DocuSign Envelope ID: 45586279-7C75-459A-B495-74547C740BC0

Form 42-248/42-1409(6) Rev. 1/15

RECEIVED
NOV 16 2020
DEPT OF WATER RESOURCES
SOUTHERN REGION

STATE OF IDAHO
DEPARTMENT 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?
37-23150	Yes ☐	Yes ☐		Yes ☐	Yes ☐
37-23151	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: ~~Michael E. Willard~~ * Willard Living Trust, c/o Michael E. Willard
Name of current water right holder/claimant

3. New Owner(s)/Claimant(s): Buttercup Group, LLC
New owner(s) as listed on the conveyance document — Name connector ☐ and ☐ or ☐ and/or

PO Box 10056 | Ketchum | ID | 83340
Mailing address | City | State | ZIP

949.683.6499 | mdick@rndick.com
Telephone | Email

* Per January 20, 2021 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: 11/12/2020.

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):
- $25 per *undivided* water right.
- $100 per *split* water right.
- No fee is required for pending adjudication claims.

SUPPORT DATA IN FILE # 37-23150

☐ 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: _____ (Signature of new owner/claimant) | _____ (Title, if applicable) | 11/12/2020 (Date)

Signature: _____ (Signature of new owner/claimant) | _____ (Title, if applicable) | _____ (Date)

For IDWR Office Use Only:

Receipted by SG Date 11/16/20 Receipt No. 5038250 Receipt Amt. $50.00

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 MR Date 1/20/21

BCT
BLAINE COUNTY TITLE

QUITCLAIM DEED

THIS INDENTURE, made this 18 day of January, 2021, between

Michael E. Willard, Trustee of the Willard Living Trust UDT June 5, 1998, as **GRANTOR** and

Buttercup Group LLC, an Idaho Limited Liability Company, as **GRANTEE(S)**

whose current address is PO Box 10056, Ketchum, ID 83340

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, unto the said Grantee(s) and to its heirs and assigns **Water Right No's. 37-23150 and 37-23151** 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 Willard Living Trust UDT June 5, 1998

Michael E. Willard
Trustee

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)

County of Orange)

On January 18, 2021, before me, **IRENE S. MYERS**, a Notary Public, personally appeared **MICHAEL E. WILLARD**, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, 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.

Irene S. Myers, Notary Public

(Seal)

IRENE S. MYERS
Notary Public - California
Orange County
Commission # 2260928
My Comm. Expires Oct 29, 2022

EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land located within Section 29, Township 3 North, Range 18 East, Boise Meridian, Blaine County, Idaho, and more particularly described as follows per the plat of "Lot 1B, Block 1, Llama Ranch Subdivision and Revised T.L. 8133", Instrument No. 648420, records of Blaine County, Idaho.

COMMENCING at a brass cap marking Blaine County G.I.S. control monument "BARITE", said point lying South 19°14'58" East, 2,758.92 feet from an Aluminum Cap marking Blaine County G.I.S. control monument "3N18E32NE", thence North 45°39'42" West, 439.61 feet to a Highway Monument marking a property angle on the northwesterly boundary of Revised Tax Lot 8133, also being the point of curvature along the easterly right of way for State Highway 75, and the TRUE POINT OF BEGINNING;
Thence following said right of way and property line along a curve to the left with a length of 242.08 feet, a central angle of 09°25'13", a radius of 1,472.39 feet and a long chord of 241.81 feet that bears North 03°31'53" West to a 5/8" rebar marking the northerly property corner of said Tax Lot, also being a point along the westerly ITD right of way (old UPRR);
Thence South 18°37'52" East, 1,132.53 feet along said property line and right of way to a 5/8" rebar marking the southeasterly corner of said Tax Lot;
Thence North 89°44'00" West, 364.00 feet along the southerly property line of said Tax Lot, also common to Lot 1B, Llama Ranch Subdivision, to a 1/2" rebar marking its southwesterly property corner;
Thence North 01°10'43" East, 830.31 feet along said easterly right of way for State Highway 75 to the TRUE POINT OF BEGINNING. (Tax Lot 8477)

RECEIVED
FEB 08 2019
DEPT OF WATER RESOURCES
SOUTHERN REGION

Prepared By

Michael E. Willard
P.O. Box 722
Hailey, Idaho 83333

After Recording Return To

Michael E Willard
P.O. Box 722
Hailey, Idaho 83333

Space Above This Line for Recorder's Use

IDAHO QUIT CLAIM DEED

STATE OF IDAHO

BLAINE COUNTY

KNOW ALL MEN BY THESE PRESENTS, That for no consideration Michael E. Willard, a married man, residing at 205 Equus Drive, County of Blaine, City of Bellevue, State of Idaho (hereinafter known as the "Grantor") hereby quitclaims to The Willard Living Trust, UDT June 5, 1998, Michael E. Willard, Trustee, residing at 205 Equus Drive, County of Blaine, City of Bellevue, State of Idaho (hereinafter known as the as the "Grantee") all the rights, title, interest, and claim in or to the following described real estate, situated in Blaine County, Idaho to-wit:

