

RECEIVED

JUL 02 2021

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED

JUN 25 2021

DEPT OF WATER RESOURCES
SOUTHERN REGIONDEPARTMENT 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?
37-11852	Yes ☐	Yes ☐		Yes ☐	Yes ☐
37-11854	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: NET TRUST U/A/D 1/29/2004 as amended & HAT TRUST U/A/D 9/30/2016 as amended
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): North Fork Ranch LLC, a Delaware limited liability company
New owner(s) as listed on the conveyance document Name connector ☒ and ☐ or ☐ and/or
HC 64 Box 8008 Ketchum ID 83340
Mailing address City State ZIP
(312) 803-6137 & (650) 678-4000 nick.thomson@kinshipcapital.com
Telephone Email
4. If the water rights and/or adjudication claims were split, how did the division occur?
☐ The water rights or claims were divided as specifically identified in a deed, contract, or other conveyance document.
☐ The water rights or claims were divided proportionately based on the portion of their place(s) of use acquired by the new owner.
5. Date you acquired the water rights and/or claims listed above: _____
6. If the water right is leased to the Water Supply Bank changing ownership of a water right will reassign to the new owner any Water Supply Bank leases associated with the water right. Payment of revenue generated from any rental of a leased water right requires a completed IRS Form W-9 for payment to be issued to an owner. A new owner for a water right under lease shall supply a W-9. Water rights with multiple owners must specify a designated lessor, using a completed Lessor Designation form. Beginning in the calendar year following an acknowledged change in water right ownership, compensation for any rental will go to the new owner(s).
7. This form must be signed and submitted with the following **REQUIRED** items:
☒ A copy of the conveyance document – warranty deed, quitclaim deed, court decree, contract of sale, etc. The conveyance document must include a legal description of the property or description of the water right(s) if no land is conveyed.
☒ Plat map, survey map or aerial photograph which clearly shows the place of use and point of diversion for each water right and/or claim listed above (if necessary to clarify division of water rights or complex property descriptions).
☒ Filing fee (see instructions for further explanation):
 o \$25 per *undivided* water right.
 o \$100 per *split* water right.
 o No fee is required for pending adjudication claims.
☐ If water right(s) are leased to the Water Supply Bank AND there are multiple owners, a Lessor Designation form is required.
☐ If water right(s) are leased to the Water Supply Bank, the individual owner or designated lessor must complete, sign and submit an IRS Form W-9.

SUPPORT DATA

IN FILE # 37-11852

8. Signature: [Signature] Manager 6/15/21
Signature of new owner/claimant Title, if applicable Date
- Signature: _____ _____ _____
Signature of new owner/claimant Title, if applicable Date

For IDWR Office Use Only:

Received by SG Date 6/25/21 Receipt No. 5038664 Receipt Amt. \$150.00
Active in the Water Supply Bank? Yes ☐ No ☐ If yes, forward to the State Office for processing W-9 received? Yes ☐ No ☐
Name on W-9 _____ Approved by _____ Processed by _____ Date 7-8-21



Pioneer Title Co.
GOING BEYOND

491 N. Main Street, Suite 102
Ketchum, ID 83340

ELECTRONICALLY RECORDED-DO NOT
REMOVE THE COUNTY STAMPED FIRST
PAGE AS IT IS NOW INCORPORATED AS
PART OF THE ORIGINAL DOCUMENT

File No. 773168 /TG

Instrument # 683771

HAILEY, BLAINE, IDAHO
06-21-2021 3:10:10 PM No. of Pages: 5
Recorded for: PIONEER TITLE COMPANY OF BLAINE COUNT
JOLYNN DRAGE Fee: \$15.00
Ex-Officio Recorder Deputy: JB
Electronically Recorded by Simplifile

QUITCLAIM DEED

For Value Received

Nicholas E. Thomson, Trustee of the NET TRUST U/A/D 1/29/2004 as amended, as to an undivided 50% interest, and Hanna A. Thomson, Trustee of the HAT TRUST U/A/D 9/30/2016 as amended, as to an undivided 50% interest

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

North Fork Ranch LLC, a Delaware limited liability company

whose address is HC 64 Box 8008, Ketchum, ID 83340

the following described premises, to-wit:

See Exhibit A attached hereto and made a part hereof.

Together with any and all water rights appurtenant thereto including, but not limited to, Water Rights 37-11852 and 37-11854.

