

STATE OF IDAHO  
DEPARTMENT OF WATER RESOURCES

RECEIVED

APR 02 2021

**Notice of Change in Water Right Ownership**

DEPARTMENT OF  
WATER RESOURCES

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 <input type="checkbox"/>   | 37-804 Split into 37-804 & 37-23327   |        | Yes <input type="checkbox"/> |
| 37-501B Split into 37-501B & 37-23322 |        | s <input type="checkbox"/>   | 37-2502 Split into 37-2502 & 37-23328 |        | Yes <input type="checkbox"/> |
| 37-501C Split into 37-501C & 37-23323 |        | s <input type="checkbox"/>   | 37-2568 Split into 37-2568 & 37-23329 |        | Yes <input type="checkbox"/> |
| 37-590B Split into 37-590B & 37-23324 |        | s <input type="checkbox"/>   | 37-2581 Split into 37-2581 & 37-23330 |        | Yes <input type="checkbox"/> |
| 37-577K Split into 37-577K & 37-23325 |        | s <input type="checkbox"/>   | 37-2599 Split into 37-2599 & 37-23331 |        | Yes <input type="checkbox"/> |
| 37-597B Split into 37-597B & 37-23326 |        | s <input type="checkbox"/>   | 37-2604 Split into 37-2604 & 37-23332 |        | Yes <input type="checkbox"/> |
|                                       |        |                              |                                       |        | Yes <input type="checkbox"/> |

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 Hailey ID 83333  
Mailing address City State ZIP  
208-720-1409 justinflood75@hotmail.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: 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):  
     o \$25 per undivided water right.  
     o \$100 per split water right. (see cover letter)  
     o 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] Title, if applicable: MANAGER Date: 3-31-21  
 Signature: [Signature] Title, if applicable: TRUSTEE Date: 3-31-21

## For IDWR Office Use Only:

Received 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

SCANNED

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<br>(cfs) | Volume<br>(acft) | Area<br>(acres) | Combined<br>Area<br>(acres) | Source         | Combined<br>Area<br>(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

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**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 December 28, 2020 under document number 677559.

Dated this 31<sup>st</sup> 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.

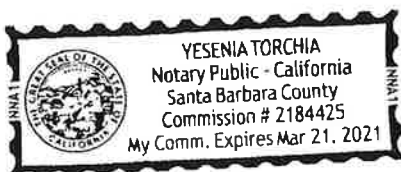
STATE OF CALIFORNIA )  
 ) ss.  
COUNTY OF Santa Barbara )

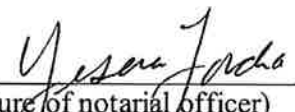
On 12/30, 2020, before me, Yesenia Torchia,  
Notary Public, personally appeared JOHN FELL STEVENSON, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their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



  
(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

## 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

**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  
remit, 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.

RECEIVED AUG 10 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 DRACE Fee: \$15.00  
Ex-Officio Recorder Deputy: GWR  
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

Electronically Recorded - Do not  
remove the printed stamped first  
page as it is 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: GWR  
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**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, 37-26045, 37-20647, 37-20649, 37-20651  
appurtenant to that certain lot, piece or parcel of land, bounded and particularly described as follows, to  
wit:

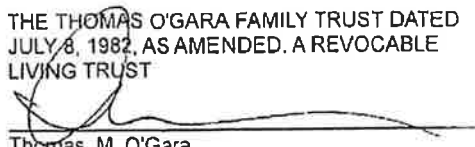
SEE EXHIBIT "A" ATTACHED HERETO

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)

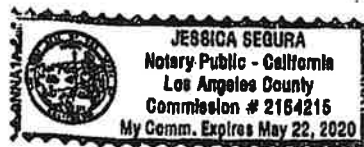


**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**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, 1287.52 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

## **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**

**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



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**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

A handwritten signature in black ink, appearing to read "Thomas M. O'Gara", is written over a horizontal line.

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.

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

(STAMP)



**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, 1287.52 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

## **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  $\frac{1}{4}$  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  $\frac{1}{4}$  Corner of Section 10, being an Aluminum Cap on  $\frac{5}{8}$ " 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,