3691 BUTTERCUP ROAD, FR SENE TAX LOT 8133, SEC 29 3N 18E, Parcel # RP03N18029584C, according to the official plat thereof, recorded as Instrument No. 648420, Records of Blaine County, Idaho

TO HAVE AND TO HOLD, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever for the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

DATED: 2-5-19

Grantor's Signature

Grantor:
Michael E. Willard,
A Married Man
205 Equus Drive
County of Blaine
Bellevue, State of Idaho

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RECEIVED
FEB 28 2019
DEPT OF WATER RESOURCES
SOUTHERN REGION

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)

County of Orange)

On Feb. 5, 2019, before me, Irene S. Myers, a Notary Public, personally appeared Michael E. Willard, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, 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.

Irene S. Myers
Notary Public

IRENE S. MYERS
Notary Public - California
Orange County
Commission # 2260928
My Comm. Expires Oct 29, 2022

(Seal)

Instrument # 675627
HAILEY, BLAINE, IDAHO
11-12-2020 11:21:59 AM No. of Pages: 4
Recorded for: BLAINE COUNTY TITLE
JOLYNN DRAGE Fee: $15.00
Ex-Officio Recorder Deputy: GWB
Electronically Recorded by Simplifile

BCT
BLAINE COUNTY TITLE

QUITCLAIM DEED

THIS INDENTURE, made this 10 day of November, 2020, between

Michael E. Willard, a married man as his sole and separate property, as **GRANTOR** and

Buttercup Group LLC, an Idaho Limited Liability Company, as **GRANTEE(S)**

whose current address is PO Box 10056, Ketchum, ID 83340

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, unto the said Grantee(s) and to its heirs and assigns **Water Right No's. 37-23150 and 37-23151** 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.

Michael E. Willard

State of _____
County of _____

This record was acknowledged before me on _____ day of November, 2020, by Michael E. Willard.

(STAMP)

_____
Notary Public _____
My Commission Expires: _____

See Attached
Notary Public Document

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

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)
County of Orange)

On 11/10/20 (Date) before me, TORU HORIMACHI, Notary Public, (Here Insert Name and Title of the Officer)

personally appeared Michael E. Willard, (Name(s) of Signer(s))

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.

TORU HORIMACHI
Notary Public – California
Orange County
Commission # 2225278
My Comm. Expires Jan 11, 2022

Signature _____
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: Quitclaim Deed
Document Date: _____ Number of Pages: _____
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
☐ Corporate Officer — Title(s): _____	☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General	☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer Is Representing: _____	Signer Is Representing: _____

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EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land located within Section 29, Township 3 North, Range 18 East, Boise Meridian, Blaine County, Idaho, and more particularly described as follows per the plat of "Lot 1B, Block 1, Llama Ranch Subdivision and Revised T.L. 8133", Instrument No. 648420, records of Blaine County, Idaho.

COMMENCING at a brass cap marking Blaine County G.I.S. control monument "BARITE", said point lying South 19°14'58" East, 2,758.92 feet from an Aluminum Cap marking Blaine County G.I.S. control monument "3N18E32NE", thence North 45°39'42" West, 439.61 feet to a Highway Monument marking a property angle on the northwesterly boundary of Revised Tax Lot 8133, also being the point of curvature along the easterly right of way for State Highway 75, and the TRUE POINT OF BEGINNING;
Thence following said right of way and property line along a curve to the left with a length of 242.08 feet, a central angle of 09°25'13", a radius of 1,472.39 feet and a long chord of 241.81 feet that bears North 03°31'53" West to a 5/8" rebar marking the northerly property corner of said Tax Lot, also being a point along the westerly ITD right of way (old UPRR);
Thence South 18°37'52" East, 1,132.53 feet along said property line and right of way to a 5/8" rebar marking the southeasterly corner of said Tax Lot;
Thence North 89°44'00" West, 364.00 feet along the southerly property line of said Tax Lot, also common to Lot 1B, Llama Ranch Subdivision, to a 1/2" rebar marking its southwesterly property corner;
Thence North 01°10'43" East, 830.31 feet along said easterly right of way for State Highway 75 to the TRUE POINT OF BEGINNING. (Tax Lot 8477)

Instrument # 649791
HAILEY, BLAINE, IDAHO
02-09-2018 2:58:53 PM No. of Pages: 4
Recorded for: ANGSTMAN JOHNSON
JOLYNN DRAGE Fee: $15.00
Ex-Officio Recorder Deputy: GWB
Electronically Recorded by Simplifile

RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:

ANGSTMAN JOHNSON
3649 N. Lakeharbor Lane
Boise, ID 83703
(208) 384-8588

(Space Above For Recorder's Use)

QUITCLAIM DEED

For value received, MICHAEL E. WILLARD, TRUSTEE OF THE WILLARD LIVING TRUST DATED JUNE 5, 1998, with an address of P.O. Box 722, Hailey, Idaho 83333 ("Grantor"), does hereby release and forever quitclaim unto MICHAEL E. WILLARD, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY, with an address of P.O. Box 722, Hailey, Idaho 83333 ("Grantee"), and his successors and assigns forever, all right, title and interest which Grantor now has or may hereafter acquire in the following described real property situated in Blaine County, State of Idaho:

See **Exhibit A** attached hereto and made a part hereof.