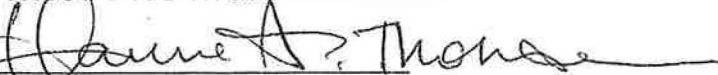
together with their appurtenances.

Dated: June 9, 2021

NET TRUST U/A/D 1/29/2004 as amended

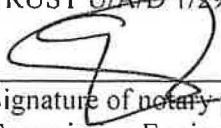
By: 
Nicholas E. Thomson, Trustee

HAT TRUST U/A/D 9/30/2016 as amended

By: 
Hanna A. Thomson, Trustee

State of Idaho, County of Blaine

This record was acknowledged before me on 6-15-21 by Nicholas E. Thomson, as Trustee of NET TRUST U/A/D 1/29/2004 as amended.

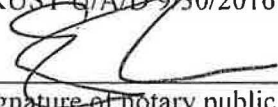

Signature of notary public

Commission Expires: 5-13-27



State of Idaho, County of Blaine

This record was acknowledged before me on 6-15-21 by Hanna A. Thomson, as Trustee of HAT TRUST U/A/D 9/30/2016 as amended.


Signature of notary public

Commission Expires: _____

ERICA C ANGLIN

Residing in: Ketchum, ID

Commission Expires: 05/13/2027



Exhibit A

Parcel 5:

TOWNSHIP 5 NORTH, RANGE 17 EAST, BOISE MERIDIAN, BLAINE COUNTY, IDAHO, HES 123

Section 10: A parcel of land lying within said HES 123 according to that Record of Survey map thereof, recorded as Instrument No. 280163 records of Blaine County, Idaho, said parcel being more particularly described by metes and bounds as follows:

Commencing at a Brass Cap marking Corner 1 of said HES 123, said Corner also being Corner 1 of HES 124, according to that Record of Survey map thereof, recorded as Instrument No. 260162 record of Blaine County, Idaho; said Corner 1 lying North 52°01'53" East, 733.13 feet from a Brass Cap marking Corner 5 of said HES 123, and said Corner 1 being the TRUE POINT OF BEGINNING; thence along the boundary common to said HES 124 and HES 123

South 42°53'31" East, 222.42 feet to a point on the Northerly boundary of Lot 1 within North Fork Subdivision, according to the official plat thereof, recorded as Instrument No. 229263, records of Blaine County, Idaho; thence

South 54°26'50" West, 576.42 feet along the Northerly boundary of said Lot 1 and continuing along the Northerly boundary of Lot 3 within North Fork Subdivision First Addition, according to the official plat thereof, recorded as Instrument No. 529595, records of Blaine County, Idaho; thence continuing along the Easterly boundary of said Lot 3,

North 28°51'20" West, 199.83 feet to a point on the Northerly boundary of said HES 123; thence along said Northerly boundary of HES 123,

North 52°01'53" East, 525.17 feet to the TRUE POINT OF BEGINNING.

AND

TOWNSHIP 5 NORTH, RANGE 17 EAST, BOISE MERIDIAN, BLAINE COUNTY, IDAHO, HES 124

Section 10; A parcel of land lying within said HES 124, according to that Record of Survey map thereof, recorded as Instrument No. 260162, records of Blaine County, Idaho, said parcel being more particularly described by metes and bounds as follows:

Commencing at a Brass Cap marking Corner 1 of said HES 124, said Corner also being Corner 1 of HES 123, according to that Record of survey map thereof, recorded as Instrument No. 260163, records of Blaine County, Idaho; said Corner 1 lying North 52°01'53" East, 733.13 feet from Corner 5 of said HES 123, and said Corner 1 being the TRUE POINT OF BEGINNING; thence

North 57°34'10" East, 253.29 feet to a US Forest Service Brass Cap located on the Westerly boundary of State Highway 75; thence

South 33°17'07" East, 199.78 feet along said Westerly boundary to the Northeasterly corner of Lot 1 within North Fork Subdivision, according to the official plat thereof, recorded as Instrument No. 229263, records of Blaine County, Idaho; thence leaving said Westerly boundary
South 52°32'57" West, 216.72 feet along the Northerly boundary of said Lot 1 to a point on the boundary common to said HES 123 and HES 124; thence leaving said Lot 1,
North 42°53'31" West, 222.42 feet along said common boundary of HES 123 and HES 124 to the TRUE POINT OF BEGINNING.



