

RECEIVED

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STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

JAN 21 2021

JAN 27 2021

Notice of Change in Water Right Ownership

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?
37-13252	Yes ☐	Yes ☒		Yes ☐	Yes ☐
37-13317C	Yes ☐	Yes ☐		Yes ☐	Yes ☐
37-22567	Yes ☐	Yes ☐		Yes ☐	Yes ☐
37-22568	Yes ☐	Yes ☐		Yes ☐	Yes ☐
not updated 37-22569 - NO	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Mark Norem, Nina Hagen, Ronald Hagen, Hagen Properties LLC
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): 3N Investments LLC
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or ☐ and/or
- 473 N Strata Via Way Boise ID 83712
Mailing address City State ZIP
(208) 890-5788 neilnelson@esiconstruction.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: 8/3/20
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 # 37-13252

8. Signature: [Signature] 1/21/21
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 1/21/21 Receipt No. 5038357 Receipt Amt. \$225.00
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 2-3-21 Date _____



1211 W Myrtle Street, Plaza II Suite 100
Boise, ID 83702

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

File No. 726293 JS/

CAMAS COUNTY

RECORDED FOR:

Deputy Clerk

01:11:37 PM 07-31-2020

2020-089672

No. PAGES: 8

FEE: \$15.00

KORRI BLODGETT

COUNTY CLERK

DEPUTY: KR

WARRANTY DEED

For Value Received Hagen Properties, LLC, a Wyoming limited liability company, as to an undivided 69.684% Ronald A. Hagen and Nina M. Hagen, husband and wife as joint tenants with right of survivorship, as to an undivided 17.488% Mark Norem, as to an undivided 12.828% hereinafter referred to as Grantor, does hereby grant, bargain, sell, warrant and convey unto

3N Investments, LLC, an ID Limited Liability Company,

hereinafter referred to as Grantee, whose current address is PO Box 6767 Boise, ID 83707

The following described premises, to-wit:

See legal attached

To HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee(s), and Grantees(s) heirs and assigns forever. And the said Grantor(s) does (do) hereby covenant to and with the said Grantee(s), the Grantor(s) is/are the owner(s) in fee simple of said premises; that said premises are free from all encumbrances EXCEPT those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee(s); and subject to U.S. Patent reservations, restrictions, dedications, easements, rights of way and agreements, (if any) of record, and current years taxes, levies, and assessments, includes irrigation and utility assessments, (if any) which are not yet due and payable, and that Grantor(s) will warrant and defend the same from all lawful claims whatsoever.

Dated: 7-30-2020

SEE ATTACHED

Ronald A. Hagen, an Individual

SEE ATTACHED

Nina M. Hagen, an Individual

Hagen Properties, LLC,
a Wyoming limited liability company

By:

Duane K. Hagen
Duane K. Hagen, Operating Manager

Duane

By:

Sheila S. Hagen
Sheila S. Hagen, Member

SEE ATTACHED

Mark Norem, an Individual



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Boise, ID 83702

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Dated: 7-30-2020

Ronald A. Hagen
Ronald A. Hagen, an Individual

Nina M. Hagen
Nina M. Hagen, an Individual

Hagen Properties, LLC,
a Wyoming limited liability company

By: SEE ATTACHED
Duane K. Hagen, Operating Manager

By: SEE ATTACHED
Sheila S. Hagen, Member

SEE ATTACHED
Mark Norem, an Individual



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Dated: 7-30-2020

See Attached
Ronald A. Hagen, an Individual

See Attached
Nina M. Hagen, an Individual

Hagen Properties, LLC,
a Wyoming limited liability company

By: See Attached
Duane K. Hagen, Operating Manager

By: See Attached
Sheila S. Hagen, Member

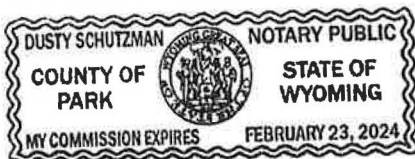
[Signature]
Mark Norem, an Individual

State of WY County of Park

(2)

This record was acknowledged before me on July 30 2020 by ^{Duane} Duane K. Hagen
as Operating Manager and Sheila S. Hagen as Member of Hagen Properties, LLC.