TO HAVE AND TO HOLD the said premises unto said Grantee and his heirs and assigns forever.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 9 day of February, 2018.

Willard Living Trust dated June 5, 1998

By: _____ TEE
Michael E. Willard, Trustee

[notary acknowledgment on following page]

STATE OF _____)
) ss.
County of _____)

On this ____ day of February, 2018, before me the undersigned, a Notary Public in and for said state, personally appeared Michael E. Willard, known or identified to me to be the Trustee of the Willard Living Trust dated June 5, 1998, the trust that executed the within and foregoing instrument, and acknowledged to me that such trust executed the same.

_____
Notary Public for _____
Residing at: _____
My Commission Expires: _____

See attached

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

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)
County of Orange)

On February 9, 2018 (Date) before me, Janet R Seward, Notary Public (Here Insert Name and Title of the Officer),

personally appeared Michael E Willard (Name(s) of Signer(s))

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.

JANET R. SEWARD
Commission # 2098457
Notary Public - California
Orange County
My Comm. Expires Feb 26, 2019

Signature _____ (Signature of Notary Public)

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: Quit Claim Deed Document Date: 2/9/18
Number of Pages: 3 Signer(s) Other Than Named Above: N/A

Capacity(ies) Claimed by Signer(s)

Signer's Name: Michael E Willard	Signer's Name:
☐ Corporate Officer — Title(s):	☐ Corporate Officer — Title(s):
☐ Partner — ☐ Limited ☐ General	☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☒ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other:	☐ Other:
Signer Is Representing: Willard Living Trust	Signer Is Representing:

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GALENA ENGINEERING, INC.

CIVIL ENGINEERING & LAND SURVEYING

LEGAL DESCRIPTION FOR A PORTION OF REVISED TAX LOT 8133

A parcel of land located within Section 29, Township 3 North, Range 18 East, Boise Meridian, Blaine County, Idaho, and more particularly described as follows per the plat of "Lot 1B, Block 1, Llama Ranch Subdivision and Revised T.L. 8133", Instrument Number 648420, records of Blaine County, Idaho:

Commencing at a Brass Cap marking Blaine County G.I.S. Control Monument "BARITE", said point lying North 19°14'58" West, 2,758.92 feet from an Aluminum Cap marking Blaine County G.I.S. Control Monument "3N18E32NE", thence North 45°39'42" West, 439.61 feet to a Highway Monument marking a property angle on the northwesterly boundary of Revised Tax Lot 8133, also being a point of curvature along the easterly right of way for State Highway 75; Thence proceeding South 01°10'43" West, 741.09 feet along the easterly right of way for State Highway 75, to a ½" rebar by LS9561, and the TRUE POINT OF BEGINNING;

Thence leaving said easterly right of way for State Highway 75, South 89°44'00" East, 332.04 feet along the previous lot line of Lot 1A, Block 1, Llama Ranch Subdivision and Revised Tax Lot 7223, according to the recorded Lot Line Shift Plat showing Lot 1A, Block 1, Llama Ranch Subdivision & Revised T.L. 7223, Instrument Number 525759, Blaine County records, to a ½" rebar by LS 9561, also being a point along a westerly ITD right of way (old UPRR);

Thence South 18°37'52" East, 94.29 feet along the westerly ITD right of way (old UPRR), to a 5/8" rebar by LS13260;

Thence leaving said westerly ITD right of way (old UPRR), North 89°44'00" West, 364.00 feet, along the common boundary line between Lot 1B, Block 1, Llama Ranch Subdivision and Revised Tax Lot 8133, according to the recorded Lot Line Shift Plat showing Lot 1B, Block 1, Llama Ranch Subdivision & Revised T.L. 8133, Instrument Number 648420, Blaine County records, to a point that lies along the easterly right of way for State Highway 75, witnessed by a ½" rebar that lies 0.3' East;

Thence North 01°10'43" East, 89.22 feet along said easterly right of way for State Highway 75, to THE TRUE POINT OF BEGINNING;

Said Tax Lot containing 31,047 square feet, or 0.71 acres, more or less.

