cap on 2" pipe that lies N89°35'27"W, 23.10 feet distance, from which the ¼ corner common to Section 4 & 9 lies N89° 21'23"E, 2648.24 feet distant, and being the TRUE POINT OF BEGINNING;

Thence N00° 03' 20"E, 2654.06 Feet,

Thence N89° 16' 55"E, 2638.19 Feet,

Thence N89° 16' 55"E, 2638.46 Feet,

Thence S00° 22' 24"E, 1330.36 Feet,

Thence S00° 22' 24"E, 1330.36 Feet,

Thence S89° 21' 23"W, 2648.24 Feet,

Thence S89° 21' 23"W, 2648.24 Feet, to the TRUE POINT OF BEGINNING

PARCEL 4

A parcel of land situated in Section 3, Township 1 South, Range 19 East, Boise Meridian, and being more particularly described as follows:

Commencing at the Northwest Corner of Section 3, being Blaine County GIS control point "1S19E04NE", marked by a ½" rebar with No Cap, from which the Southeast Corner of Section 33, Township 1 North, Range 19 East, lies S89°37'42"E, 2179.21 feet distant; Thence Proceeding S00°27'03"E, 523.47 Feet, along the Westerly boundary of Section 3, to the West ¼ Corner of Section 3, marked by a 5/8" rebar by LS792, and being the TRUE POINT OF BEGINNING;

Thence N89° 42' 13"E, 1327.83 Feet,

Thence N00° 09' 59"W, 507.95 Feet,

Thence S89° 37' 42"E, 848.73 Feet,

Thence N89° 52' 46"E, 797.66 Feet,

Thence S30° 36' 00"E, 903.36 Feet,

Thence 397.86 feet along a curve to the left, with a radius of 5829.58 feet, a delta of 3°54'37", a tangent length of 199.01 feet, and a chord length of 397.78 feet that bears S32°32'20"E;

Thence S55° 49' 53"W, 36.30 Feet,

Thence 77.30 feet along a curve to the right, with a radius of 2252.00 feet, a delta of 1°58'00", a tangent length of 38.66 feet, and a chord length of 77.30 feet that bears S26°18'26"E;

Thence S26° 29' 09"E, 20.02 Feet,

Thence 206.55 feet along a curve to the left, with a radius of 2332.00 feet, a delta of 5°04'30", a tangent length of 103.34 feet, and a chord length of 206.49 feet that bears S28°02'19"E;

Thence S30° 36' 26"E, 383.61 Foot,

Thence 50.48 feet along a curve to the right, with a radius of 1105.59 feet, a delta of 2°36'58", a tangent length of 25.25 feet, and a chord length of 50.48 feet that bears S29°14'45"E;

Thence S00° 01' 39"E, 41.81 Feet,

Thence S89° 40' 28"W, 1322.08 Feet,

Thence S89° 40' 28"W, 1323.02 Feet,

Thence S89° 40' 28"W, 1323.02 Feet,

Thence N00° 22' 24"W, 1330.36 Feet, to the TRUE POINT OF BEGINNING

PARCEL 5

A parcel of land situated in Section 8, Township 1 South, Range 19 East, Boise Meridian, and being more particularly described as follows:

Commencing at the Southeast Corner of Section 8, being Blaine County GIS control point "Horse", witnessed by a Brass Cap on 2" pipe that lies S88°57'57"W, 22.16 feet distance, from which the ¼ corner common to Section 9 & 16 lies N89°36'29"E, 2657.35 feet distant, and being the TRUE POINT OF BEGINNING;

Thence S89° 55' 46"W, 2660.79 Feet,

Thence S89° 56' 20"W, 2650.57 Feet,

Thence N00° 07' 31"E, 2639.72 Feet,

Thence N89° 40' 25"E, 2655.02 Feet,

Thence N89° 53' 48"E, 1330.06 Feet,

Thence S00° 12' 38"W, 1326.31 Feet,

Thence S00° 12' 49"W, 663.24 Feet,

Thence N89° 55' 23"E, 1330.28 Feet,

Thence S00° 12' 18"W, 663.39 Feet, to the TRUE POINT OF BEGINNING

PARCEL 7

A parcel of land situated in Section 9, Township 1 South, Range 19 East, Boise Meridian, and being more particularly described as follows:

Commencing at the Northeast Corner of Section 8, witnessed by a Brass Cap on 2" pipe that lies N89°35'27"W, 23.10 feet distance, from which the ¼ corner common to Section 4 & 9 lies N89° 21'23"E, 2648.24 feet distant, and being the TRUE POINT OF BEGINNING;

Thence N89° 21' 23"E, 2648.24 Feet;

Thence N89° 21' 23"E, 2648.24 Feet;

Thence S00° 04' 12"E, 1986.64 Feet;

Thence S89° 44' 43"W, 206.56 Feet;

Thence 1962.26 feet along a non-tangential curve to the right, with a radius of 1298.00 feet, a delta of 86°37'03", a tangent length of 1223.55 feet, and a chord length of 1780.67 feet that bears S73°56'49"W;

Thence S89° 41' 17"W, 1985.83 feet;

Thence 970.79 feet along a curve to the right, with a radius of 1265.00 feet, a delta of 43°58'13", a tangent of 510.71 feet, and a chord length of 947.14 feet that bears N68°00'54"W;

Thence S87° 36' 41"W,524.49 Feet;

Thence N00° 12' 00"E, 1489.03 Feet;

Thence N00° 12' 00"E, 609.53 Feet, to the TRUE POINT OF BEGINNING

PARCEL 8

A parcel of land situated in Section 10, Township 1 South, Range 19 East, Boise Meridian, and being more particularly described as follows:

Commencing at the Center 1/4 Corner of Section 10, being an Aluminum Cap on 5/8" Rebar, from which the Northwest Corner of the Southwest Quarter of the Northeast Quarter of Section 10 lies N00°06'49"W, 1328.32 feet distant, and being the TRUE POINT OF BEGINNING;

Thence N00° 06' 49"W, 1328.32 Feet,

Thence N89° 42' 46"E, 1286.69 Feet,

Thence N00° 11' 27"W, 1329.68 Feet,

Thence N89° 37' 50"E, 33.14 Feet,

Thence S00° 11' 03"E, 1329.90 Feet,

Thence S00° 11' 03"E, 1329.90 Feet,

Thence S89° 47' 20"W, 1321.31 Feet, to the TRUE POINT OF BEGINNING

Instrument # 668735
HAILEY, BLAINE, IDAHO
04-30-2020 4:33:54 PM No. of Pages: 8
Recorded for: BLAINE COUNTY TITLE
JOLYNN DRAGE Fee: $15.00
Ex-Officio Recorder Deputy: GWB
Electronically Recorded by Simplifile

BCT
BLAINE COUNTY TITLE

WARRANTY DEED

For Value Received

Thomas M. O'Gara, Trustee of the Restatement of The Thomas O'Gara Family Trust dated July 8, 1982, as amended, A Revocable Living Trust,

the Grantor, hereby grants, bargains, sells, conveys and warrants unto

John Fell Stevenson, a married man as his sole and separate property and Belle Ranch, LLC, an Idaho limited liability company

the Grantee, whose current address is: 36 Hillside Ranch Rd., Bellevue, ID 83313

the following described premises, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO

SUBJECT TO: Current General Taxes, a lien in the process of assessment, not yet due or payable. Easements, restrictions, reservations, provisions of record, and assessments, if any.

