

RECEIVED

APR 12 2021

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

Notice of Change in Water Right Ownership

1. **DEPARTMENT OF WATER RESOURCES** is the recorder 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?
✓ 63-21666	Yes ☐	Yes ☐		Yes ☐	Yes ☐
✓ 63-21667	Yes ☐	Yes ☐		Yes ☐	Yes ☐
✓ 63-28744	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Janice and Sandy Panzarella; and Star West Gravel LLC
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Schoolhouse Ranch LLC and H5 Land Holdings 6 LLC
New owner(s) as listed on the conveyance document Name connector ☒ and ☐ or ☐ and/or
- 729 S Bridgeway Place Eagle ID 83616
Mailing address City State ZIP
208-991-2701 john@jmarshalllaw.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: April 1, 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):
 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 # 63-21666

8. Signature: [Signature] Manager April 1, 2021
Signature of new owner/claimant Title, if applicable Date
- Signature: [Signature] Manager April 1, 2021
Signature of new owner/claimant Title, if applicable Date

For IDWR Office Use Only:

Received by [Signature] Date 4.12.21 Receipt No. C110222 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 ☒

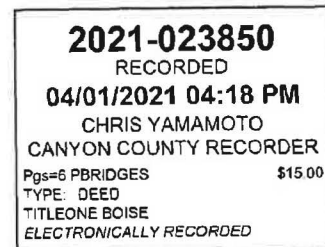
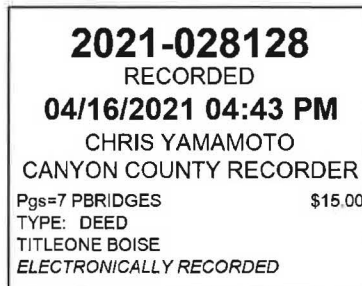
Name on W-9 _____ Approved by _____ Processed by [Signature] Date 4-21-21

ELECTRONICALLY RECORDED
STAMPED FIRST PAGE NOW
INCORPORATED AS PART OF
THE ORIGINAL DOCUMENT

Re-record to correct legal.



Order Number: 21404821



Warranty Deed

For Value Received,

Cal Low, a married man, as his sole and separate property and Clint Low, a married man, as his sole and separate property and Barry Marcus, a married man, as his sole and separate property and The Estate of Sandy Sims, deceased, by Patti Burke as Personal Representative of said estate, filed as Probate Case No. CV-2015-6 in Boise County, Idaho, the Grantor, does hereby grant, bargain sell and convey unto, H5 Land Holdings 6, LLC, an Idaho limited liability company and Schoolhouse Ranch, LLC, an Idaho limited liability company, each holding a 50% undivided interest as tenants in common, whose current address is 729 S. Bridgeway Place, Eagle, ID 83616, the Grantee, the following described premises, in Canyon County, Idaho, To Wit:

EXHIBIT "A" ATTACHED HERETO AND MADE APART HEREOF

TO HAVE AND TO HOLD the said premises, with their appurtenances, including all water rights, water shares and other entitlements to water, and including all mineral rights, 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 and rights of way of record, 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 this page intentionally left blank.

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Warranty Deed (4-09) - Page 1 of 3

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Remainder of this page intentionally left blank.

Dated: 4/1/2021

Cal Low
Cal Low

Clint Low
Clint Low

Barry Marcus
Barry Marcus

The Estate of Sandy Sims, deceased, by Patti Burke as Personal Representative of said estate, filed as Probate Case No. CV-2015-6 in Boise County, Idaho

By: Patti Burke
Patti Burke, Personal Representative

State of Idaho, County of Ada, ss.

On this 1st day of April in the year of 2021, before me, the undersigned, a Notary Public in and for said State, personally appeared Cal Low, known or identified to me 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.

[Signature]

Notary Public

Residing In:

My Commission Expires:
(seal)

Residing at: Boise, ID
Commission expires: 11/23/2025



State of Idaho, County of Ada, ss.

On this 1st day of April in the year of 2021, before me, the undersigned, a Notary Public in and for said State, personally appeared Clint Low, known or identified to me 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.

[Signature]

Notary Public

Residing In:

My Commission Expires:
(seal)

Residing at: Boise, ID
Commission expires: 11/23/2025



State of Idaho, County of Ad, ss.

On this 1st day of April in the year of 2021, before me, the undersigned, a Notary Public in and for said State, personally appeared Barry Marcus, known or identified to me 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.



Notary Public

Residing In:

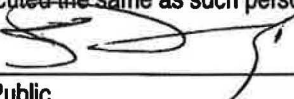
My Commission Expires:
(seal)

Residing at: Boise, ID
Commission expires: 11/28/2025



State of Idaho, County of Ad, ss.