MARK E. PHILLIPS, P.L.S. 16670

317 N. RIVER STREET • HAILEY, IDAHO • TELEPHONE (208) 788-1705 • FAX (208) 788-4612

EXHIBIT A

A LOT LINE SHIFT PLAT SHOWING

LOT 1B, BLOCK 1, LLAMA RANCH SUBDIVISION & REVISED T. L. 8133

WHEREIN THE LOT LINE BETWEEN LOT 1A AND T.L. 8133 & BUILDING ENVELOPE ON LOT 1A IS SHIFTED TO THE SOUTH AS SHOWN

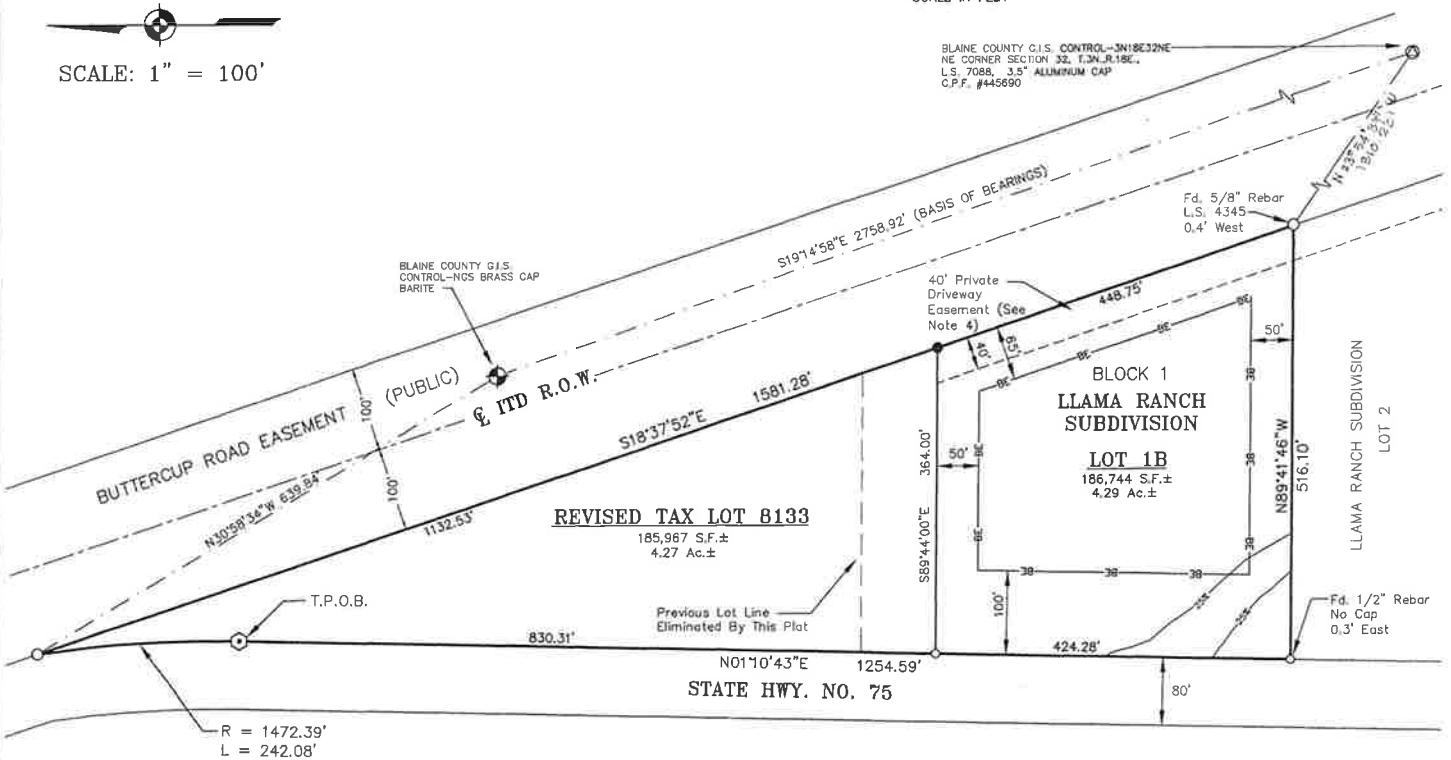
LOCATED WITHIN SECTION 29, T.3N., R.18E., B.M., BLAINE COUNTY, IDAHO

NOVEMBER 2017

100 50 0 100 200 300

SCALE IN FEET

SCALE: 1" = 100'



R = 1472.39'
L = 242.08'
Delta = 09°25'13"
T = 121.31'
Chord L = 241.81'
Chord Brg. = N03°31'53"W

LEGEND

T.P.O.B.	True Point of Beginning
⬡	Found Highway Monument
✣	Found Brass Cap
△	Found Aluminum Cap
○	Found 5/8" Rebar
○	Found 1/2" Rebar
●	Set 5/8" Rebar, P.L.S. 13260
———	Property Boundary
— — —	Previous Lot Line
— · — · —	Centerline of Right-of-way
——BE——	Building Envelope
- - - - -	Easement, as Shown
— — · — —	Survey Tie
——25%——	25% Slope Line per Original Plat of Llama Ranch Subdivision

NOTES

1. All utilities shall be placed underground.

2. A 10 foot public utility easement is reserved centered upon all side & rear lot lines and adjacent to all public rights of way.