PioneerTitleCo.
GOING BEYOND

DEMAND FOR USE OF DEED

As a condition of the loan, Lender requires that the property be owned in the name of North Fork Ranch LLC, a Delaware limited liability company. You are instructed to prepare a deed from Nicholas E. Thomson, Trustee of the NET TRUST U/A/D 1/29/2004 as amended, as to an undivided 50% interest, and Hanna A. Thomson, Trustee of the HAT TRUST U/A/D 9/30/2016 as amended, as to an undivided 50% interest, to North Fork Ranch LLC, a Delaware limited liability company, and obtain signatures from Nicholas E. Thomson, Trustee of the NET TRUST U/A/D 1/29/2004 as amended, as to an undivided 50% interest, and Hanna A. Thomson, Trustee of the HAT TRUST U/A/D 9/30/2016 as amended, as to an undivided 50% interest, on the deed and to record the deed in the public records.

The undersigned do(es) hereby acknowledge and understand that his/her/their interest in the property will cease, or be materially affected by the execution and recordation of the deed. The undersigned do(es) hereby certify that Pioneer Title Company of Blaine County (hereinafter referred to as "Pioneer Title Company") has requested that we consult with our attorney, and that our signatures appear on the deed after either consulting with our attorney or having the opportunity to do so.

The undersigned do(es) hereby acknowledge and understand that Pioneer Title Company is preparing the deed solely at our request, and at the request of our lender, and agrees to indemnify Pioneer Title Company and hold them harmless from any loss and/or liability that may arise due to the preparation and recordation of said deed.

June 9, 2021

NET TRUST U/A/D 1/29/2004 as amended

By: [Signature]
Nicholas E. Thomson, Trustee

HAT TRUST U/A/D 9/30/2016 as amended

By: [Signature]
Hanna A. Thomson, Trustee

State of Idaho, County of Blaine

This record was acknowledged before me on 6-15-21 by Nicholas E. Thomson, as Trustee of NET TRUST U/A/D 1/29/2004 as amended.

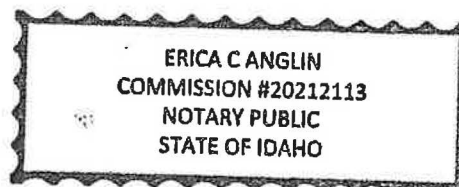
[Signature]
Signature of notary public
Commission Expires: 5-13-27



State of Idaho, County of Blaine

This record was acknowledged before me on 6-15-21 by Hanna A. Thomson, as Trustee of HAT TRUST U/A/D 9/30/2016 as amended.

[Signature]
Signature of notary public
Commission Expires: 5-13-27





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

December 07, 2020

NORTH FORK RANCH EXPANSION LLC
HC 64 BOX 8008
KETCHUM ID 83340-9702

Re: Change in Ownership for Water Right No(s): 37-11852 & 37-11854

Dear Water Right Holder(s):

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

Updating the ownership record for a water right does not reconfirm the validity of the right. When processing a Notice of Change in Water Right Ownership, the Department does not review the history of water use to determine if the right has been forfeited or deliberately abandoned through five years or more of non-use. To read more about water right forfeiture, including how to protect a water right from forfeiture, please see Idaho Code §§ 42-222 and 42-223.

Please note, water right(s) 37-11852 was leased to the Water Supply Bank (bank) in 2019. In accordance with the bank lease acceptance, the lessor/current right holder (right holder) may not use the right(s) while it is in the bank, even if the right(s) is not rented from the bank. The right(s) will remain in the bank until December 24, 2024 unless released earlier by the Water Resource Board or upon request by the right holder. To reduce the term of the lease, the right holder must submit a written request to the department. The department will verify if the right is rented or available for release, and notify the right holder of the release date.

Also 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: Speck & Aanestad
Water District No. 37
Water Supply Bank

State of Idaho
Department of Water Resources

Water Right
37-11852

COMMERCIAL

The map depicts the place of use for the water use listed above and point(s) of diversion of this right as currently derived from interpretations of the paper records and is used solely for illustrative purposes. Discrepancies between the computer representation and the permanent document file will be resolved in favor of the actual water right documents in the water right file.



- Point of Diversion
- Place Of Use Boundary

- Townships
- PLS Sections
- Quarter Quarters

0 0.035 0.07 0.14 Miles



State of Idaho
Department of Water Resources

Water Right
37-11852

DOMESTIC

The map depicts the place of use for the water use listed above and point(s) of diversion of this right as currently derived from interpretations of the paper records and is used solely for illustrative purposes. Discrepancies between the computer representation and the permanent document file will be resolved in favor of the actual water right documents in the water right file.

