

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

Notice of Change in Water Right Ownership

RECEIVED
DEC 10 2020
DEPT OF WATER RESOURCES
SOUTHERN REGION

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?
47-7814	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name:

Vieno S Foster
Name of current water right holder/claimant

3. New Owner(s)/Claimant(s):

4799A River Road LLC
New owner(s) as listed on the conveyance document

Name connector ☐ and ☐ or ☐ and/or

357 McCaslin Blvd S
Mailing address

Louisville
City

CO
State

80027
ZIP

303-530-6133
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: November 23, 2020

6. If the water right is leased to the Water Supply Bank changing ownership of a water right will reassign to the new owner any Water Supply Bank leases associated with the water right. Payment of revenue generated from any rental of a leased water right requires a completed IRS Form W-9 for payment to be issued to an owner. A new owner for a water right under lease shall supply a W-9. Water rights with multiple owners must specify a designated lessor, using a completed Lessor Designation form. Beginning in the calendar year following an acknowledged change in water right ownership, compensation for any rental will go to the new owner(s).

7. This form must be signed and submitted with the following REQUIRED items:

- ☐ A copy of the conveyance document – warranty deed, quitclaim deed, court decree, contract of sale, etc. The conveyance document must include a legal description of the property or description of the water right(s) if no land is conveyed.
☐ Plat map, survey map or aerial photograph which clearly shows the place of use and point of diversion for each water right and/or claim listed above (if necessary to clarify division of water rights or complex property descriptions).
☐ Filing fee (see instructions for further explanation):
o \$25 per undivided water right.
o \$100 per split water right.
o No fee is required for pending adjudication claims.
☐ If water right(s) are leased to the Water Supply Bank AND there are multiple owners, a Lessor Designation form is required.
☐ If water right(s) are leased to the Water Supply Bank, the individual owner or designated lessor must complete, sign and submit an IRS Form W-9.

8. Signature: Jay C. Hornel, Manager
Signature of new owner/claimant

partner

Title, if applicable

11/23/2020

Date

Signature: X

Signature of new owner/claimant

Title, if applicable

Date

For IDWR Office Use Only:

Received by: DM

Date

12/10/2020

Receipt No.

S038285

Receipt Amt.

\$25

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

5-21-2021

TWIN FALLS COUNTY
RECORDED FOR:
TITLEONE - TWIN FALLS
10:14:28 AM 11-25-2020
2020024067
NO. PAGES 3 FEE: \$15.00
KRISTINA GLASCOCK
COUNTY CLERK
DEPUTY: SB
Electronically Recorded by Simplifile



Order Number: 20388599

Warranty Deed

For value received,

Jerry Lee Foster, Personal Representative of the Estate of Vieno S. Foster, also known as Vieno Foster, deceased

the grantor, does hereby grant, bargain, sell, and convey unto

4799A River Road, LLC, an Idaho limited liability company

whose current address is 357 McCaslin Blvd. Suite 200, Louisville, CO 80027

the grantee, the following described premises, in Twin Falls County, Idaho, to wit:

TOWNSHIP 8 SOUTH, RANGE 14 EAST OF THE BOISE MERIDIAN, TWIN FALLS COUNTY, IDAHO

Section 32: A tract of land located in the NE¼SE¼ and being more particularly described as follows:

Beginning at the East Quarter corner of said Section 32;

Thence West along the North line of said SE¼ for 250.00 feet to THE TRUE POINT OF BEGINNING;

Thence South 00°03'00" West, 225.00 feet;

Thence South 89°51'31" East, 250.00 feet;

Thence South 00°03'00" East, 306.98 feet;

Thence South 89°57'00" West, 228.07 feet;

Thence South 00°03'00" East, 261.28 feet;

Thence South 89°06'21" West, 552.17 feet;

Thence North 800.53 feet;

Thence East along the North line said SE¼ for 530 feet, more or less, to THE TRUE POINT OF BEGINNING.

Order Number: 20388599

Warranty Deed - Page 1 of 3

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 and those made, suffered or done by the Grantee; and subject to all existing patent reservations, easements, right(s) of way, protective covenants, zoning ordinances, and applicable building codes, laws and regulations, 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.

Remainder of page intentionally left blank.

Dated: November 23, 2020

Jerry Lee Foster, Personal Representative of the Estate of Vieno S. Foster, also known as Vieno Foster, deceased

Jerry Lee Foster personal Representative
By: Jerry Lee Foster, Personal Representative

State of Idaho County of Twin Falls ss.

On this 25th day of November in the year of 2020 before me, the undersigned, a notary public in and for said state, personally appeared Jerry Lee Foster known or identified to me to be the person whose name is subscribed to the within instrument, as the personal representative of the estate of Vieno S. Foster and acknowledged to me that he/she executed the same as such personal representative of the estate of Vieno S. Foster.

Susie Moore

Notary Public

Residing In: Twin Falls

My Commission Expires: 11/28/2020

(seal)

SUSIE MOORE
COMMISSION #16884
NOTARY PUBLIC
STATE OF IDAHO



0004010020

**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 #: 0004010020

Date Filed: 9/23/2020 10:25:44 AM

Certificate of Organization Limited Liability Company

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

Standard (filing fee \$100)

1. Limited Liability Company Name

Type of Limited Liability Company

Limited Liability Company

Entity name

TEAM FLOWERS BENCH, LLC

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

Principal Office Address

2755 NORTHUP WAY
BELLEVUE, WA 98004

3. The mailing address of the principal office is:

Mailing Address

2755 NORTHUP WAY
BELLEVUE, WA 98004-1403

4. Registered Agent Name and Address

Registered Agent

Edward A. Lawson
Registered Agent

Physical Address

675 SUN VALLEY ROAD SUITE A
KETCHUM, ID 83340

Mailing Address

PO BOX 3310
KETCHUM, ID 83340-3301☒ I affirm that the registered agent appointed has consented to serve as registered agent for this entity.