[Signature]
Signature of notary public
Commission Expires: 2/23/2024



State of _____ County of _____

This record was acknowledged before me on _____ by Ronald A Hagen and
Nina M Hagen

SEE ATTACHED

Signature of notary public:
Commission Expires:

State of _____ County of _____

This record was acknowledged before me on _____ by Mark Norem

SEE ATTACHED

Signature of notary public:
Commission Expires:

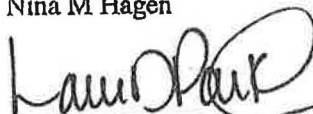
State of _____, County of _____

This record was acknowledged before me on _____ by Duane K. Hagen
as Operating Manager and Sheila S. Hagen as Member of Hagen Properties, LLC.

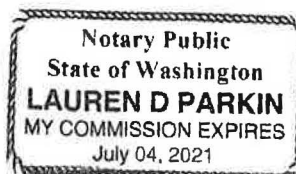
Signature of notary public
Commission Expires:

State of WA, County of King

This record was acknowledged before me on 7.30.2020 by Ronald A Hagen and
Nina M Hagen



Signature of notary public:
Commission Expires: 7.4.2021



State of _____, County of _____

This record was acknowledged before me on _____ by Mark Norem

Signature of notary public:
Commission Expires:

State of _____, County of _____

This record was acknowledged before me on _____ by Duane K. Hagen
as Operating Manager and Sheila S. Hagen as Member of Hagen Properties, LLC.

SEE ATTACHED

Signature of notary public
Commission Expires:

State of _____, County of _____

This record was acknowledged before me on _____ by Ronald A Hagen and
Nina M Hagen

SEE ATTACHED

Signature of notary public:
Commission Expires:

State of Montana, County of Sweet Grass

This record was acknowledged before me on 7-30-2020 by Mark Norem

Angie S Durfee
Signature of notary public:
Commission Expires: 12-14-2021

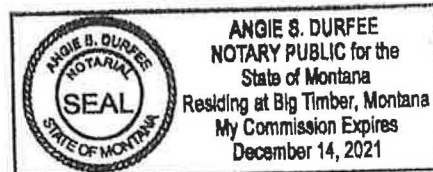


EXHIBIT 'A'

LEGAL DESCRIPTION:

TOWNSHIP 1 NORTH, RANGE 15 EAST OF THE BOISE MERIDIAN, CAMAS COUNTY, IDAHO

SECTION 1: LOTS 1, 2, 3 AND 4; S $\frac{1}{2}$ N $\frac{1}{2}$; W $\frac{1}{2}$ SE $\frac{1}{4}$; S $\frac{1}{2}$ SW $\frac{1}{4}$

SECTION 12: N $\frac{1}{2}$ NE $\frac{1}{4}$; SW $\frac{1}{4}$ NE $\frac{1}{4}$; SE $\frac{1}{4}$; E $\frac{1}{2}$ SW $\frac{1}{4}$; NW $\frac{1}{4}$

SECTION 13: E $\frac{1}{2}$ NE $\frac{1}{4}$

TOWNSHIP 1 NORTH, RANGE 16 EAST OF THE BOISE MERIDIAN, CAMAS COUNTY, IDAHO

SECTION 6: LOTS 1, 2, 3 AND 4; SE $\frac{1}{4}$ NW $\frac{1}{4}$; E $\frac{1}{2}$ SW $\frac{1}{4}$; W $\frac{1}{2}$ SE $\frac{1}{4}$ EXCEPT THAT PORTION OF THE NW $\frac{1}{4}$ SE $\frac{1}{4}$, SE $\frac{1}{4}$ NW $\frac{1}{4}$, NW $\frac{1}{4}$ NW $\frac{1}{4}$ LYING NORTH AND EAST OF THE WILLOW CREEK ROAD

SECTION 6: THAT PORTION OF THE NW $\frac{1}{4}$ SE $\frac{1}{4}$, SE $\frac{1}{4}$ NW $\frac{1}{4}$, NW $\frac{1}{4}$ NW $\frac{1}{4}$ LYING NORTH AND EAST OF THE WILLOW CREEK ROAD AS NOW CONSTRUCTED

SECTION 7: LOT 4; E $\frac{1}{2}$ SW $\frac{1}{4}$; NW $\frac{1}{4}$ NE $\frac{1}{4}$; SE $\frac{1}{4}$ SE $\frac{1}{4}$

SECTION 8: SW $\frac{1}{4}$ SW $\frac{1}{4}$

SECTION 17: W $\frac{1}{2}$ W $\frac{1}{2}$; SE $\frac{1}{4}$ SW $\frac{1}{4}$

SECTION 17: A PARCEL OF LAND LOCATED IN THE SE $\frac{1}{4}$ NW $\frac{1}{4}$, NE $\frac{1}{4}$ SW $\frac{1}{4}$ DESCRIBED AS FOLLOWS:

ALL OF SAID SE $\frac{1}{4}$ NW $\frac{1}{4}$, NE $\frac{1}{4}$ SW $\frac{1}{4}$ LYING SOUTHERLY AND WESTERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE S $\frac{1}{4}$ CORNER OF SECTION 17;

THENCE NORTH 4°08'02" WEST 1330.70 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 10°52'42" WEST 848.31 FEET;

THENCE NORTH 34°46'10" WEST 129.17 FEET;

THENCE NORTH 3°22'48" WEST 794.95 FEET;

THENCE NORTH 70°18'36" WEST 851.62 FEET TO THE POINT OF TERMINUS

SECTION 17: A PARCEL OF LAND LOCATED IN SECTION 17 MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE S $\frac{1}{4}$ CORNER OF SECTION 17 ;

THENCE NORTH 2°35'27" EAST 775.10 FEET;

THENCE SOUTH 72°31'17" EAST 294.81 FEET;

THENCE SOUTH 19°29'12" WEST 731.52 FEET;

THENCE NORTH 86°56'18" WEST 72.31 FEET TO THE POINT OF BEGINNING.

SECTION 18: LOTS 1 AND 2; SE $\frac{1}{4}$ NW $\frac{1}{4}$; NE $\frac{1}{4}$; NE $\frac{1}{4}$ SE $\frac{1}{4}$

TOWNSHIP 2 NORTH, RANGE 15 EAST OF THE BOISE MERIDIAN, CAMAS COUNTY, IDAHO

H.E. SURVEY NO. 620 EMBRACING A PORTION OF APPROXIMATELY SECTIONS 25 AND 36,
MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT CORNER NO. 1, FROM WHICH THE EAST CORNER TO SAID SECTIONS 25 AND
36 BEARS NORTH 64°18' EAST, 40.36 CHAINS DISTANCE, THENCE;
NORTH 35°8' WEST 14.17 CHAINS TO CORNER NO. 2, THENCE;
SOUTH 23°1' WEST 12.73 CHAINS TO CORNER NO. 3, THENCE;
NORTH 08°54' WEST, 33.05 CHAINS TO CORNER NO. 4, THENCE;
NORTH 00°29' WEST 46.07 CHAINS TO CORNER NO. 5, THENCE;
SOUTH 25°1' EAST, 43.39 CHAINS TO CORNER NO. 6, THENCE;
SOUTH 00°29' EAST, 39.40 CHAINS TO CORNER NO. 2, THE PLACE OF BEGINNING.

TOWNSHIP 2 NORTH, RANGE 15 EAST OF THE BOISE MERIDIAN, CAMAS COUNTY, IDAHO

H.E. SURVEY NO. 596 EMBRACING A PORTION OF APPROXIMATELY SECTIONS 25 AND 26,
MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT CORNER NO. 1 FROM WHICH THE SOUTHEAST CORNER OF SAID SECTION 25
BEARS SOUTH 74°37' EAST, 56.64 CHAINS DISTANCE, THENCE;
NORTH 89°39' WEST, 31.85 CHAINS TO CORNER NO. 2; THENCE
NORTH 00°25' WEST, 49.43 CHAINS TO CORNER NO. 3; THENCE
NORTH 87°12' EAST 31.85 CHAINS TO CORNER NO. 4; THENCE
SOUTH 00°29' EAST, 51.07 CHAINS TO CORNER NO. 1, THE PLACE OF BEGINNING.

TOWNSHIP 2 NORTH, RANGE 15 EAST OF THE BOISE MERIDIAN, CAMAS COUNTY, IDAHO

H.E. SURVEY NO. 291 EMBRACING A PORTION OF APPROXIMATELY SECTION 36, MORE
PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