3. Pursuant to State regulations, maintenance and weed control for all lots are the responsibility of the developer until the lot/block is sold and thereafter the responsibility of the owners of the individual lots/blocks. The control program to be implemented by the responsible party will target those species designated on the Idaho Noxious Weed List. Mowing and manual removal are recommended, although biological control has been shown to be effective in eradicating knapweed.

4. The 40 foot wide Private Access Easement shown hereon shall be a one-way easement to provide access from the south in the event that the bike path crossing is moved south. It is not the intent of this easement to provide access to future development to the south.

5. This property is subject to restrictions as stated in the Addendum to Purchase and Sale Agreement dated March 9, 1986, recorded under instrument no. 271778, records of Blaine County, Idaho.

6. This property is subject to reservations contained in the Patent from the United States to Anna B. Becker, dated February 24, 1900, Book 62 of Patents, Page 4, records of Blaine County, Idaho.

7. This property is subject to applicable notes, easements and restrictions shown on the original plat for Llama Ranch Subdivision, recorded on June 18, 1990 as Instrument No. 320791, records of Blaine County, Idaho.

8. Any future subdivision shall require review by the Blaine County Planning and Zoning Commission, under the applicable ordinances at that time.

9. This property is subject to Water Rights #4882, #5329, #5330 & #68560.

10. Septic systems shall be built with riser, out-flow filters and drainfield inspection ports on each system.

11. All domestic wells in this subdivision shall be metered. Domestic well water shall be limited to use on 1/2 acre.

HEALTH CERTIFICATE: Sanitary restrictions as required by Idaho Code Title 50, Ch. 13, have been satisfied. Sanitary restrictions may be reimposed in accordance with Idaho Code Title 50, Ch. 13, Sec. 50-1326, by issuance of a Certificate of Disapproval.

7.B.2017
Date

South Central District Health Dept., EHS

PROFESSIONAL LAND SURVEYOR REGISTERED 13260 STATE OF IDAHO BRIAN D. YEAGER

BRIAN D. YEAGER, P.L.S. 13260

LOT 1B, BLOCK 1, LLAMA RANCH SUBDIVISION & REVISED T. L. 8133

GALENA ENGINEERING, INC.
HAILEY, IDAHO

SHEET 1 OF 2

Job No. 4649-04

CERTIFICATE OF OWNERSHIP

This is to certify that the undersigned are the owners in fee simple of the following described parcels of land located within Section 29, T.3N., R.18E., B.M., Blaine County, Idaho:

Lot 1A, Block 1, Llama Ranch Subdivision and Tax Lot 8133, the boundary of which is more particularly described as follows:

Beginning at an I.T.D. highway monument on the easterly right-of-way line of State Highway 75, being the beginning of a curve to the left, and proceeding northerly along said curve, through a central angle of 09°25'13", a radius of 1472.39 feet, an arc length of 242.08 feet, and a chord bearing of North 03°31'53" West, 241.81 feet to the intersection of said easterly right-of-way line and the westerly I.T.D. right-of-way line (formerly the U.P.R.R. right-of-way);

Thence departing said easterly right-of-way line and proceeding South 18°37'52" East, 1,038.24 feet along the westerly I.T.D. right-of-way line to the northeast corner of said Lot 1A, Block 1, Llama Ranch Subdivision;

Thence departing said westerly right-of-way line, North 89°44'00" West, 332.04 feet along the north line of said Lot to its southwest corner and a point on the easterly right-of-way line of State Highway 75;

Thence proceeding North 01°10'43" East, 741.09 feet along said easterly right-of-way line, to the Point of Beginning. This parcel contains 3.56 acres (154,910 square feet), more or less.

The easements indicated hereon are not dedicated to the public, but the right to use said easements is hereby reserved for the public utilities and for any other uses indicated hereon and no permanent structures are to be erected within the lines of said easements. We do hereby certify that the individual lots described in this plat will be served by individual wells and not by any water system common to one (1) or more of the lots.

It is the intent of the owners to hereby include said land in this plat.

Michael E. Willard
Owner Tax Lot 8133

ACKNOWLEDGMENT

STATE OF IDAHO }
COUNTY OF BLAINE } ss

On this 6th day of JULY, 2017, before me, a Notary Public in and for said State, personally appeared Michael E. Willard, known or identified to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Kimberlee M. Johnson
Notary Public in and for said State

Residing in HAILEY, IDAHO

My Commission Expires 01/10/23

KIMBERLEE M. JOHNSON NOTARY PUBLIC STATE OF IDAHO

Michael E. Willard, Trustee, Willard Living Trust, Dated June 5, 1998
Owner Lot 1A Block 1, Llama Ranch Subdivision

ACKNOWLEDGMENT

STATE OF IDAHO }
COUNTY OF BLAINE } ss

On this 6th day of JULY, 2017, before me, a Notary Public in and for said State, personally appeared Michael E. Willard, Trustee Under Trust dated June 5, 1998, known or identified to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same on behalf of said Trust.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Kimberlee M. Johnson
Notary Public in and for said State

Residing in HAILEY, IDAHO

My Commission Expires 01/10/23

KIMBERLEE M. JOHNSON NOTARY PUBLIC STATE OF IDAHO

SURVEYOR'S CERTIFICATION

I, Brian D. Yeager, a duly licensed Land Surveyor in the State of Idaho, do hereby certify that the foregoing plat is a true and accurate map of the land surveyed under my direct supervision and that it is in accordance with the Idaho State Code relating to plats and surveys.