5. Governors

Name	Address
JEFFREY GREENSTEIN	2755 NORTHUP WAY BELLVUE, WA 98004

Signature of Organizer:

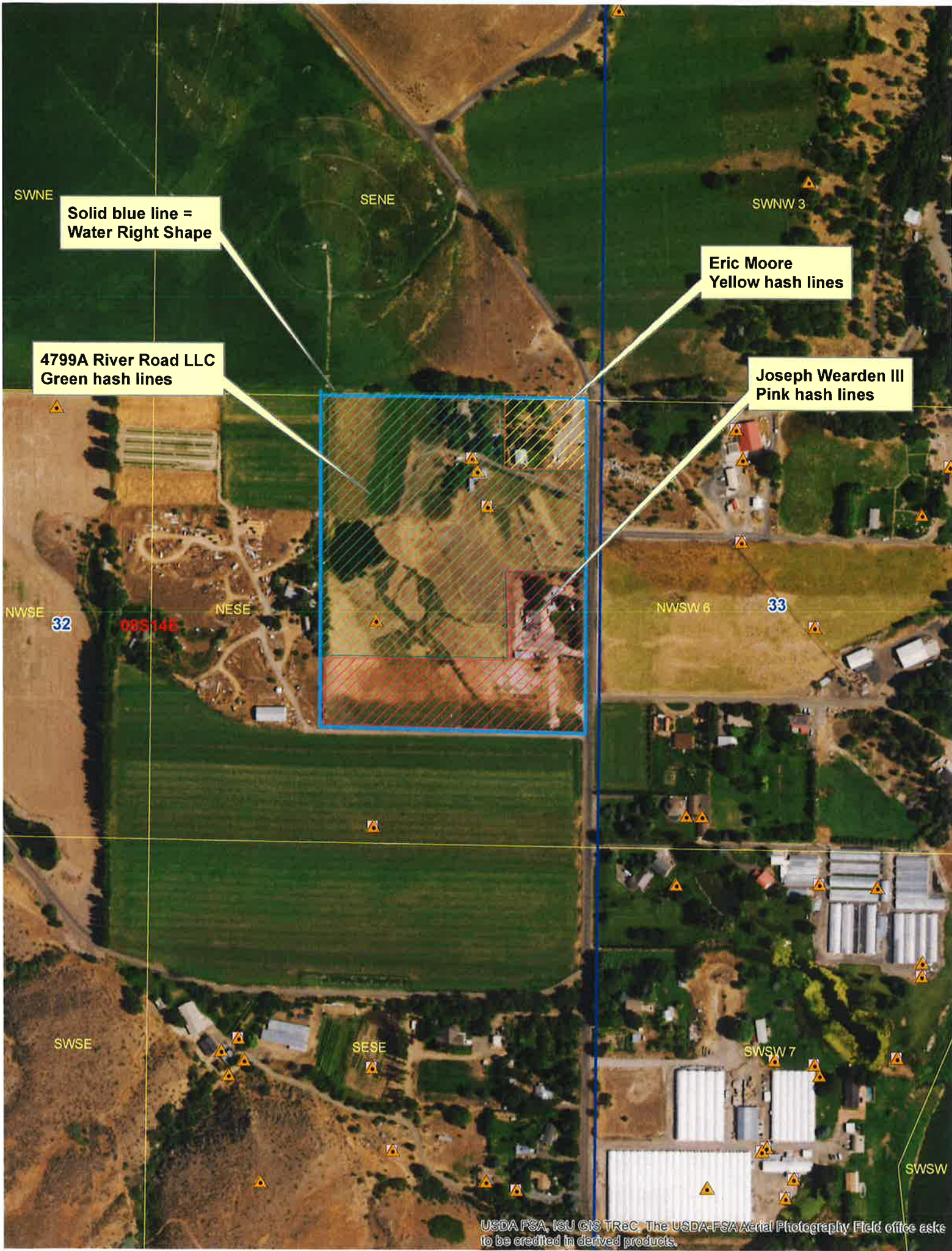
EDWARD A LAWSON

Sign Here

09/23/2020

Date

B0541-1827 09/23/2020 10:28 AM Received by ID Secretary of State Lawrence Denney



Solid blue line =
Water Right Shape

4799A River Road LLC
Green hash lines

Eric Moore
Yellow hash lines

Joseph Wearden III
Pink hash lines



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 21, 2021

4799A RIVER ROAD LLC
357 MC CASLIN BLVD STE 200
LOUISVILLE CO 80027-2932

Re: Change in Ownership for Water Right No(s): 47-7814

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.

Please note that you have been added as an owner of water right 47-7814. IDWR records indicate that this water right provides water to three separate parcels and the documentation (warranty deed) you provided with your Notice of Change in Water Right Ownership indicates that you own one of these three parcels.

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: Leland W Foster and Vieno S Foster
TitleOne, Twin Falls (File #20388599)