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 to and those made, suffered or done by the Grantee; and subject to all existing patent reservations; restrictions in railroad deeds of record; easements and rights of way established and of record; protective covenants of record; zoning ordinances and applicable building codes, use restrictions, ordinances, laws and regulations of any governmental unit; 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 this 28 day of April, 2020.

THE THOMAS O'GARA FAMILY TRUST DATED JULY 8, 1982, AS AMENDED, A REVOCABLE LIVING TRUST

Thomas M. O'Gara
Trustee

State of California
County of Los Angeles

This record was acknowledged before me on 28 day of April, 2020, by Thomas M. O'Gara, as the Trustee(s) of the Restatement of The Thomas O'Gara Family Trust dated July 8, 1982, as amended, A Revocable Living Trust.

(STAMP)

Notary Public Jessica Segura
My Commission Expires: 05/22/20

JESSICA SEGURA
Notary Public - California
Los Angeles County
Commission # 2154215
My Comm. Expires May 22, 2020

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1

A parcel of land situated in Sections 5 & 8, Township 1 South, Range 19 East, Boise Meridian, and being more particularly described as follows:

Commencing at the Northeast Corner of Section 8, witnessed by a Brass Cap on 2" pipe that lies N89°35'27"W, 23.10 feet distance, from which the ¼ corner common to Section 4 & 9 lies N89° 21'23"E, 2648.24 feet distant, and being the TRUE POINT OF BEGINNING;

Thence S00° 12' 00"W, 609.53 Feet;

Thence S84° 31' 17"W, 1287.52Feet;

Thence S36° 55' 50"E, 702.20 Feet;

Thence S89° 30' 53"W, 1802.28 Feet;

Thence N00° 12' 20"E, 1276.05 Feet;

Thence N00° 04' 57"E, 3314.98 Feet;

Thence S89° 49' 28"E, 2657.89 Feet;

Thence S00° 03' 20"W, 619.79 Feet;

Thence S00° 03' 20"W, 2654.06 Feet, to the TRUE POINT OF BEGINNING

Together with the following described easement:

A 30' strip of land situated in Section 8, Township 1 South, Range 19 East, Boise Meridian, being 15' left and 15' right of the Centerline, of an existing access road, being more particularly described as follows:

Commencing at the Northeast Corner of Section 8, witnessed by a Brass Cap on 2" pipe that lies N89°35'27"W, 23.10 feet distance, from which the ¼ corner common to Section 4 & 9 lies N89° 21'23"E, 2648.24 feet distant; Thence Proceeding S00° 12' 00"W, 1271.50 Feet, along the Easterly boundary of Section 8, to the Centerline intersection of an existing gated access road to the west, and being the TRUE POINT OF BEGINNING;

Thence S89°30'53"W, 868.65 feet, more or less, to the TRUE POINT OF ENDING

PARCEL 2

A parcel of land situated in Section 3 & 4, Township 1 South, Range 19 East, Boise Meridian, and being more particularly described as follows:

Commencing at the Northeast Corner of Section 8, witnessed by a Brass Cap on 2" pipe that lies N89°35'27"W, 23.10 feet distance, from which the ¼ corner common to Section 4 & 9 lies N89° 21'23"E, 2648.24 feet distant; Thence Proceeding N00°03'20"E, 2654.06 Feet, along the Westerly boundary of Section 4, to the West ¼ Corner of Section 4, marked by a 5/8" rebar with Aluminum Cap, and being the TRUE POINT OF BEGINNING;

Thence N00° 03' 20"E, 619.79 Feet,

Thence S89° 41' 52"E, 2170.68 Feet,

Thence S89° 39' 06"E, 2642.67 Feet,

Thence S89° 39' 46"E, 458.25 Feet,

Thence S89° 37' 42"E, 1330.48 Feet,

Thence S00° 09' 59"E, 507.95 Feet,

Thence S89° 42' 13"W, 1327.83 Feet,

Thence S89° 16' 55"W, 2638.46 Feet,

Thence S89° 16' 55"W, 2638.19 Feet, to the TRUE POINT OF BEGINNING

PARCEL 3

A parcel of land situated in Section 4, Township 1 South, Range 19 East, Boise Meridian, and being more particularly described as follows:

Commencing at the Northeast Corner of Section 8, witnessed by a Brass Cap on 2" pipe that lies N89°35'27"W, 23.10 feet distance, from which the ¼ corner common to Section 4 & 9 lies N89° 21'23"E, 2648.24 feet distant, and being the TRUE POINT OF BEGINNING;

Thence N00° 03' 20"E, 2654.06 Feet,

Thence N89° 16' 55"E, 2638.19 Feet,

Thence N89° 16' 55"E, 2638.46 Feet,

Thence S00° 22' 24"E, 1330.36 Feet,

Thence S00° 22' 24"E, 1330.36 Feet,

Thence S89° 21' 23"W, 2648.24 Feet,

Thence S89° 21' 23"W, 2648.24 Feet, to the TRUE POINT OF BEGINNING

PARCEL 4

A parcel of land situated in Section 3, Township 1 South, Range 19 East, Boise Meridian, and being more particularly described as follows:

Commencing at the Northwest Corner of Section 3, being Blaine County GIS control point "1S19E04NE", marked by a ½" rebar with No Cap, from which the Southeast Corner of Section 33, Township 1 North, Range 19 East, lies S89°37'42"E, 2179.21 feet distant; Thence Proceeding S00°27'03"E, 523.47 Feet, along the Westerly boundary of Section 3, to the West ¼ Corner of Section 3, marked by a 5/8" rebar by LS792, and being the TRUE POINT OF BEGINNING;

Thence N89° 42' 13"E, 1327.83 Feet,

Thence N00° 09' 59"W, 507.95 Feet,

Thence S89° 37' 42"E, 848.73 Feet,

Thence N89° 52' 46"E, 797.66 Feet,

Thence S30° 36' 00"E, 903.36 Feet,

Thence 397.86 feet along a curve to the left, with a radius of 5829.58 feet, a delta of 3°54'37", a tangent length of 199.01 feet, and a chord length of 397.78 feet that bears S32°32'20"E;

Thence S55° 49' 53"W, 36.30 Feet,

Thence 77.30 feet along a curve to the right, with a radius of 2252.00 feet, a delta of 1°58'00", a tangent length of 38.66 feet, and a chord length of 77.30 feet that bears S26°18'26"E;

Thence S26° 29' 09"E, 20.02 Feet,

Thence 206.55 feet along a curve to the left, with a radius of 2332.00 feet, a delta of 5°04'30", a tangent length of 103.34 feet, and a chord length of 206.49 feet that bears S28°02'19"E;

Thence S30° 36' 26"E, 383.61 Feet,

Thence 50.48 feet along a curve to the right, with a radius of 1105.59 feet, a delta of 2°36'58", a tangent length of 25.25 feet, and a chord length of 50.48 feet that bears S29°14'45"E;

Thence S00° 01' 39"E, 41.81 Feet,

Thence S89° 40' 28"W, 1322.08 Feet,

Thence S89° 40' 28"W, 1323.02 Feet,

Thence S89° 40' 28"W, 1323.02 Feet,

Thence N00° 22' 24"W, 1330.36 Feet, to the TRUE POINT OF BEGINNING

PARCEL 5

A parcel of land situated in Section 8, Township 1 South, Range 19 East, Boise Meridian, and being more particularly described as follows:

Commencing at the Southeast Corner of Section 8, being Blaine County GIS control point "Horse", witnessed by a Brass Cap on 2" pipe that lies S88°57'57"W, 22.16 feet distance, from which the ¼ corner common to Section 9 & 16 lies N89°36'29"E, 2657.35 feet distant, and being the TRUE POINT OF BEGINNING;

Thence S89° 55' 46"W, 2660.79 Feet,

Thence S89° 56' 20"W, 2650.57 Feet,

Thence N00° 07' 31"E, 2639.72 Feet,

Thence N89° 40' 25"E, 2655.02 Feet,

Thence N89° 53' 48"E, 1330.06 Feet,

Thence S00° 12' 38"W, 1326.31 Feet,

Thence S00° 12' 49"W, 663.24 Feet,

Thence N89° 55' 23"E, 1330.28 Feet,

Thence S00° 12' 18"W, 663.39 Feet, to the TRUE POINT OF BEGINNING

PARCEL 7

A parcel of land situated in Section 9, Township 1 South, Range 19 East, Boise Meridian, and being more particularly described as follows:

Commencing at the Northeast Corner of Section 8, witnessed by a Brass Cap on 2" pipe that lies N89°35'27"W, 23.10 feet distance, from which the ¼ corner common to Section 4 & 9 lies N89° 21'23"E, 2648.24 feet distant, and being the TRUE POINT OF BEGINNING;

Thence N89° 21' 23"E, 2648.24 Feet;

Thence N89° 21' 23"E, 2648.24 Feet;

Thence S00° 04' 12"E, 1986.64 Feet;

Thence S89° 44' 43"W, 206.56 Feet;

Thence 1962.26 feet along a non-tangential curve to the right, with a radius of 1298.00 feet, a delta of 86°37'03", a tangent length of 1223.55 feet, and a chord length of 1780.67 feet that bears S73°56'49"W;

Thence S89° 41' 17"W, 1985.83 feet;

Thence 970.79 feet along a curve to the right, with a radius of 1265.00 feet, a delta of 43°58'13", a tangent of 510.71 feet, and a chord length of 947.14 feet that bears N68°00'54"W;

Thence S87° 36' 41"W,524.49 Feet;

Thence N00° 12' 00"E, 1489.03 Feet;

Thence N00° 12' 00"E, 609.53 Feet, to the TRUE POINT OF BEGINNING

PARCEL 8

A parcel of land situated in Section 10, Township 1 South, Range 19 East, Boise Meridian, and being more particularly described as follows:

Commencing at the Center 1/4 Corner of Section 10, being an Aluminum Cap on 5/8" Rebar, from which the Northwest Corner of the Southwest Quarter of the Northeast Quarter of Section 10 lies N00°06'49"W, 1328.32 feet distant, and being the TRUE POINT OF BEGINNING;