Brian D. Yeager, P.L.S. 13260

PROFESSIONAL LAND SURVEYOR REGISTERED Brian Yeager 13260 7-19-17 STATE OF IDAHO BRIAN D. YEAGER

BLAINE COUNTY SURVEYOR'S APPROVAL

I, Sam Young, County Surveyor for Blaine County, Idaho, have checked the foregoing plat and computations for making the same and have determined that they comply with the laws of the State of Idaho relating thereto.

Sam Young, P.L.S. 11577
Blaine County Surveyor

BLAINE COUNTY PLANNING AND ZONING APPROVAL

The foregoing plat was approved by the Blaine County Planning and Zoning Administrator on this 17th day of JULY, 2017.

TOM BERGIN
Administrator

BLAINE COUNTY COMMISSIONERS APPROVAL

The foregoing plat was approved by the Blaine County Board of Commissioners on this 18 day of July, 2017.

Chairman

BLAINE COUNTY TREASURER'S APPROVAL

I, the undersigned County Treasurer in and for Blaine County, State of Idaho per the requirements of Idaho Code 50-1308, do hereby certify that any and all current and/or delinquent county property taxes for the property included in this subdivision have been paid in full. This certification is valid for the next thirty (30) days only.

Blaine County Treasurer

11-28-2017
Date

BLAINE COUNTY RECORDER'S CERTIFICATE

Instrument # 648420
HAILEY, BLAINE, IDAHO
12-1-2017 01:03:27 PM No. of Pages: 2
Recorded for: GALENA ENGINEERING
JOLYNN DRAGE Fee: 11.00
Ex-Officio Recorder Deputy
Index to: PLATS

LOT 1B, BLOCK 1, LLAMA RANCH SUBDIVISION & REVISED T. L. 8133

GALENA ENGINEERING, INC.
HAILEY, IDAHO

SHEET 2 OF 2

Job No. 4649-04

Order No. 21804

QUITCLAIM DEED

FOR VALUE RECEIVED

Patricia Ann Weaver, a divorced woman

do hereby CONVEY, RELEASE, REMISE and FOREVER quit claim unto

Michael E. Willard, a married man, as his sole and separate property

whose address is: **1339 Hampshire Circle, Newport Beach, CA 92660**

the following described premises situated in Blaine County, Idaho, to wit:
TOWNSHIP 3 NORTH, RANGE 18 EAST OF THE BOISE MERIDIAN, BLAINE COUNTY, IDAHO.

SECTION 29: A portion of the SE1/4NE1/4 and the NE1/4SE1/4, more particularly described as follows:

BEGINNING at a brass cap marking the Southeast corner of said Section 29; thence
N. 89° 35' 58" W., 176.55 feet along the Southerly boundary of the said SE1/4 of Section 29 to a point on the Westerly right of way line of the Union Pacific Railroad; thence
N. 18° 40' 40" W., 2,192.61 feet along the said Westerly right of way line of the Union Pacific Railroad to an iron pin, also said point being the REAL POINT OF BEGINNING; thence continuing N. 18° 40' 40" W., 1,135.96 feet along the said Westerly right of way line of the Union Pacific Railroad to an iron pin on the Easterly right of way line of U.S. Highway 93, N.R.H. Project No. 123-B marking a point of curve; thence
Southerly along the said Easterly right of way line of U.S. Highway 93 along a curve to the right 244.44 feet, said curve having a central angle of 9° 30' 43", a radius of 1,472.39 feet, tangents of 122.50 feet and a long chord of 244.16 feet bearing South 3° 38' 06" East to a highway monument marking highway P.T. Station 451 plus 00.7; thence
S. 1° 07' 15" W., 830.26 feet along the said Easterly right of way line of U.S. Highway 93 to an iron pin; thence
S. 89° 39' 35" E., 364.56 feet along a line Northerly of and parallel to the Southerly boundary of the said NE1/4SE1/4 of Section 29 to the TRUE POINT OF BEGINNING.

FURTHER DESCRIBED AS TAX LOTS #5074 & #5075, (5 ACRES MORE OR LESS)

TOGETHER WITH THE FOLLOWING WATER RIGHTS:

Five (5) miners inches of the waters of the Big Wood River, with a priority date of 3/24/1883, priority number 19-E17, with a replacement water right number of 37-30000B and formerly known as number 37-00577.

together with their appurtenances.