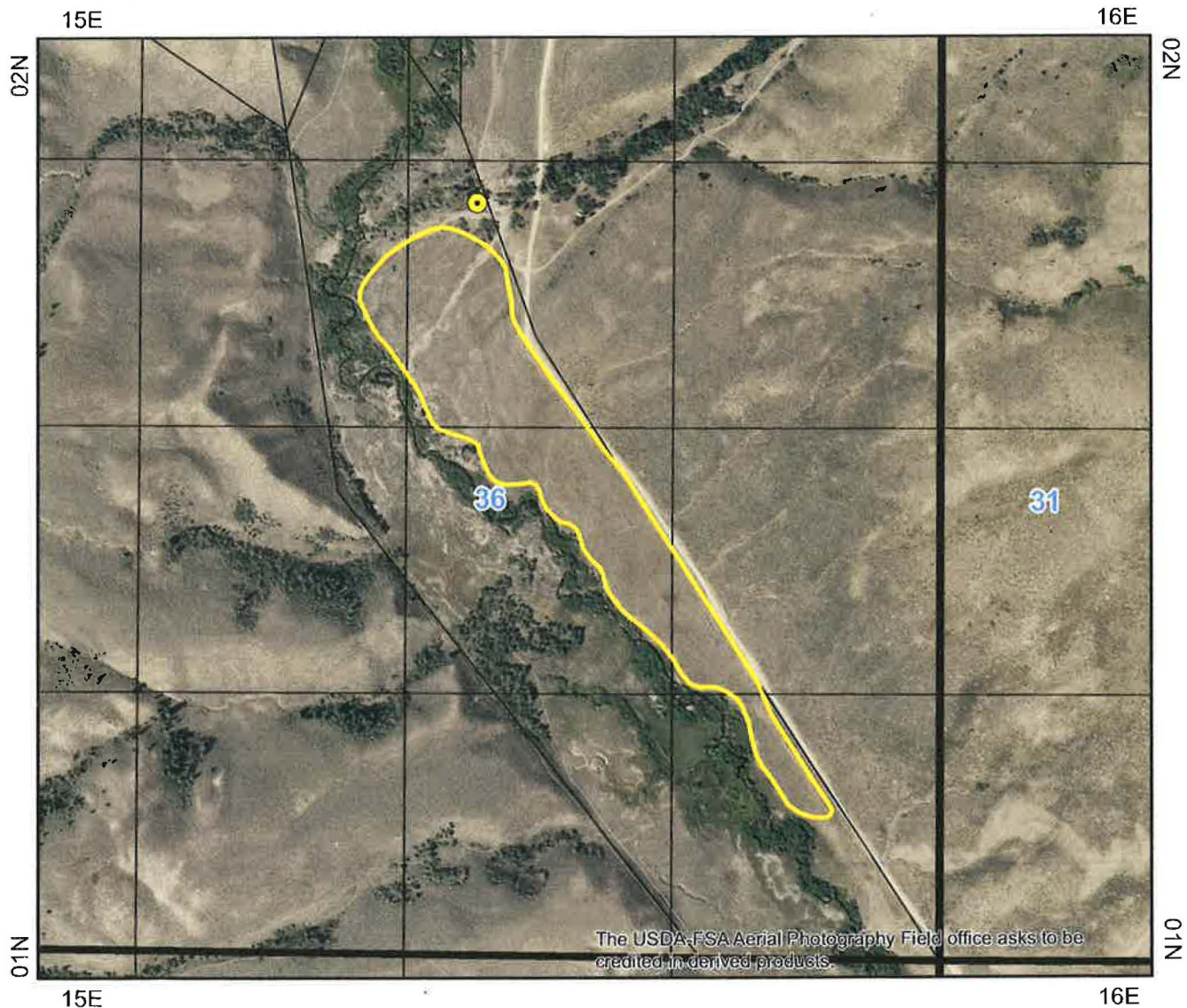
BEGINNING AT CORNER NO. 1 IDENTICAL WITH THE SE CORNER OF SAID SECTION 36;
THENCE
NORTH 89°29' WEST, 17.88 CHAINS TO CORNER NO. 2; THENCE
NORTH 38°10' WEST, 44.35 CHAINS TO CORNER NO. 3; THENCE
NORTH 08°40' WEST, 27.65 CHAINS TO CORNER NO. 4; THENCE
NORTH 23°01' EAST, 12.73 CHAINS TO CORNER NO. 5; THENCE
SOUTH 35°08' EAST, 14.17 CHAINS TO CORNER NO. 6; THENCE
SOUTH 19°59' EAST, 16.83 CHAINS TO CORNER NO. 7; THENCE
SOUTH 33°10' EAST, 55.83 CHAINS TO CORNER NO. 1, THE PLACE OF BEGINNING.