Thence N00° 06' 49"W, 1328.32 Feet,

Thence N89° 42' 46"E, 1286.69 Feet,

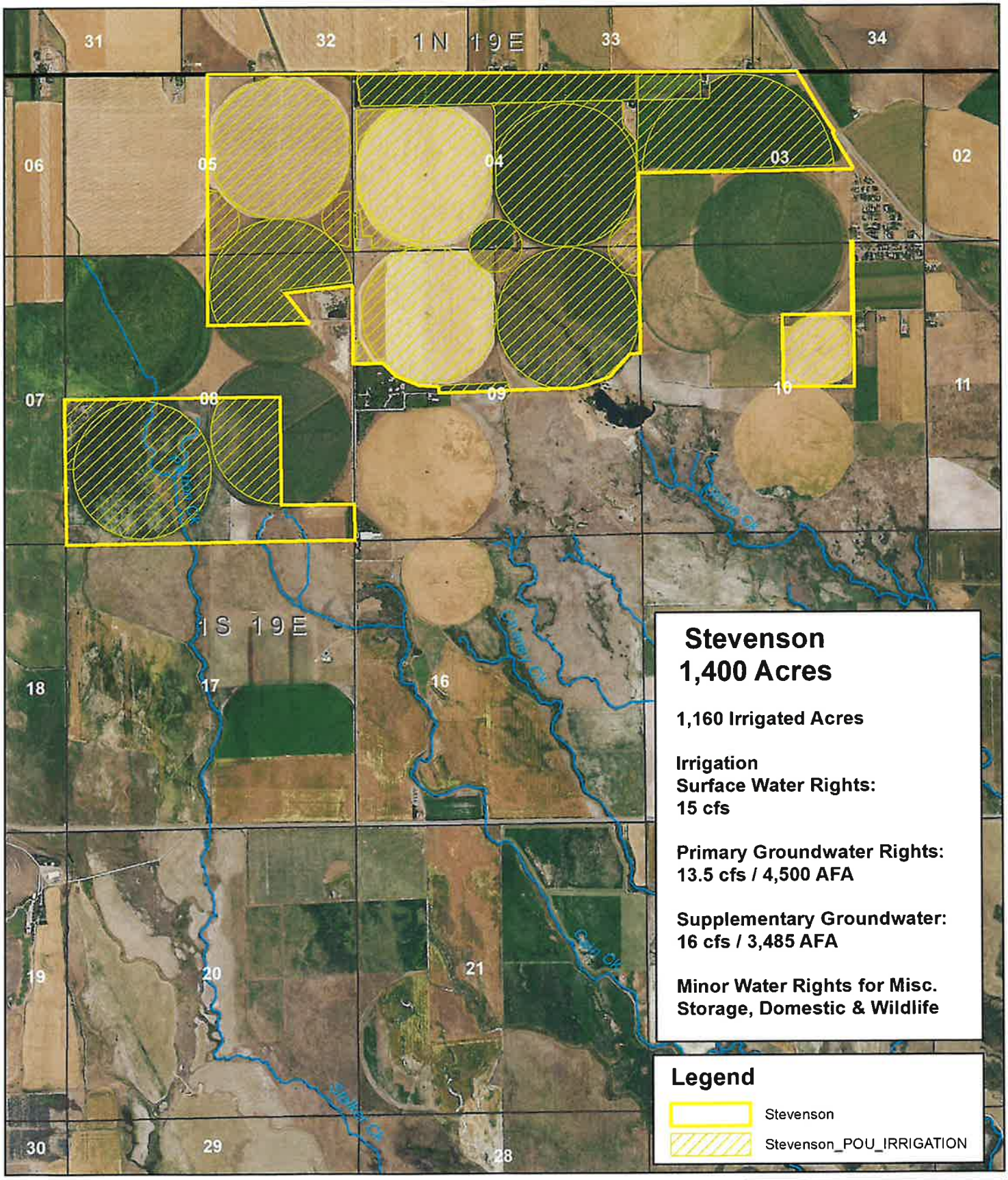
Thence N00° 11' 27"W, 1329.68 Feet,

Thence N89° 37' 50"E, 33.14 Feet,

Thence S00° 11' 03"E, 1329.90 Feet,

Thence S00° 11' 03"E, 1329.90 Feet,

Thence S89° 47' 20"W, 1321.31 Feet, to the TRUE POINT OF BEGINNING



Silver Spring Ranch

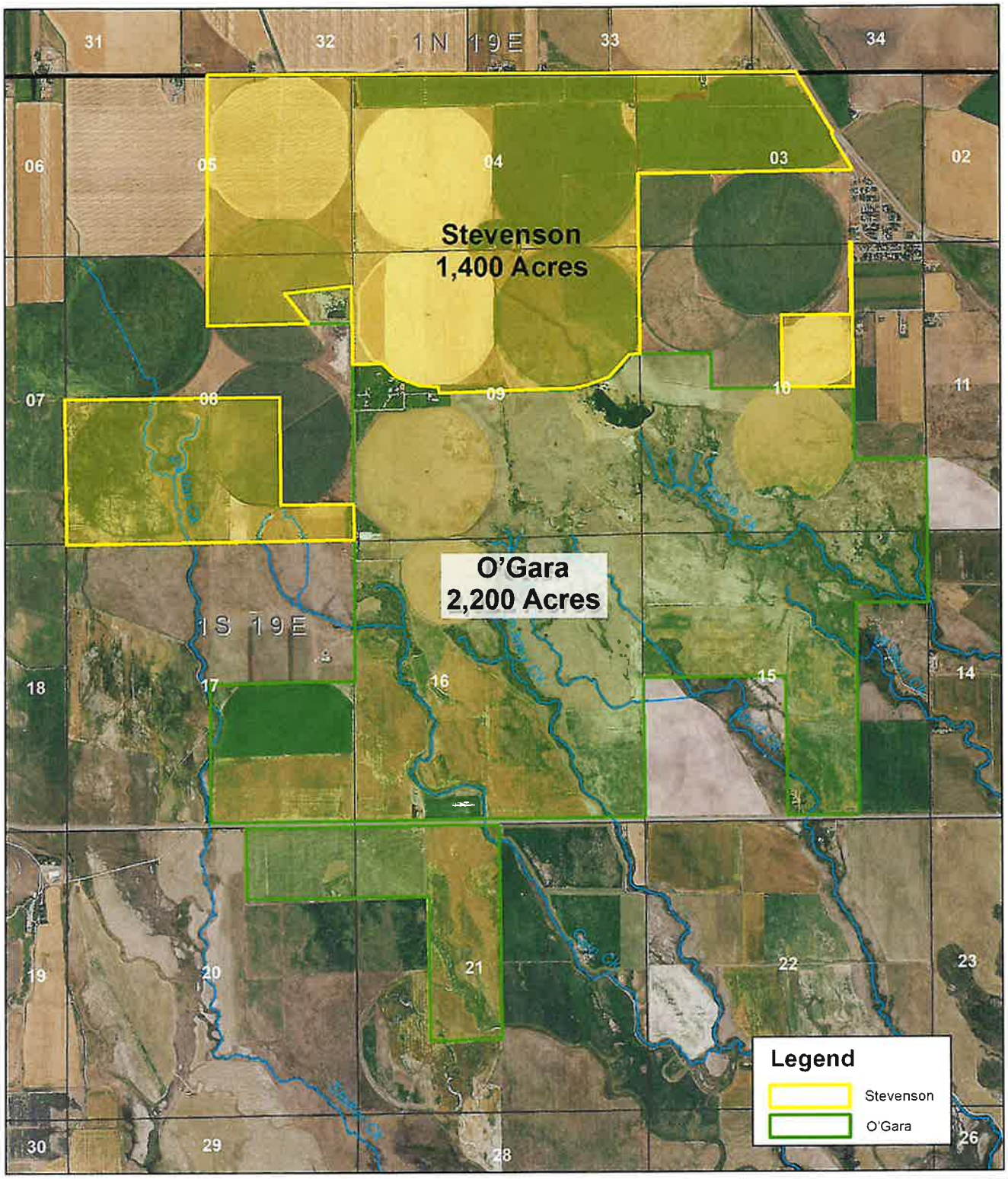
Proposed Stevenson Property

N

0 .5 1
Miles

Ecosystem Sciences, LLC
Science Design Planning

Disclaimers - This map (or data product) is for illustration purposes only. It is not intended to be used for description, conveyance, authoritative definition of legal boundary, or property title. This is not a survey product. Users are encouraged to examine the documentation or metadata associated with the data on which this map is based for information related to its accuracy, currentness, and limitations.



Silver Spring Ranch

Division of Property

N

0 .5 1
Miles

Ecosystem Sciences, LLC
Science Design Planning

Disclaimers - This map (or data product) is for illustration purposes only. It is not intended to be used for description, conveyance, authoritative definition of legal boundary or property title. This is not a survey product. Users are encouraged to examine the documentation or metadata associated with the data on which this map is based for information related to its accuracy, currentness, and limitations.

MEMORANDUM

Date: December 2, 2019

To: Thomas M. O'Gara Family Trust water rights file

From: Jim Bitzenburg

Re: Updating the Irrigated Acres Shape (206 map) for the O'Gara irrigation rights

---

Today I updated the 206 shape for the Thomas M. O'Gara irrigation rights located in the Bellevue Triangle, based on the map and shapefile provided by Ecosystem Sciences, LLC. See letter from Ecosystem Sciences, LLC dated November 11, 2019. The place of use shape was updated for the following rights:

> 37-115F, 37-501B, 37-501C, 37-577K, 37-590B, 37-597B, 37-804, 37-2502, 37-2568, 37-2581, 37-2599, 37-2604, 37-2616, 37-7758, 37-11830, 37-20635, 37-20637, 37-20639, 37-20641, 37-20643, 37-20645, 37-20647, 37-20649, and 37-20651

RECEIVED
NOV 21 2019
DEPT OF WATER RESOURCES
SOUTHERN REGION

Ecosystem Sciences, LLC

Ecosystem Sciences I 202 N 9th Street, Suite 400 Boise, ID 83702 I Phone 208.383.0226 I Fax 208.368.0184 I ecosystemsciences.com

To: Idaho Department of Water Resources
Southern Regional Office
650 Addison Ave W Ste. 500
Twin Falls ID 83301-5858

Date: November 11, 2019

RE: O'Gara Irrigation Map POU

To Whom it May Concern:

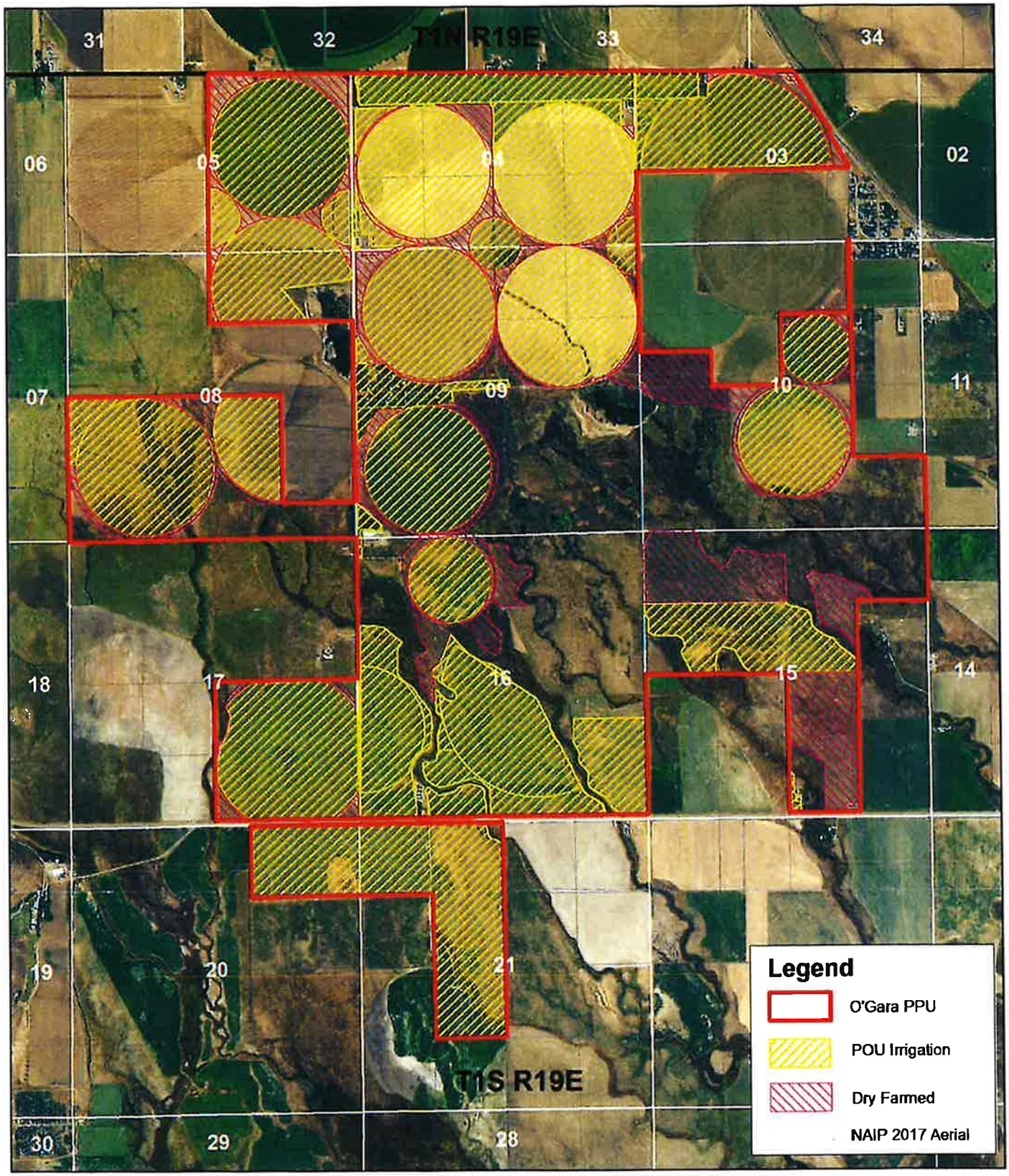
Enclosed with this letter is a map outlining the irrigation POU within the identified PPU for the Thomas M. O'Gara Family Trust water rights. The attached map and aerial photo identifies properties irrigated, as well as properties dry farmed. Notification of the irrigation area is part of the condition required of Transfer No. 80114. Electronic shapefiles are available for the POU and PPU illustrated on the enclosed map. Please contact me for a copy of the shapefiles should those be required.

If you have any further questions, please do not hesitate to contact me.

Sincerely,

Zach Hill
Ecosystem Sciences
Email: zthorne@ecosystemsciences.com
Ph: 208 383 0226

cc: Thomas M. O'Gara
Brian Barsotti



O'Gara - Silver Spring Ranch

N

Place of Use - Irrigation and System

Allowed Irrigation = 2,119.9 Acres

0 0.5 1
Miles

Ecosystem Sciences, LLC
Science Design Planning

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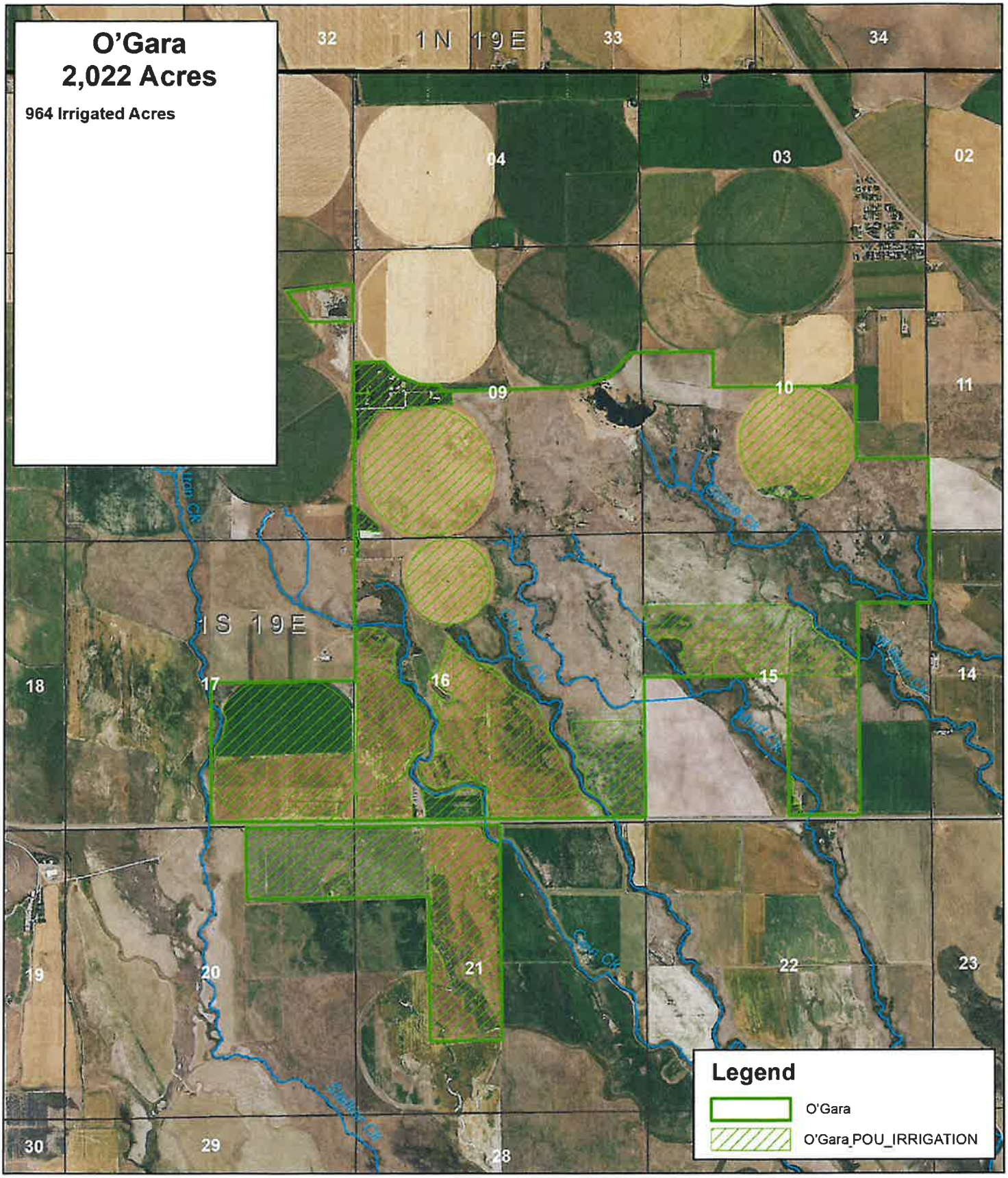

Silver Spring Ranch

O'Gara Property

N

Ecosystem Sciences, LLC

Science Design Planning

0 .5 1
Miles

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State of Idaho
DEPARTMENT OF WATER RESOURCES
322 E FRONT ST STE 648 PO BOX 83720 • BOISE, ID 83720-0098
Phone: (208)287-4800 • Fax: (208)287-6700 • Website: www.idwr.idaho.gov