On this 1st day of April in the year of 2021, before me, the undersigned, a notary public in and for said state, personally appeared Patti Burke, 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 Sandy Sims and acknowledged to me that she executed the same as such personal representative of the estate of Sandy Sims.



Notary Public

Residing In:

My Commission Expires:
(seal)

Residing at: Boise, ID
Commission expires: 11/28/2025



LANDS OF STAR WEST GRAVEL
LEGAL DESCRIPTION

Those portions of the South Half of Section 11, and of the North Half of Section 14, and of the North Half of the Southeast Quarter of Section 14, all in Township 4 North, Range 2 West, Boise Meridian, County of Canyon, State of Idaho, and being more particularly described as follows:

BEGINNING at the center quarter corner of Section 14, Township ⁴ North, Range 2 West, Boise Meridian, from which the east quarter corner of said Section 14 bears South 89°16'59" East, 2643.52 feet;

Thence N 89°40'57" W, 203.03 feet along the south line of the North Half of said Section 14 to the southeast corner of Parcel B according to that Record of Survey recorded under Instrument No. 2019-052923, Canyon County Records;

Thence along the easterly lines of Parcels B and A of said Record of Survey the following six (6) courses:

- 1) N 01°05'50" E, 2,641.01 feet;
- 2) N 01°05'04" E, 1,674.02 feet;
- 3) N 39°09'13" W, 239.11 feet;
- 4) N 02°22'25" W, 100.87 feet;
- 5) N 42°47'00" W, 44.42 feet;
- 6) N 03°42'16" W, 410.21 feet to the north line of the lands of Star West Gravel, LLC as described in that Warranty Deed recorded under Instrument No. 9827666, Canyon County Records;

Thence S 78°47'54" E, 931.52 feet along said north line to the northeast corner of said lands of Star West Gravel, LLC;

Thence along the easterly boundary of said lands of Star West Gravel, LLC the following three (3) courses:

- 1) S 00°48'24" W, 278.36 feet;
- 2) S 67°35'35" E, 169.64 feet;
- 3) S 00°53'25" W, 1,890.08 feet to the north line of said Section 14;

Thence S 89°12'02" E, 1,081.32 feet along the north line of said Section 14 to the northwest corner of the lands of For Our Four Partners, LP as described in that Special Warranty Deed recorded under Instrument No. 2014-004238, Canyon County Records;

Thence S 00°32'03" W, 2,636.78 feet along the west line of said lands of For Our Four Partners, LP to the south line of the North Half of said Section 14;

Thence continuing S 00°56'07" W, 249.78 feet along said west line to the southwest corner of said lands of For Our Four Partners, LP;
Thence N 89°04'39" W, 13.51 feet departing from said west line to the east line of the lands of Low as described in that Warranty Deed recorded under Instrument No. 9629929, Canyon County Records;
Thence S 00°55'21" W, 240.82 feet along said east line;
Thence S 65°05'48" W, 545.84 feet along the southeasterly line of said lands of Low to the most southerly southeasterly corner of the lands of Low as described in that Warranty Deed recorded under Instrument No. 9629930, Canyon County Records;

Thence along the southerly line of last said lands of Low the following three (3) courses:
1) N 89°27'31" W, 326.94 feet;
2) N 03°40'01" E, 343.44 feet;
3) S 88°17'13" W, 294.43 feet to the east line of Parcel I as described in that Grant Deed recorded under Instrument No. 2016-018248, Canyon County Records;

Thence S 00°50'12" W, 199.42 feet along the east lines of Parcels I and II as described in said Grant Deed;
Thence N 74°19'13" W, 89.45 feet along the southwesterly line of said Parcel II;
Thence N 70°40'17" W, 358.41 feet along the southwesterly line of said Parcel II;
Thence N 09°41'14" W, 41.66 feet along the southwesterly line of said Parcel II to the south line of said Parcel I.
Thence N 89°28'37" W, 145.87 feet along said south line;
Thence N 00°53'24" E, 418.53 feet along the west line of said Parcel I to the south line of the North Half of said Section 14;
Thence N 89°16'59" W, 71.92 feet along the south line of the North Half of said Section 14 to the **POINT OF BEGINNING**.

The hereinabove-described parcel of land contains 185.95 acres, more or less.