17E



- ⊙ Point of Diversion
- ▭ Place Of Use Boundary

- ▭ Townships
- ▭ PLS Sections
- ▭ Quarter Quarters

0 0.035 0.07 0.14 Miles



State of Idaho
Department of Water Resources

Water Right
37-11852

IRRIGATION

The map depicts the place of use for the water use listed above and point(s) of diversion of this right as currently derived from interpretations of the paper records and is used solely for illustrative purposes. Discrepancies between the computer representation and the permanent document file will be resolved in favor of the actual water right documents in the water right file.



- Point of Diversion
- Place Of Use Boundary

- Townships
- PLS Sections
- Quarter Quarters

0 0.035 0.07 0.14 Miles



State of Idaho
Department of Water Resources

Water Right
37-11854

IRRIGATION

The map depicts the place of use for the water use listed above and point(s) of diversion of this right as currently derived from interpretations of the paper records and is used solely for illustrative purposes. Discrepancies between the computer representation and the permanent document file will be resolved in favor of the actual water right documents in the water right file.



- Point of Diversion
- Place Of Use Boundary
- ▭ Townships
- ▭ PLS Sections
- ▭ Quarter Quarters

0 0.035 0.07 0.14 Miles



**BLAINE COUNTY TREASURER****JOHN DAVID DAVIDSON**

219 1ST AVE SOUTH SUITE 102

HAILEY ID 83333

TELEPHONE: (208) 788-5530

TAX MASTER INQUIRY

PARCEL NUMBER

RP004320000030

TAX CODE AREA

066-000

LEGAL DESCRIPTION

NORTH FORK SUB 1ST ADD

LOT 3

PRIMARY PROPERTY ADDRESS

105 OLD RANCH WAY

ID 80000

NORTH FORK RANCH LLC

HC 64 BOX 8008

KETCHUM ID 83340

BALANCE DUE**\$ 11,685.57**

TOTAL

INTEREST DATE

05/27/2021

BALANCE AS OF

05/27/2021 3:00 pm

Tax Year Assessment Roll

Bill Number: 321866

2020**PRIMARY**

FIRST HALF

SECOND HALF

FULL YEAR

VALUATION

TAX / CERTIFICATION

Charges	\$ 11,685.57	\$ 11,685.57	\$ 23,371.14
Adjustments	\$ 0	\$ 0	\$ 0
Payments	\$ -11,685.57	\$ 0	\$ -11,685.57

TAXABLE VALUE:

\$ 5,196,335

LATE CHARGE

Charges/Adjustments	\$ 0	\$ 0	\$ 0
Payments	\$ 0	\$ 0	\$ 0

CHARGES

Tax Code Area: 066-000 Levy: 0.004497620

Tax Charge: \$ 23,371.14

Certifications: \$ 0

TOTAL CHARGES: \$ 23,371.14

FEES

Charges/Adjustments	\$ 0	\$ 0	\$ 0
Payments	\$ 0	\$ 0	\$ 0

INTEREST

Charges/Adjustments	\$ 0	\$ 0	\$ 0
Payments	\$ 0	\$ 0	\$ 0

AMOUNT DUE

\$ 0	\$ 11,685.57	\$ 11,685.57
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The amount due shown here is as of 3:00 pm on May 27, 2021, with interest calculated to May 27, 2021.



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

July 08, 2021

NORTH FORK RANCH LLC
HC 64 BOX 8008
KETCHUM ID 83340-9702

Re: Change in Ownership for Water Right No(s): 37-11852 & 37-11854

Dear Water Right Holder(s):

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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.

Also note, water right(s) 37-11852 was leased to the Water Supply Bank (Bank) on 2019. In accordance with the bank lease acceptance, the lessor or current right holder may not use the right(s) while it is in the Bank, even if the right(s) is not rented from the Bank. The right(s) will remain in the Bank until **December 31, 2024**, unless released earlier by the Water Resource Board or upon request by the right holder. **To reduce the term of the lease, the right holder must submit a written request to the department.** The department will verify if the right is rented or available for release, and notify the right holder of the release date. I have enclosed a W9 Tax form. If water right 37-11852 is rented, payment is made to the water right owner. Please fill out the form and return to the Department.

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: Pioneer Title Co. of Blaine County
Water District No. 37
Water Supply Bank
Speck & Aanstad