

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED

APR 02 2021

DEPT OF WATER RESOURCES
SOUTHERN REGION

Notice of Change in Water Right Ownership

1. List the numbers of all water rights and/or adjudication claim records to be changed. If you only acquired a portion of the water right or adjudication claim, check "Yes" in the "Split?" column. If the water right is leased to the Water Supply Bank, check "Yes". If you are not sure if the water right is leased to the Water Supply Bank, see #6 of the instructions.

Water Right/Claim No.	Split?	Leased to Water Supply Bank?	Water Right/Claim No.	Split?	Leased to Water Supply Bank?
71-2111	Yes ☐	Yes ☐		Yes ☐	Yes ☐
71-10104	Yes ☐	Yes ☐		Yes ☐	Yes ☐
71-10999	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Woolley Family Properties, LLC
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Four Aces Riverside, LLC
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or ☐ and/or
- | | | | |
|-----------------|------------------------|-------|-------|
| P.O. Box 6925 | Ketchum | ID | 83340 |
| Mailing address | City | State | ZIP |
| 208-720-6530 | erik.boe@rscapital.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: March 24, 2021
6. If the water right is leased to the Water Supply Bank changing ownership of a water right will reassign to the new owner any Water Supply Bank leases associated with the water right. Payment of revenue generated from any rental of a leased water right requires a completed IRS Form W-9 for payment to be issued to an owner. A new owner for a water right under lease shall supply a W-9. Water rights with multiple owners must specify a designated lessor, using a completed Lessor Designation form. Beginning in the calendar year following an acknowledged change in water right ownership, compensation for any rental will go to the new owner(s).
7. This form must be signed and submitted with the following **REQUIRED** items:
- ☒ A copy of the conveyance document – warranty deed, quitclaim deed, court decree, contract of sale, etc. The conveyance document must include a legal description of the property or description of the water right(s) if no land is conveyed.
 - ☒ Plat map, survey map or aerial photograph which clearly shows the place of use and point of diversion for each water right and/or claim listed above (if necessary to clarify division of water rights or complex property descriptions).
 - ☒ Filing fee (see instructions for further explanation):
 - ☐ \$25 per *undivided* water right.
 - ☐ \$100 per *split* water right.
 - ☐ No fee is required for pending adjudication claims.
 - ☐ If water right(s) are leased to the Water Supply Bank AND there are multiple owners, a Lessor Designation form is required.
 - ☐ If water right(s) are leased to the Water Supply Bank, the individual owner or designated lessor must complete, sign and submit an IRS Form W-9.

SUPPORT DATA
IN FILE # 71-2111

8. Signature: [Signature] Attorney: _____ 3-30-21
 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 4/2/21 Receipt No. 5038503 Receipt Amt. \$75.00

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 DM Date 5-10-2021

Instrument # 260092

CHALLIS, CUSTER, IDAHO

03-30-2021

08:27:03

No. of Pages: 3

Recorded for: BLAINE COUNTY TITLE

Lura H. Baker

Fee: \$15.00

Ex-Officio Recorder Deputy: TM



ALLIANCE 532895

WARRANTY DEED

FOR VALUE RECEIVED

Woolley Family Properties L.L.C., an Idaho limited liability company,

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

Four Aces Riverside, L.L.C., an Idaho limited liability company

the Grantee, whose current address is: PO Box 6925, Ketchum, ID 83340

the following described premises, to-wit:

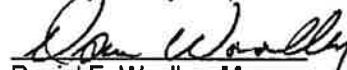
SEE EXHIBIT "A" ATTACHED HERETO

EXPRESSLY subject to the reservation of a Life Estate for, and granting a Life Estate to, BRETT L. WOOLLEY, an unmarried man, as tenants in common with Grantee, which shall be governed by the terms and conditions set forth in the Tenancy In Common agreement dated March 6, 2021, a Memorandum of which is recorded concurrently herewith.

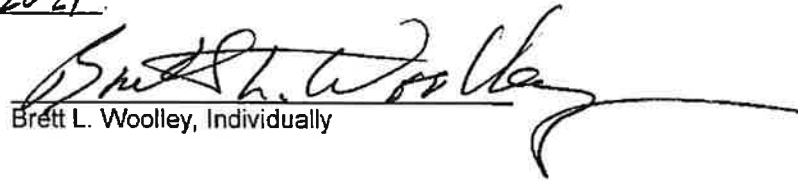
TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, its heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that Grantor is the owner in fee simple of said premises; that they are free from all encumbrances except those 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 24 day of MARCH, 2021.

Woolley Family Properties L.L.C.


Daniel E. Woolley, Manager


Brett L. Woolley, Manager

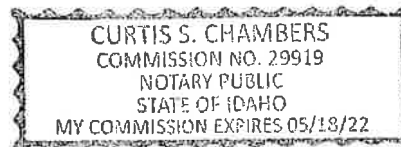

Brett L. Woolley, Individually

State of
County of

This record was acknowledged before me on 25 day of MARCH, 2021, by Brett L. Woolley.

(STAMP)

Notary Public
My Commission Expires: 5.18.22

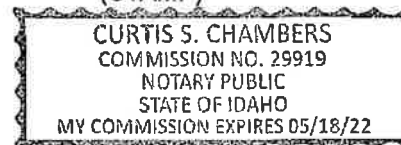


State of ID
County of BLAINE

This record was acknowledged before me on 24 day of MAR., 2021, by Daniel E. Woolley, as Manager of Woolley Family Properties L.L.C.

(STAMP)

Notary Public
My Commission Expires: 5.18.22

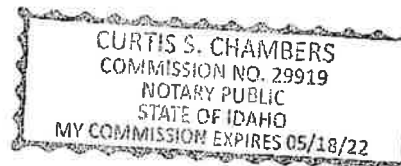


State of ID
County of BLAINE

This record was acknowledged before me on 25 day of MARCH, 2021, by Brett L. Woolley, as Manager of Woolley Family Properties L.L.C.