Dated: ~~November 6~~, 1996

Patricia Ann Weaver

Patricia Ann Weaver

State of Idaho }
}ss.
County of Blaine }

On this 8th day of November, in the year 1996, before me, **the undersigned**, personally appeared **Patricia Ann Weaver**, 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.

WITNESS my hand and official seal.

Glen K. Lyle

Notary Public
Residing at Hailey, Id
Commission Expires: 01/16/98

NOTARY PUBLIC

I:\escrow\forms\qcd

Quad

BLAINE CO. REQUEST OF Pat Weaver

'97 JAN 6 AM 11 06

MARY GREEN, CLERK

MPP FEES $ 3.00

397990

BLAINE COUNTY TREASURER
JOHN DAVID DAVIDSON
219 1ST AVE SOUTH SUITE 102
HAILEY ID 83333
TELEPHONE: (208) 788-5530

TAX MASTER INQUIRY

PARCEL NUMBER
RP03N18029584C

TAX CODE AREA
009-000

LEGAL DESCRIPTION
FR SENE & NESE TL 8477
SEC 29 3N 18E

PRIMARY PROPERTY ADDRESS
3691 BUTTERCUP RD
ID 80000

WILLARD MICHAEL E
PO BOX 722
HAILEY ID 83333-0722

BALANCE DUE	INTEREST DATE 11/09/2020
$	BALANCE AS OF 11/09/2020 2:33 pm
TOTAL	

Tax Year **Assessment Roll**
2020 **PRIMARY**

Bill Number: 326244

	FIRST HALF	SECOND HALF	FULL YEAR
TAX / CERTIFICATION			
Charges	$ 557.39	$ 557.39	$ 1,114.78
Adjustments	$ 0	$ 0	$ 0
Payments	$ 0	$ 0	$ 0
LATE CHARGE			
Charges/Adjustments	$ 0	$ 0	$ 0
Payments	$ 0	$ 0	$ 0
FEES			
Charges/Adjustments	$ 0	$ 0	$ 0
Payments	$ 0	$ 0	$ 0
INTEREST			
Charges/Adjustments	$ 0	$ 0	$ 0
Payments	$ 0	$ 0	$ 0
AMOUNT DUE	$	$	$

The amount due shown here is as of 2:33 pm on November 9, 2020, with interest calculated to November 9, 2020.

VALUATION

TAXABLE VALUE: $

CHARGES

Tax Code Area: 009-000 **Levy:** 0.005488971
Tax Charge: $
Certifications: $ 0
TOTAL CHARGES: $

0003996568

STATE OF IDAHO
Office of the secretary of state, Lawerence 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 #: 0003996568
Date Filed: 9/4/2020 10:43:35 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	Buttercup Group LLC
2. The complete street address of the principal office is:	
Principal Office Address	589 BENJAMIN WAY KETCHUM, ID 83340
3. The mailing address of the principal office is:	
Mailing Address	SAMUEL LINNET 115 S 2ND AVE HAILEY, ID 83333-8604
4. Registered Agent Name and Address	
Registered Agent	SAMUEL L LINNET Registered Agent Physical Address 115 S SECOND AVE HAILEY, ID 83333 Mailing Address

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

5. Governors

Name	Address
Russell Fluter	2025 W. BALBOA BOULEVARD NEWPORT BEACH, CA 92663
Richard Dick	589 BENJAMIN WAY KETCHUM, ID 83340
John A Dick	589 BENJAMIN WAY KETCHUM, ID 83340

Signature of Organizer:

Samuel L. Linnet — Sign Here

09/04/2020 — Date

B0537-5985 09/04/2020 10:49 AM Received by ID Secretary of State Lawerence Denney

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

January 20, 2021

BUTTERCUP GROUP LLC
PO BOX 10056
KETCHUM ID 83340-8056

Re: Change in Ownership for Water Right No(s): 37-23150, 37-23151

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) 736-3033.

Sincerely,

Michelle Richman

Michelle Richman
Engineer

Enclosure(s)

cc:
Blaine County Title (File # 2023070)
Water District 37

Richman, Michelle

From: Daryl Fauth <daryl@blainecountytitle.com>
Sent: Wednesday, January 20, 2021 1:08 PM
To: Richman, Michelle
Subject: RE: Ownership Change to Buttercup

Please correct the Notice of Change in Water Right Ownership form on the Willard transfer as follows:

Revise the Previous Owner's Name (item 2 on the form) from "Michael E. Willard" to "Willard Living Trust, C/O Michael E. Willard"

Thank you! Please let me know if you need anything further!

Daryl

From: Richman, Michelle <Michelle.Richman@idwr.idaho.gov>
Sent: Wednesday, January 20, 2021 12:05 PM
To: Daryl Fauth <daryl@blainecountytitle.com>
Subject: [External] RE: Ownership Change to Buttercup

Daryl,

The attached deed will work for us. Now all we need is part two from my earlier email and copied as follows:

2) an email from you advising our Department to correct the attached Notice of Change in Water Right Ownership form your office submitted as follows:

Revise the Previous Owner's Name (item 2 on the form) from "Michael E. Willard" to "Willard Living Trust, C/O Michael E. Willard".