END OF DESCRIPTION

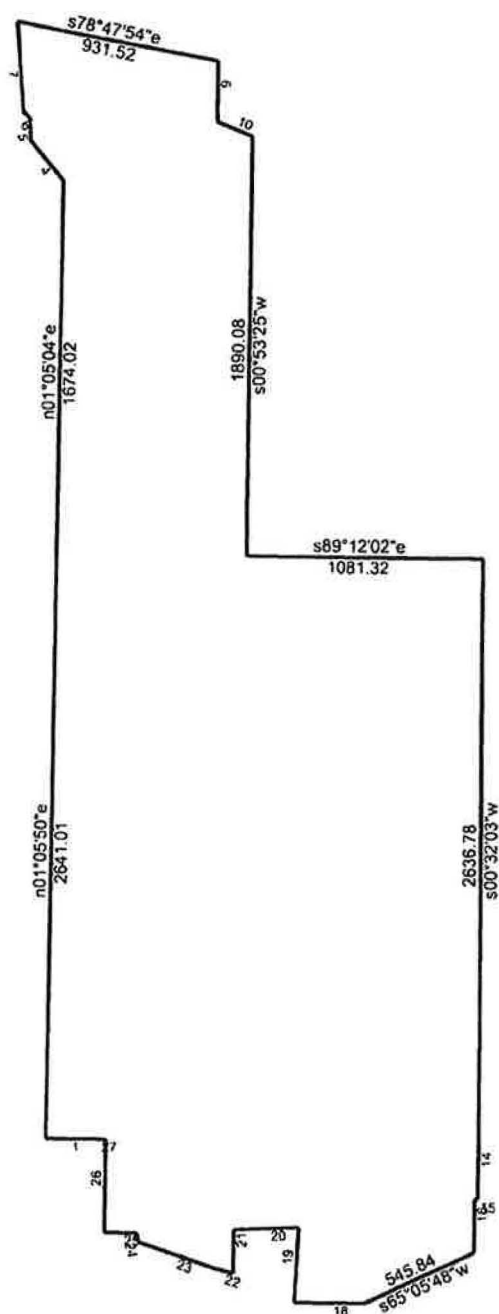
J-U-B ENGINEERS, Inc.

This description was prepared by me or under my supervision. If any portion of this description is modified or removed without the written consent of Robert L. Kazarinoff, PLS, all professional liability associated with this document is hereby declared null and void.

Robert L. Kazarinoff, PLS



01 APR 2021



4/1/2021

Scale: 1 inch= 800 feet

File: Lands of Star West Gravel.ndp

Tract 1: 185.9539 Acres, Closure: s60.3649w 0.02 ft. (1/916879), Perimeter=15640 ft.

01 n89.4057w 203.03	17 s65.0548w 545.84
02 n01.0550e 2641.01	18 n89.2731w 326.94
03 n01.0504e 1674.02	19 n03.4001e 343.44
04 n39.0913w 239.11	20 s88.1713w 294.43
05 n02.2225w 100.87	21 s00.5013w 199.42
06 n42.4700w 44.42	22 n74.1913w 89.45
07 n03.4216w 410.21	23 n70.4017w 358.41
08 s78.4754e 931.52	24 n09.4114w 41.66
09 s00.4824w 278.36	25 n89.2837w 145.87
10 s67.3535e 169.64	26 n00.5324e 418.53
11 s00.5325w 1890.08	27 n89.1659w 71.92
12 s89.1202e 1081.32	
13 s00.3203w 2636.78	
14 s00.5607w 249.78	
15 n89.0439w 13.51	
16 s00.5521w 240.82	

2021-023850 RECORDED 04/01/2021 04:18 PM CHRIS YAMAMOTO CANYON COUNTY RECORDER Pgs=6 PBRIDGES \$15.00 TYPE: DEED TITLEONE BOISE ELECTRONICALLY RECORDED



Order Number: 21404821

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Clint Low

Barry Marcus

Barry Marcus

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By: Patti Burke

Patti Burke, Personal Representative

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[Signature]

Notary Public

Residing In:

My Commission Expires:
(seal)

Residing at: Boise, ID
Commission expires: 11/23/2025



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[Signature]

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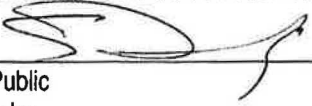
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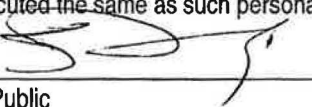
Notary Public
Residing In:
My Commission Expires:
(seal)

Residing at: Boise, ID
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State of Idaho, County of Ad, ss.

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Notary Public
Residing In:
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J-U-B ENGINEERS, INC.



THE
LANDON
GROUP



GATEWAY
MAPPING
INC.

J-U-B FAMILY OF COMPANIES

LANDS OF STAR WEST GRAVEL
LEGAL DESCRIPTION

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J-U-B ENGINEERS, INC.



THE
LANGDON
GROUP



GATEWAY
MAPPING
INC.