State of Idaho
Department of Water Resources

Water Right
37-13252

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 0.1 0.2 0.4 Miles

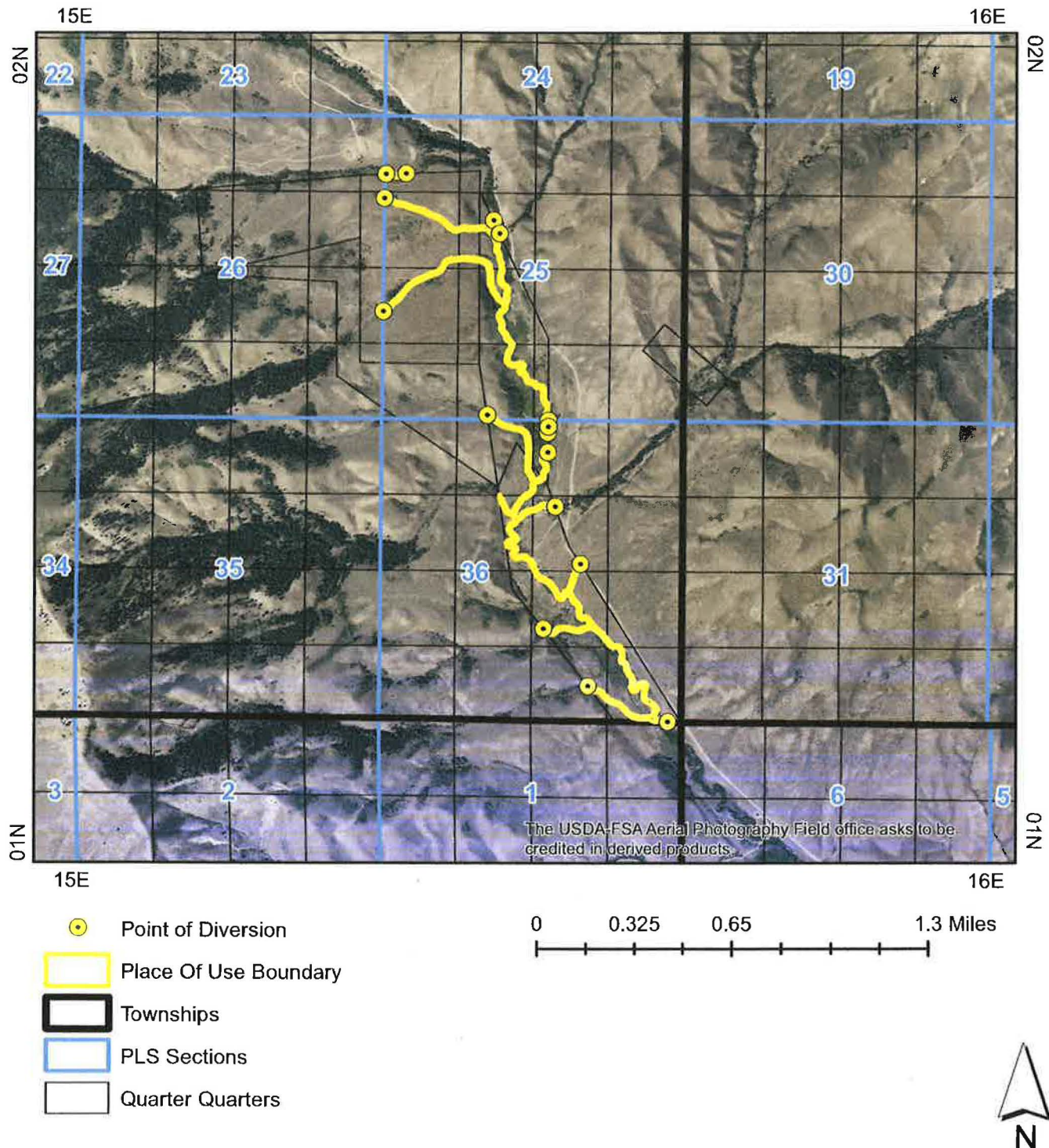


State of Idaho
Department of Water Resources

Water Right 37-13317C

STOCKWATER

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.