(STAMP)

Notary Public
My Commission Expires: 5.18.22



File No. 532895

Exhibit 'A'

That certain parcel of land located in Custer County, Idaho, to wit:

Township 11 North, Range 13 East, Boise Meridian

Section 34: Lot 1:

Section 35: Lot 6 and Lot 8, Southeast Quarter Southwest Quarter, and that part of Lots 2 and 7 between Highway 93 and the Salmon River.

Township 10 North, Range 13 East, Boise Meridian

Section 2: Lots 3 and 4, South Half Northwest Quarter Southwest Quarter:

Section 3: Lot 1 and that portion of Lot 3 described as:

Beginning at the Southeast corner of said Lot 3;

Thence West along the South boundary line of said Lot 3 a distance of 1240 feet to a point South 272 feet, more or less, from a point of rocks on the South bank of the Salmon River;

Thence 272 feet, more or less, to said point of rocks;

Thence Meandering Northeasterly as located Northwesterly of record along the South bank of said Salmon River to the Northeast corner of said Lot 3;

Thence South along the East boundary line of said Lot 3 a distance of 812 feet, more or less, to the Point of Beginning.

Together with Idaho Department of Water Resources water rights numbered 71-2111, 71-10104 and 71-10999.



0004196832

**STATE OF IDAHO**

Office of the secretary of state, Lawrence Denney

CERTIFICATE OF ORGANIZATION LIMITED LIABILITY COMPANY

Idaho Secretary of State
PO Box 83720
Boise, ID 83720-0080
(208) 334-2301
Filing Fee: \$100.00

For Office Use Only

-FILED-

File #: 0004196832

Date Filed: 3/4/2021 10:14:00 AM

B0589-8902 03/04/2021 10:14 AM Received by ID Secretary of State Lawrence Denney

Certificate of Organization Limited Liability Company

Select one: Standard, Expedited or Same Day Service (see descriptions below)

Same Day Service (+\$100; filing fee \$200)

1. Limited Liability Company Name

Type of Limited Liability Company

Limited Liability Company

Entity name

Four Aces Riverside, LLC

2. The complete street address of the principal office is:

Principal Office Address

ERIK BOE
53 EAGLE CREEK
KETCHUM, ID 83340

3. The mailing address of the principal office is:

Mailing Address

ERIK BOE
PO BOX 6925
KETCHUM, ID 83340-6925

4. Registered Agent Name and Address

Registered Agent

JAMES R LASKI
Registered Agent
Physical Address
675 SUN VALLEY RD SUITE A
KETCHUM, ID 83340
Mailing Address

☒ I affirm that the registered agent appointed has consented to serve as registered agent for this entity.

5. Governors

Name	Address
Erik Boe	PO BOX 6925 KETCHUM, ID 83340
Wendel Wirth	PO BOX 6925 KETCHUM, ID 83340
Eric Barlow	10230 SE 21ST STREET BELLEVUE, WA 98004
Shauna Barlow	10230 SE 21ST STREET BELLEVUE, WA 98004

Signature of Organizer:

James R Laski

03/04/2021

Sign Here

Date



State of Idaho

DEPARTMENT OF WATER RESOURCES

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

Brad Little
Governor

Gary Spackman
Director

May 10, 2021

FOUR ACES RIVERSIDE LLC
PO BOX 6925
KETCHUM ID 83340-6925

Re: Change in Ownership for Water Right / Permit No(s): 71-2111, 71-10104 & 71-10999

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 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) 293-9908.

Sincerely,

Denise Maline

Denise Maline
Administrative Assistant 1

Enclosure(s)

c: Heather O'Leary, attorney
Water District 71 & 170

HEATHER E. O'LEARY
HEO@LAWSONLASKI.COM



March 30, 2021

RECEIVED

APR 02 2021

DEPT OF WATER RESOURCES
SOUTHERN REGION

Idaho Department of Water Resources
Southern Region
Attn: Denise Maline
650 Addison Avenue W., Suite 500
Twin Falls, ID 83301-5858

Re: Notice of Change of Water Right Ownership
Our File No. 12447-001

Dear Denise:

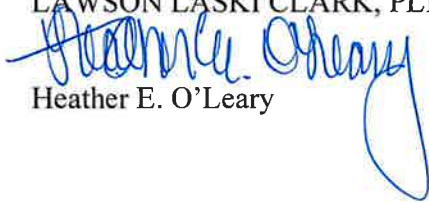
We are counsel to Four Aces Riverside, LLC (the "Company"). The purpose of this letter is to change ownership of water rights nos. 71-2111, 71-10104 and 71-10999¹ into the Company's name. Enclosed herewith are the following documents:

- Notice of Change in Water Right Ownership for Water Right Nos. 71-2111, 71-10104 and 71-10999;
- Our firm's check for \$75.00 for the change in ownership for each of the foregoing water rights;
- Warranty Deed conveying the property associated with the foregoing water rights; and
- Maps of the foregoing water rights' places of use.

Once completed, please send me as well as the new owner confirmation of the ownership changes. Thank you for your assistance in this matter and please do not hesitate to contact me should you have any questions or need additional information.

Sincerely,

LAWSON LASKI CLARK, PLLC



Heather E. O'Leary

Enclosures

¹ The Water Right Report for Water Right No. 71-10999 mistakenly identifies the owner as Woolley Ranch, LLC, which is a nonexistent entity. The correct owner of that water right is Woolley Family Properties, LLC, which is also the owner of Water Right Nos. 71-2111 and 71-10104.