With the completion of step 2, I'll proceed with the ownership change.

Thanks,
Michelle

From: Daryl Fauth [mailto:daryl@blainecountytitle.com]
Sent: Wednesday, January 20, 2021 11:15 AM
To: Richman, Michelle <Michelle.Richman@idwr.idaho.gov>
Subject: RE: Ownership Change to Buttercup

Michelle-

This just showed up in FedEx today...is this good enough to satisfy what you need?

Daryl

From: Richman, Michelle <Michelle.Richman@idwr.idaho.gov>
Sent: Wednesday, January 13, 2021 12:27 PM

To: Daryl Fauth <daryl@blainecountytitle.com>
Subject: [External] RE: Ownership Change to Buttercup

Great – thank you.

From: Daryl Fauth [mailto:daryl@blainecountytitle.com]
Sent: Wednesday, January 13, 2021 10:28 AM
To: Richman, Michelle <Michelle.Richman@idwr.idaho.gov>
Subject: RE: Ownership Change to Buttercup

Just giving you an update. Mr. Willard has made contact with me and told me he's getting the document signed and notarized and back to me.

Daryl

From: Richman, Michelle <Michelle.Richman@idwr.idaho.gov>
Sent: Thursday, January 07, 2021 11:25 AM
To: Daryl Fauth <daryl@blainecountytitle.com>
Subject: [External] RE: Ownership Change to Buttercup

Certainly. Do you think you could aim to have something ready by the end of next week (Friday, January 15)?

From: Daryl Fauth [mailto:daryl@blainecountytitle.com]
Sent: Thursday, January 7, 2021 10:44 AM
To: Richman, Michelle <Michelle.Richman@idwr.idaho.gov>
Subject: RE: Ownership Change to Buttercup

I'll work on this. Can I have more time than by tomorrow though?

Daryl

From: Richman, Michelle <Michelle.Richman@idwr.idaho.gov>
Sent: Thursday, January 07, 2021 10:20 AM
To: Daryl Fauth <daryl@blainecountytitle.com>
Subject: [External] RE: Ownership Change to Buttercup

The Quit Claim would not have to be recorded. Might you be able to coordinate with Michael to produce such a document for us? If not, please call our office 208-736-3033 and you can ask for me or Corey Skinner.

From: Daryl Fauth [mailto:daryl@blainecountytitle.com]
Sent: Thursday, January 7, 2021 10:15 AM
To: Richman, Michelle <Michelle.Richman@idwr.idaho.gov>
Subject: RE: Ownership Change to Buttercup

Michelle-

Here's the issue: Title was never vested in his trust for this tax lot 8133. I cannot record a quitclaim deed from the Trust to Buttercup Group and record it because they never had a recorded interest in the property. This creates an issue of record in regards to both the water rights AND the property in that neither ever were vested in the Trust.

Can you have your regional manager give me a call to discuss to avoid the emails going back and forth?

Daryl Fauth
President

Get to know me in 20 seconds!
Daryl's BIO Video

Blaine County Title, Inc.
State License No. 477261
Office (Main): 208.726.0700
Office (Direct): 208.806.3140
Mobile: 208.720.5110
eFax: 208.379.7920
e-mail: daryl@blainecountytitle.com

BCT
Ketchum Office
360 Sun Valley Road
PO Box 3176
Ketchum, ID 83340
Hailey Office
The Meriwether Building
111 North First Ave Suite 2P

TCT
Driggs Office
The Colter Building
18 N. Main St. Suite 300
PO Box 219
Driggs, ID 83422

CERTIFID SECURED
Fraud Alert: We partnered with CertifID to protect all wire transfers from fraud. Do not trust any wiring information unless it comes through CertifID. We will never change our wiring instructions, share them in an email or provide them over the phone. For more details go to https://certifid.com or support@certifid.com.

From: Richman, Michelle <Michelle.Richman@idwr.idaho.gov>
Sent: Thursday, January 07, 2021 10:02 AM
To: Daryl Fauth <daryl@blainecountytitle.com>
Subject: [External] Ownership Change to Buttercup

Daryl,

After talking with our regional manager, Corey Skinner, our Department will need both of the following to complete the ownership change your office submitted (attached):
1) a quit claim deed conveying the property at 3691 Buttercup Road (tax lot 8133) from the Willard Living Trust to Buttercup Group, LLC.
AND
2) an email from you advising our Department to correct the attached Notice of Change in Water Right Ownership form your office submitted as follows:

Revise the Previous Owner's Name (item 2 on the form) from "Michael E. Willard" to "Willard Living Trust, C/O Michael E. Willard".

Let me know if you have additional questions/comments.

Thanks,
Michelle