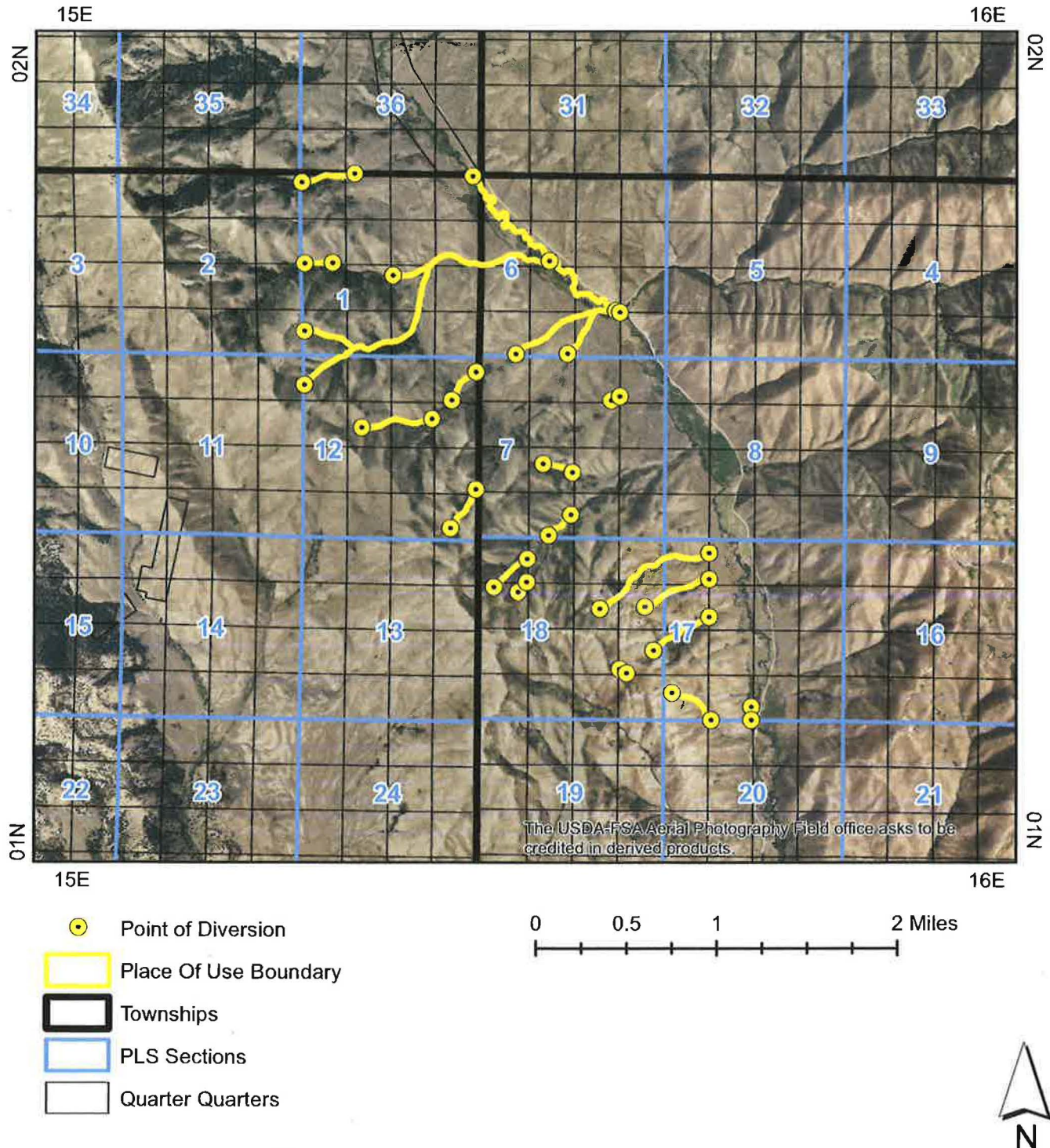


State of Idaho
Department of Water Resources

Water Right 37-22567

STOCKWATER

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.