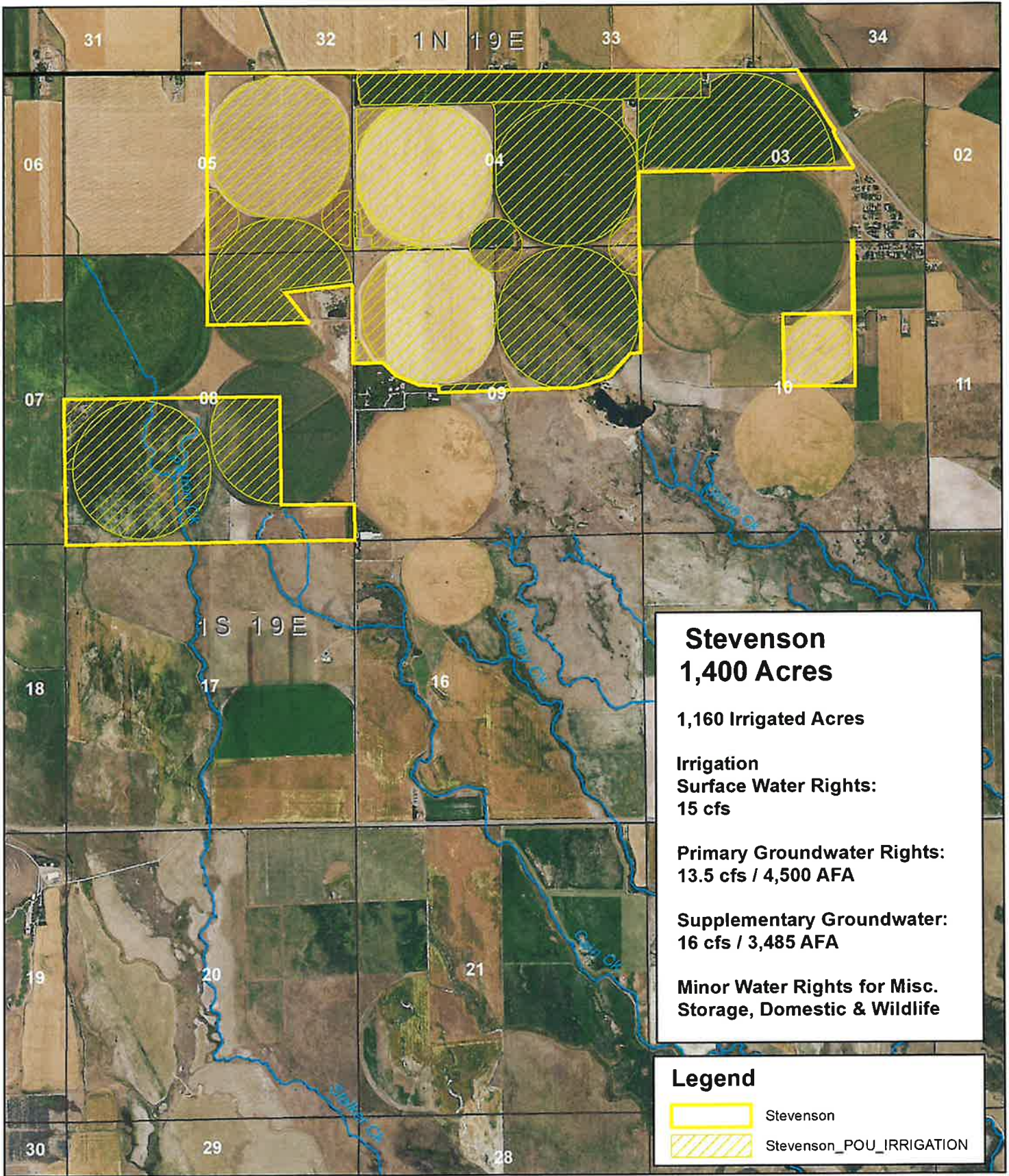
Thence N00° 11' 27"W, 1329.68 Feet,

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

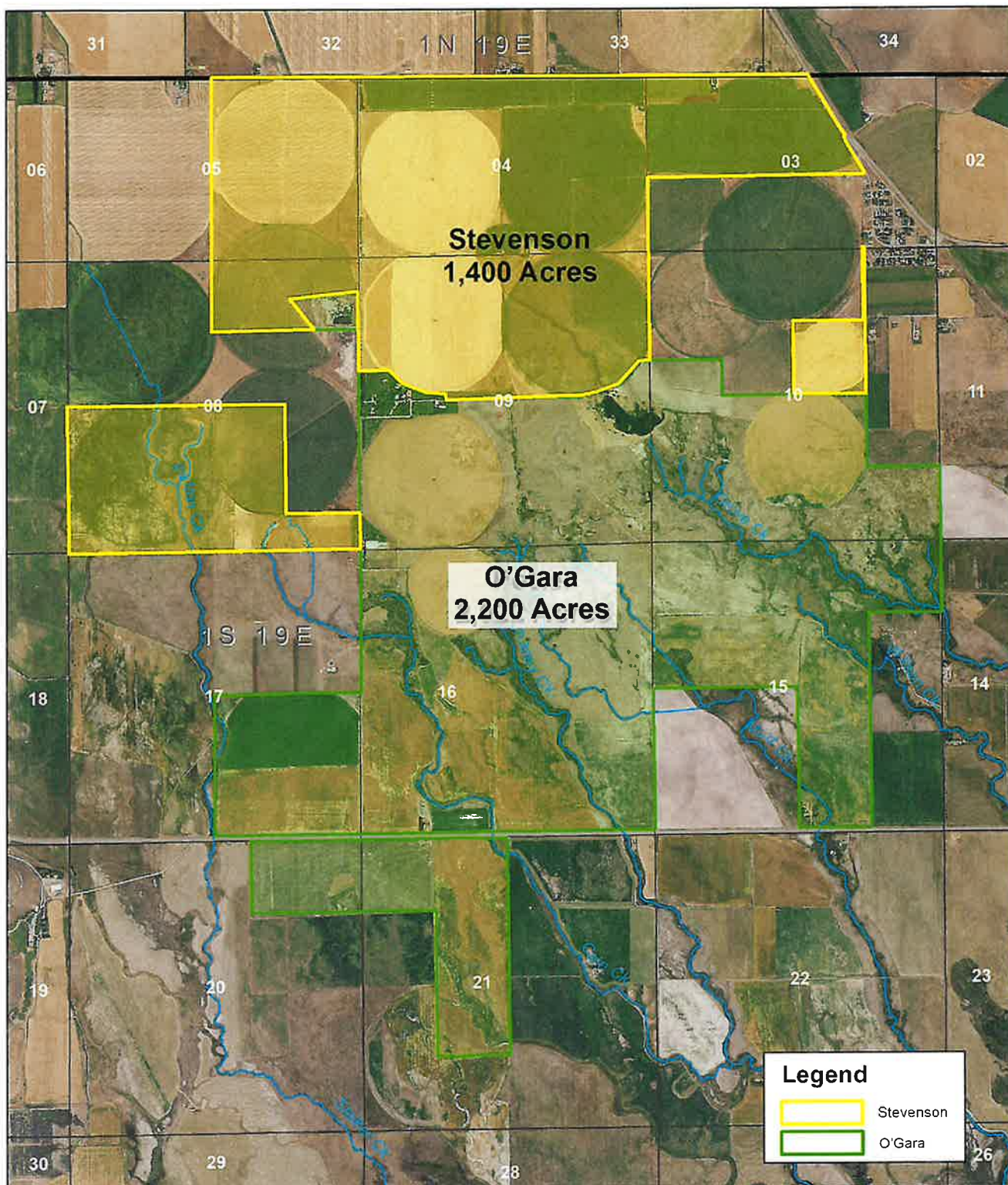
## Proposed Stevenson Property



**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



**Ecosystem Sciences, LLC**

Science Design Planning

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## **M E M O R A N D U M**

**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



**Ecosystem Sciences, LLC**

DEPT OF WATER RESOURCES  
SOUTHERN REGION

Ecosystem Sciences | 202 N 9<sup>th</sup> Street, Suite 400 Boise, ID 83702 | Phone 208.383.0226 | Fax 208.368.0184 | [ecosystemsciences.com](http://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,

A handwritten signature in black ink, appearing to read 'Zach Hill'.

Zach Hill  
Ecosystem Sciences  
Email: [zthorne@ecosystemsciences.com](mailto:zthorne@ecosystemsciences.com)  
Ph: 208 383 0226

cc: Thomas M. O'Gara  
Brian Barsotti



# O'Gara - Silver Spring Ranch

Place of Use - Irrigation and System

Allowed Irrigation = 2,119.9 Acres



Ecosystem Sciences, LLC

Science Design Planning

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# Silver Spring Ranch

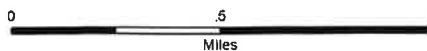
O'Gara Property



**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.





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](http://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,

A handwritten signature in black ink, appearing to read "Jean Hersley". The signature is fluid and cursive, with the first name "Jean" and last name "Hersley" clearly distinguishable.

Jean Hersley  
Technical Records Specialist 2

Enclosure(s)

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



**Barker Rosholt  
& Simpson LLP**

**Albert P. Barker**

EMAIL: apb@idahowaters.com

PHONE: 208.336.0700

WEB: idahowaters.com

**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)

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 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 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 state that 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