J-U-B FAMILY OF COMPANIES

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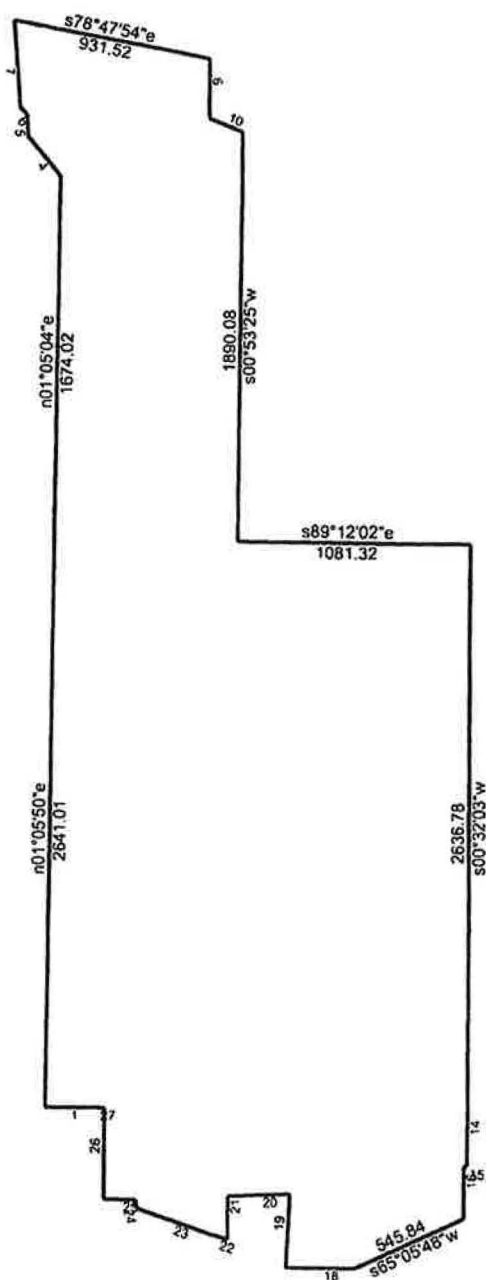
J-U-B ENGINEERS, Inc.

This description was prepared by me or under my supervision. If any portion of this description is modified or removed without the written consent of Robert L. Kazarinoff, PLS, all professional liability associated with this document is hereby declared null and void.

Robert L. Kazarinoff, PLS



01 APR 2021



4/1/2021

Scale: 1 inch= 800 feet

File: Lands of Star West Gravel.ndp

Tract 1: 185.9539 Acres, Closure: s60.3649w 0.02 ft. (1/916879), Perimeter=15640 ft.

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12 s89.1202e 1081.32	
13 s00.3203w 2636.78	
14 s00.5607w 249.78	
15 n89.0439w 13.51	
16 s00.5521w 240.82	



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

April 19, 2021

SCHOOLHOUSE RANCH LLC
H5 LAND HOLDINGS 6 LLC
729 S BRIDGEWAY PL
EAGLE ID 83616-6096

Re: Change in Ownership for Water Right No(s): 63-21666, 63-21667 & 63-38744

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) 287-4942.

Sincerely,


Jean Hersley
Technical Records Specialist 2

Enclosure(s)

c: John Marshall Law, PLLC

Hersley, Jean

From: John Marshall <john@jmarshalllaw.com>
Sent: Friday, April 16, 2021 5:02 PM
To: Hersley, Jean
Subject: Re: ownership change for Schoolhouse Ranch LLC & H5 Land Holdings 6 LLC
Attachments: Re-Recorded Deed.pdf

Hi Jean, I have attached the re-recorded deed that fixes the discrepancy you noted. Please let me know if you need anything else. Thank you,

John

On Thu, Apr 15, 2021 at 3:54 PM John Marshall <john@jmarshalllaw.com> wrote:

Thanks Jean. I'm working with the title company and the surveyor to get the error fixed. I'll provide the correction deed once it's recorded.

John

On Wed, Apr 14, 2021 at 12:46 PM Hersley, Jean <Jean.Hersley@idwr.idaho.gov> wrote:

The Department received the ownership change you submitted for Schoolhouse Ranch LLC & H5Land Holdings 6 LLC.

When I was plotting the metes and bounds for the property, I noticed an error. If you look at page 5 of the ownership change documents, the first paragraph states where the property is located, which is a portion of the south half of Section 11, and the North half of Section 14 and the north half of the southeast quarter of Section 14 in **Township 4N**, Ranch 2W, Boise Meridian, county of Canyon, State of Idaho, which is where the POU of the water rights is located.

The second paragraph gives me the starting point of the metes and bound, which states in part, "*Beginning at the center quarter corner of Section 14, **Township 2 North**, Range 2 West, Boise Meridian.*"

The Department is not inclined to process this ownership change until this error is corrected.

Jean Hersley

Technical Records Specialist II

Idaho Dept Water Resources

(208) 287-4942