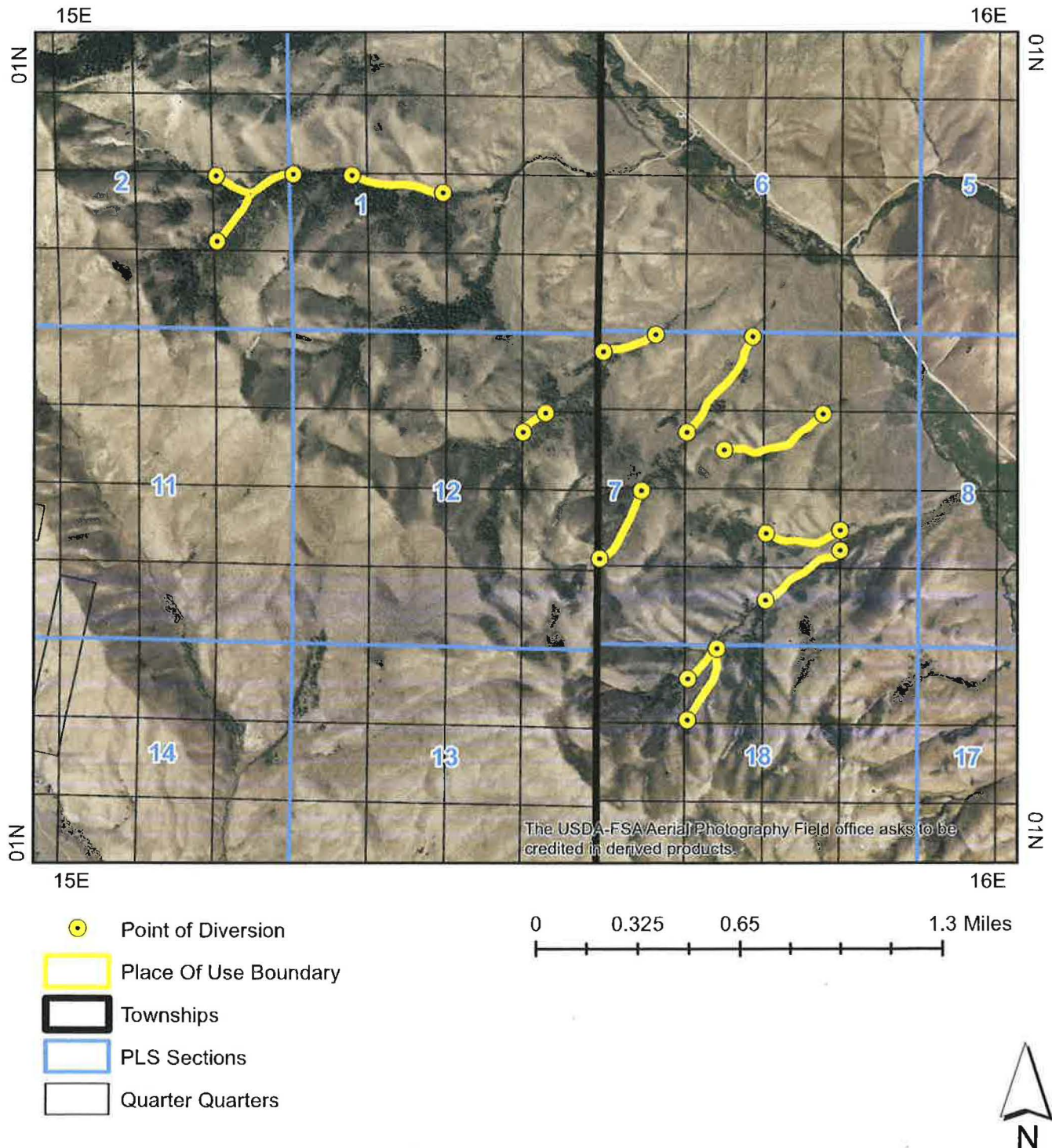


State of Idaho
Department of Water Resources

Water Right 37-22568

STOCKWATER

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.