Brad Little
Governor

Gary Spackman
Director

September 09, 2021

JOHN FELL STEVENSON JR IRREVOCABLE TRUST
ANDREA STEVENSON WARD IRREVOCABLE TRUST
BELLE RANCH LLC
PO BOX 3322
HAILEY ID 83333-3322

Re: Change in Water Right Ownership:
37-115 F (Split into 37-115 F and ***37-23321***), 37-501 B (Split into 37-501 B and ***37-23322***), 37-501 C (Split into 37-501 C and ***37-23323),*** 37-577 K (Split into 37-577 K and ***37-23325***), 37-590 B (Split into 37-590 B and ***37-23324***), 37-597 B (Split into 37-597 B and ***37-23326***), 37-804 (Split into 37-804 and ***37-23327***), 37-2502 (Split into 37-2502 and ***37-23328***), 37-2568 (Split into 37-2568 and ***37-23329***), 37-2581 (Split into 37-2581 and ***37-23330***), 37-2599 (Split into 37-2599 and ***37-23331***),37-2604 (Split into 37-2604 and ***37-23332***), 37-2616 (Split into 37-2616 and ***37-23333***),37-7758 (Split into 37-7758 and ***37-23334***), 37-11830 (Split into 37-11830 and ***37-23335***), 37-20635 (Split into 37-20635 and ***37-23336***), 37-20637 (Split into 37-20637 and ***37-23337***), 37-20639 (Split into 37-20639 and ***37-23338***), 37-20641 (Split into 37-20641 and ***37-23339***), 37-20643 (Split into 37-20643 and ***37-23340***), 37-20645 (Split into 37-20645 and ***37-23341***),37-20647 (Split into 37-20647 and ***37-23342***), 37-20649 (Split into 37-20649 and ***37-23343***) & 37-20651 (Split into 37-20651 and ***37-23344***)

Dear Water Right Holder(s):

The Department of Water Resources (Department) acknowledges the receipt of correspondence changing ownership of a portion of the above referenced water right(s) to you. The Department has modified its records based on the information received and has enclosed a computer-generated report for you.

Your portion of each water right(s) has a specified point of diversion, nature of use and place of use. If you plan to change the authorized point of diversion, nature of use, or place of use, including adding a new point of diversion, you must file an Application for Transfer of Water Right. If you do not plan to change any elements of your water right, then no further action is required at this time.

The portion of the water right retained by the original right holder retains the original water right number. The Department is sending the original right holder a copy of this letter and a computer-generated report showing the changes to the original water right.

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) 287-4942.

Sincerely,

Jean Hersley
Technical Records Specialist 2

Enclosure(s)

c: D L EVANS BANK
BARKER ROSHOLT AND SIMPSON
BIG HAT LLC

Barker Rosholt
& Simpson LLP

RECEIVED
APR 02 2021
DEPARTMENT OF
WATER RESOURCES

Boise
1010 W. Jefferson St. Suite 102
Boise, Idaho 83702
p. 208.336.0700
f. 208.344.6034

Attorneys
Albert P. Barker
John K. Simpson
Travis L. Thompson
Scott A. Magnuson
Sarah W. Higer

John A. Rosholt
(1937-2019)

Albert P. Barker
EMAIL: apb@idahowaters.com
PHONE: 208.336.0700
WEB: idahowaters.com

March 30, 2021

Idaho Department of Water Resources
322 E. Front Street, Suite 648
Boise, ID 83702

Attention: David Betts

RE: STEVENSON CHANGE OF OWNERSHIP / SILVER SPRING RANCH WATER RIGHTS

Dear David,

Richard Hall, the attorney for Mr. Speth, advises that he has been in touch with you about the transfer of the Silver Spring Ranch water rights from the O'Gara Trust to Mr. Speth. He suggests that we direct our change of ownership forms for the new owners of these water rights to you. As you probably know, Mr. Stevenson bought part of the Silver Spring Ranch and Mr. Speth bought part, at different times in 2020.

Enclosed is a Notice of Change in Water Right Ownership on behalf of our clients, John F. Stevenson and Belle Ranch LLC. Mr. Stevenson and Belle Ranch, LLC jointly purchased a 1400-acre parcel of property, known as the North Ranch, from Silver Springs Ranch owner Thomas M. O'Gara. Attached to the Notice is a map depicting the property purchased by Stevenson and Belle Ranch, and the remaining property of approximately 2022 acres was retained by Mr. O'Gara, and has since been purchased by Mr. Speth. Attached is a copy of the Warranty Deed conveying the 1400 acres to Mr. Stevenson and Belle Ranch, along with a Quitclaim deed for the water rights that are appurtenant to the property.

Thereafter, in early 2021, Mr. Stevenson transferred his interest in the property and water rights purchased from Mr. O'Gara to two family trusts. Mr. Stevenson's interest in the property was transferred by deed to Justin Stevenson, Trustee of the John Fell Stevenson, Jr. Irrevocable Trust u/a/d December 22, 2020, whose address is P.O. Box 3322, Hailey, ID 8333, and to Justin Stevenson, Trustee of the Andrea Stevenson Ward Irrevocable Trust u/a/d December 22, 2020, whose address is P.O. Box 3322, Hailey, ID 83333, each as to an undivided one-half interest in the real property held by Mr. Stevenson. Belle Ranch retains its ownership interest in the land and water rights. A copy of this deed to the Trusts is attached.

As a result of this second conveyance the owners of these water rights should be listed as: Belle Ranch, LLC, the John Fell Stevenson, Jr. Irrevocable Trust u/a/d December 22, 2020, and the Andrea Stevenson Ward Irrevocable Trust u/a/d December 22, 2020.

O'Gara and Stevenson agreed to split the irrigation water rights appurtenant to the Silver Springs Ranch; Stevenson and Belle Ranch received a 55% interest in each of the water rights which can be used on 1,160 irrigated acres within the 1400 acre place of use parcel purchased by Stevenson and Belle Ranch. Mr. Speth purchased a 45% interest in each of the irrigation water rights for use on 959.9 irrigated acres within the 2022 place of use of the Silver Spring Ranch that Mr. Speth purchased. Mr. Speth also purchased other water rights used for recharge, aesthetic and domestic uses and those rights will remain appurtenant to the approximately 2022 acres that Mr. Speth purchased. Stevenson and Belle Ranch did not purchase any of the recharge, aesthetic or domestic water rights on the Silver Spring Ranch. The 55%/45% split of the irrigation water rights represents the division of the irrigated property in the transaction. There are no changes in points of diversion and all the water rights will continued to be used within the O'Gara combined place of use parcel.

The O'Gara Trust Silver Springs water rights were combined into a permissible place of use. Transfer No. 80114, approved by the Department on September 29, 2015 is the most recent update to the PPU. In 2019 O'Gara provided a map of the irrigated lands within the PPU (copy attached). In the split of water rights under this transaction, Stevenson and Belle Ranch received 1400 acres of the 3600 acre place of use and 1160 acres of the 2119.9 irrigable acres. The new permissible place of use for the Belle Ranch/Stevenson water rights is illustrated on the Attachment "Silver Spring Ranch Proposed Stevenson Property, showing the Stevenson parcel purchased from the O'Gara Trust. The remaining portion of the irrigated acres and PPU were then transferred to Mr. Speth.