**Barker Rosholt  
& Simpson LLP**

**Albert P. Barker**

EMAIL: apb@idahowaters.com

PHONE: 208.336.0700

WEB: idahowaters.com

**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)

March 30, 2021

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

**RECEIVED**

**APR 02 2021**

**DEPARTMENT OF  
WATER RESOURCES**

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**



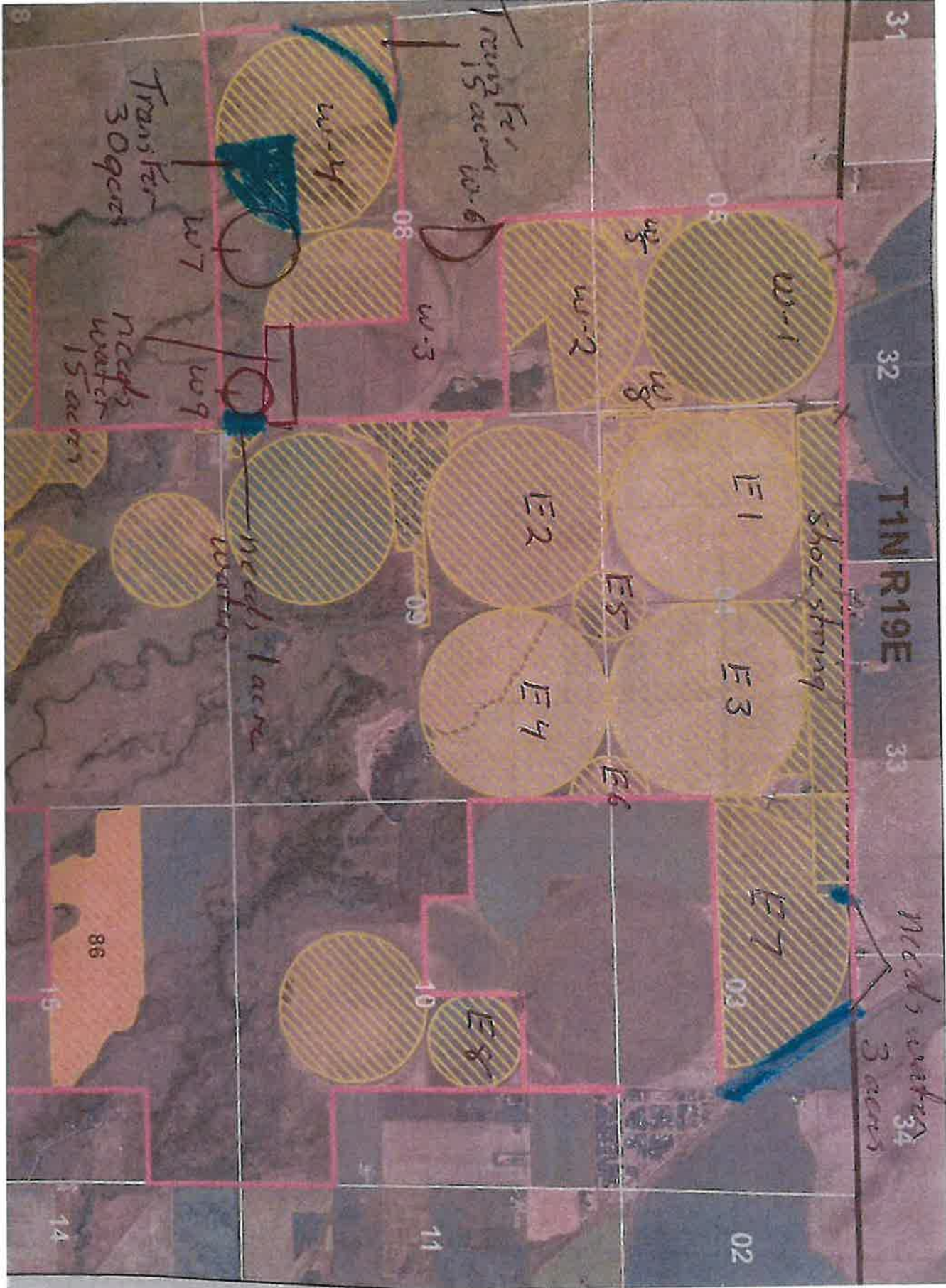
Albert P. Barker

cc: Justin Stevenson  
John Stevenson

APB/aje



Barker Rosholt  
& Simpson LLP



## **MEMORANDUM**

**Date:** December 2, 2019  
**To:** Thomas M. O'Garà 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



**Ecosystem Sciences, LLC**

DEPT OF WATER RESOURCES  
SOUTHERN REGION

Ecosystem Sciences | 202 N 9th Street, Suite 400 Boise, ID 83702 | Phone 208.383.0226 | Fax 208.368.0184 | [ecosystemsciences.com](http://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](mailto:zthorne@ecosystemsciences.com)  
Ph: 208 383 0226

cc: Thomas M. O'Gara  
Brian Barsotti



## O'Gara - Silver Spring Ranch

### Place of Use - Irrigation and System

Allowed Irrigation = 2,119.9 Acres