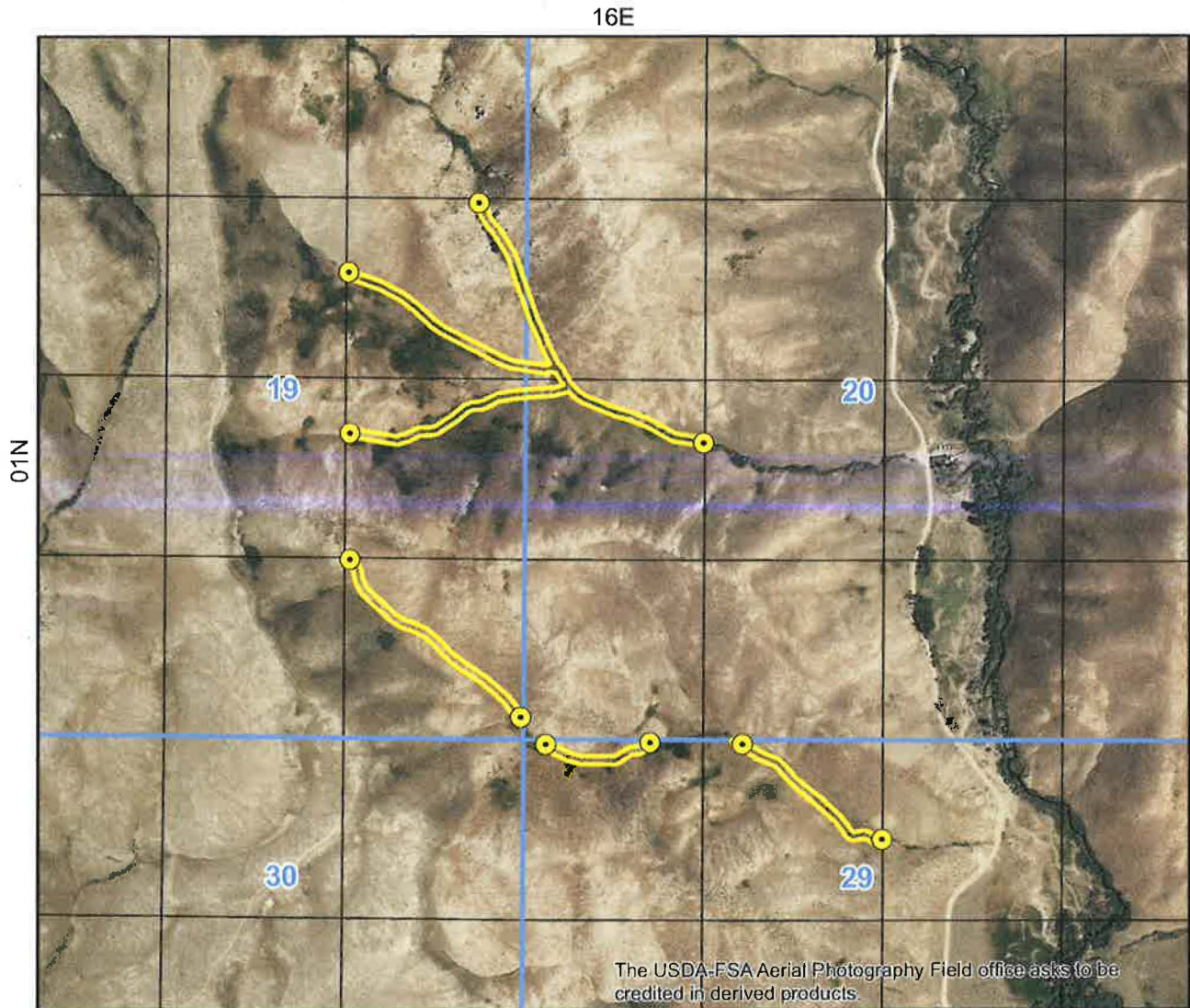


State of Idaho
Department of Water Resources

Water Right
37-22569

STOCKWATER

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

0 0.15 0.3 0.6 Miles





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

February 03, 2021

3N INVESTMENTS LLC
473 N STRATA VIA WAY
BOISE ID 83712-6730

Re: Change in Ownership for Water Right No(s): 37-2191, 37-2262, 37-8323, 37-21648, 37-13252, 37-13317C, 37-22567 & 37-22568

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.

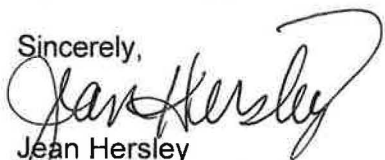
Water right 37-22569 was not updated. This right is in the name of the State of Idaho, Dept. of Lands and is located in Township 01N, Range 18E, Sections 19, 20 & 29, which was not included on your deed. A refund of \$25 will be requested and sent to ESI under separate cover from the Idaho State Controller's office.

Please note, water right(s) **37-2191, 37-2262, 37-8323 & 37-13252** were leased to the Water Supply Bank (bank) in **2020**. 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 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.

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: State of Idaho-Dept. of Lands

Hersley, Jean

From: Emily Radford <EmilyRadford@esiconstruction.com>
Sent: Wednesday, February 3, 2021 2:35 PM
To: Hersley, Jean
Cc: Neil Nelson
Subject: RE: Change in Water Right Ownership for 3N Investments LLC
Attachments: RECORDED WARRANTY DEED - HAGEN to 3N.PDF

Good afternoon, Jean.

Please see attached requested deed, signed by the sellers.

You may use the 473 N Strata Via Way address for Neil.

Feel free to let us know if you need anything else – thank you!

EMILY RADFORD | Executive Assistant

c: 208.616.4412 | o: 208.362.3040 | esiconstruction.com



3330 East Louise Drive, #300
Meridian, Idaho 83642

From: Hersley, Jean [<mailto:Jean.Hersley@idwr.idaho.gov>]
Sent: Wednesday, February 03, 2021 1:03 PM
To: Neil Nelson <neilnelson@esiconstruction.com>
Subject: Change in Water Right Ownership for 3N Investments LLC

The Department of Water Resources is in the process of reviewing your request to update the ownership of 9 water rights. The deed you provided was not signed by the sellers. Please provided a copy of the deed with signatures within 30 days or the Notice of Change in Water Right Ownership will not be processed and returned to you. You can send the deeds by responding to this email.

Also, can you verify your mailing address? The address on the ownership change form is 473 N Strata Via Way, Boise and the address on the W9 you submitted is 3330 E Louisa Dr, Ste 300, Meridian, ID.

Please let me know if you have any questions. Thank you.

Jean Hersley
Technical Records Specialist II
Idaho Dept Water Resources
(208) 287-4942