Because the water rights are split between Stevenson and Speth on a 55/45 basis, I am enclosing a check in the amount of 55% of the change of ownership fee. I have spoken with Mr. Hall, he is submitting a check for 45% of the change of ownership fee, and these two changes in ownership should be processed together. Since there are 24 water rights, the total fee is $2,400.00 and 55% is $1,320.00. See Exhibit A for list of the water rights involved.

A portion of each of the water rights was leased to the Water Supply Bank by O'Gara. However, that portion of the water rights leased to the Water Supply Bank is not included in Stevenson's purchase. The land dried up for the Water Bank lease is located upon the southern 2022 acre place of use portion of the Silver Springs Ranch property purchased by Mr. Speth.

The combined use limitations for the irrigation water rights establishing a rate or volume per acre of irrigated land will not change under this transaction. For example, Water Right 37-2502 contains a condition providing:

> Rights 37-804, 37-2502, 37-2568, 37-2599, 37-2604, 37-2616, 37-7758, 37-20635, 37-20637, and 37-20639 when combined shall not exceed a total diversion rate of 36.41 cfs,

a total annual maximum diversion volume of 7028.7 af at the field headgate, and the irrigation of 2119.9 acres.

We expect that the Department would divide the rights into A and B parts or give each split right a new number. The new combined use condition for the portion of Water Right 37-2502 that Stevenson is acquiring (for example new right 37-2502A) would statethat these listed Rights shall not exceed a total diversion rate of 20.03 cfs [55% of 36.41 cfs], a total annual maximum diversion volume of 3865.8 af [55% of 7028.7 af] at the field headgate and the irrigation of 1160 acres. This new right after the split for Mr. Speth would be a mirror image of that condition except using 45% and 959.9 acres.

The permissible place of use is divided between the two land owners for the subject water rights as shown in the application and that would result in the two separate PPUs, one for 1400 acres and one for 2200 acres.

Please let me know if you have any questions or if you need any additional information.

Very truly yours,

BARKER ROSHOLT & SIMPSON LLP

Albert P. Barker

cc: Richard Hall (Stoel Rives)
Justin Stevenson
John Stevenson

Attachments:
Notice of Change of Ownership form
Exhibit A – list of water rights
Warranty Deed O'Gara Trust to Stevenson & Belle Ranch LLC
Quitclaim Deed O'Gara Trust to Stevenson & Belle Ranch LLC
Warranty Deed Stevenson to two Trusts
3 aerial photos showing split of rights to Stevenson & Belle Ranch LLC
Update shape file for O'Gara Water Rights

APB/aje

Barker Rosholt
& Simpson LLP

Boise
1010 W. Jefferson St. Suite 102
Boise, Idaho 83702
p. 208.336.0700
f. 208.344.6034

Attorneys
Albert P. Barker
John K. Simpson
Travis L. Thompson
Scott A. Magnuson
Sarah W. Higer

John A. Rosholt
(1937-2019)

Albert P. Barker
EMAIL: apb@idahowaters.com
PHONE: 208.336.0700
WEB: idahowaters.com

March 30, 2021

RECEIVED
APR 02 2021
DEPARTMENT OF
WATER RESOURCES

Idaho Department of Water Resources
Southern Region
350 Addison Avenue W., Ste. 500
Twin Falls, ID 83301-5858

Attention: Corey Skinner and Jim Bitzenburg

RE: BELLE RANCH/STEVENSON IRRIGATION MAP POU

Gentlemen,

In 2015, the water rights for the Thomas O'Gara Family Trust property known as Silver Spring Ranch were combined into a single permissible place of use of 2119.9 irrigated acres within a permissible place of use of 3437 acres. John Stevenson and Belle Ranch purchased 1400 acres of this permissible place of use and irrigation rights for 1160 acres within the 1400 acre permissible place of use. At the same time John Stevenson and Belle Ranch LLC purchased 131 acres of land with 106 irrigable acres from Syringa Ranch LLC. This land is immediately adjacent to the land purchased from the O'Gara Trust. Recently, John Stevenson transferred his interest in both properties to the John Fell Stevenson, Jr. Irrevocable Trust u/a/d December 22, 2020 and to the Andrea Stevenson Ward Irrevocable Trust u/a/d December 22, 2020. Copies of the change of ownership filings that were just made on these water rights are attached to the transfer application for your reference.

Contemporaneously, the owners have filed a transfer to consolidate the PPU of the two purchases into a single PPU. Given that this movement of water relates to the larger PPU, this notice depends on the transfer.

By this notice, Stevenson and Belle Ranch wish to advise the Department, consistent with the requirements of transfer no. 80114, that there will be certain changes to irrigated acres within the 1400 acre permissible place of use from those changes shown on the Irrigation Map POU submitted by Ecosystem Services LLC on behalf of the O'Gara Trust. In addition the owners are providing notice that there will be a change in location of the irrigated lands within the larger 1561 acre PPU under the transfer. Attached is a map illustrating those changes being made by Belle Ranch/Stevenson. Water will be moved off a portion of the pivot in the SW ½ of Section 8, Township 1 South Range 19E and moved onto smaller pivots located in the south half of Section 8, in the SE1/4 and SW1/4. Water will also be moved to irrigate 1 acre of trees along Price Lane, 2.5 acres of trees along Gannet Road and 0.5 acre around the house off Baseline

Road as shown on the map. In addition, the land in the NW portion of SW1/4 of Section 8 that is outside the pivot is being dried up and the water moved to a pivot under the former Syringa Ranch property that needs water.

Please contact me if you have any further questions.

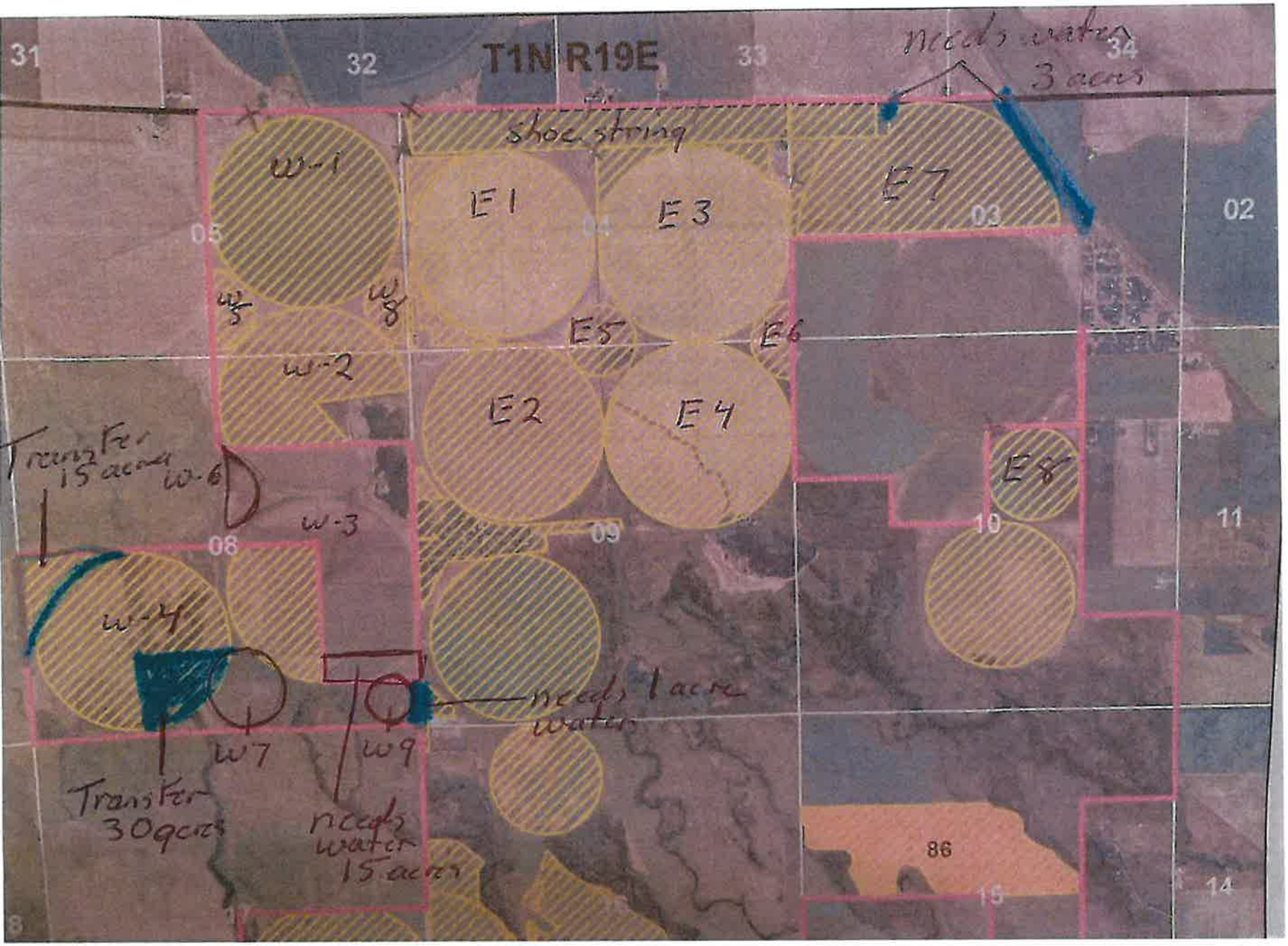
Very truly yours,

BARKER ROSHOLT & SIMPSON LLP

Albert P. Barker

cc: Justin Stevenson
John Stevenson

APB/aje



Scanned with CamScanner

MEMORANDUM

Date: December 2, 2019

To: Thomas M. O'Gara Family Trust water rights file

From: Jim Bitzenburg

Re: Updating the Irrigated Acres Shape (206 map) for the O'Gara irrigation rights

---

Today I updated the 206 shape for the Thomas M. O'Gara irrigation rights located in the Bellevue Triangle, based on the map and shapefile provided by Ecosystem Sciences, LLC. See letter from Ecosystem Sciences, LLC dated November 11, 2019. The place of use shape was updated for the following rights:

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RECEIVED
NOV 21 2019
DEPT OF WATER RESOURCES
SOUTHERN REGION

Ecosystem Sciences, LLC

Ecosystem Sciences | 202 N 9th Street, Suite 400 Boise, ID 83702 | Phone 208.383.0226 | Fax 208.368.0184 | ecosystemsciences.com

To: Idaho Department of Water Resources
Southern Regional Office
650 Addison Ave W Ste. 500
Twin Falls ID 83301-5858

Date: November 11, 2019

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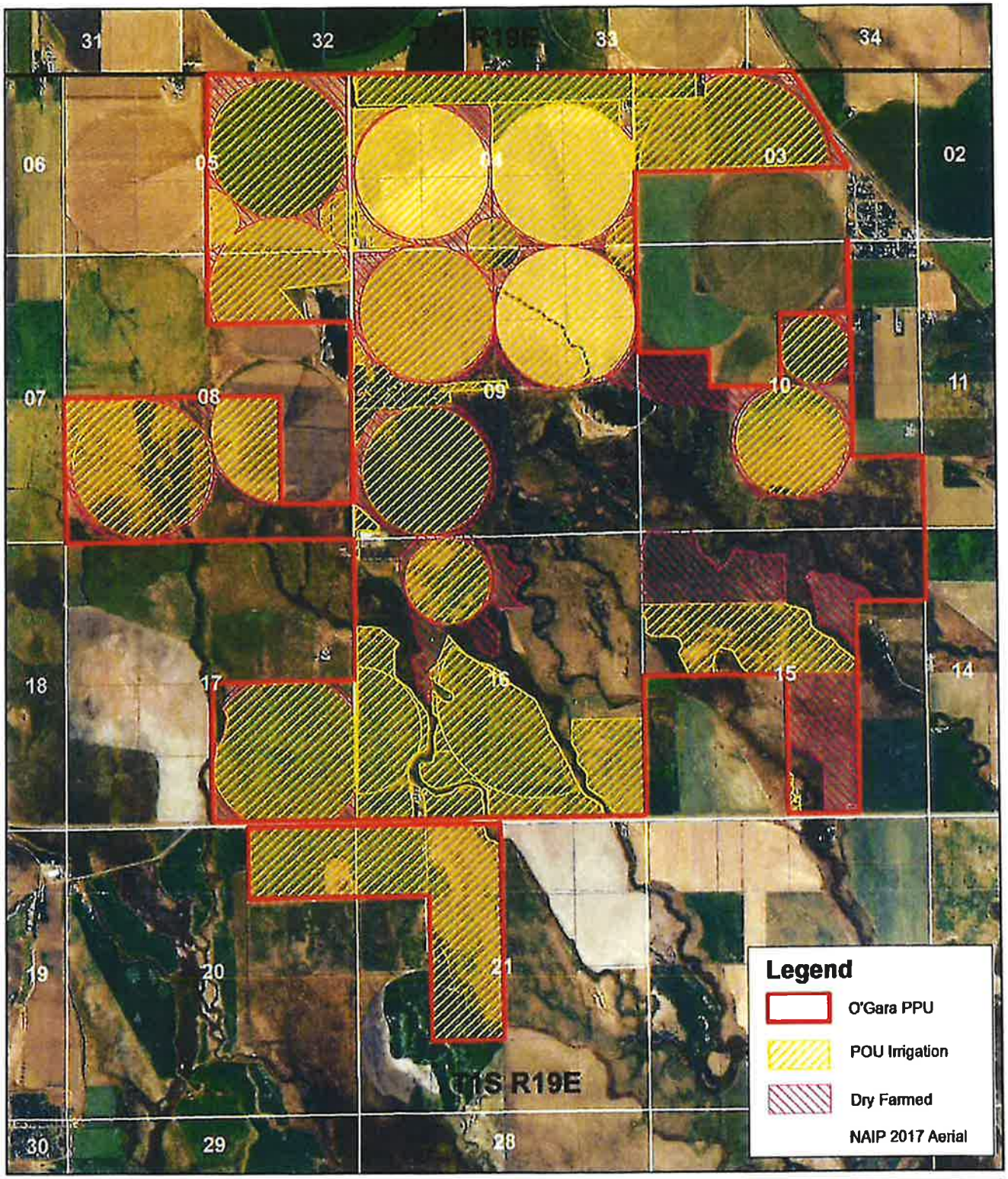
If you have any further questions, please do not hesitate to contact me.

Sincerely,

Zach Hill
Ecosystem Sciences
Email: zthorne@ecosystemsciences.com
Ph: 208 383 0226

cc: Thomas M. O'Gara
Brian Barsotti



O'Gara - Silver Spring Ranch

N

Place of Use - Irrigation and System

Allowed Irrigation = 2,119.9 Acres

0 0.5 1
Miles

Ecosystem Sciences, LLC
Science Design Planning

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