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DEC 03 2020

DEPARTMENT OF
WATER RESOURCESSTATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

Notice of Change in Water Right Ownership

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NOV 30 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?
37-11852	Yes ☐	Yes ☒		Yes ☐	Yes ☐
37-11854	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Gracie's Diner, LLC
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): North Fork Expansion LLC, a Delaware limited liability company
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or ☒ and/or
- HC 64, PO Box 8008 Ketchum ID 83340
Mailing address City State ZIP
(650) 678-4000 nick.thomson@gmail.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: November 9, 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.

SUPPORT DATA

IN FILE # 37-11852

8. Signature: Nicholas E Thomson Digitally signed by Nicholas E Thomson
Date: 2020.11.11 08:59:32 -08'00'
Signature of new owner/claimant
- Manager, Refraction Ventures, LLC 11/11/2020
Manager of North Fork Expansion LLC Date
- Signature: _____ Title, if applicable _____ Date _____
Signature of new owner/claimant

For IDWR Office Use Only:

Received by SG Date 11/30/20 Receipt No. 5038270 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 Nicholas E. Thomson Approved by _____ Processed by [Signature] Date 12-7-2020



WARRANTY DEED

FOR VALUE RECEIVED

Gracie's Diner, LLC, an Idaho Limited Liability Company,

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

North Fork Ranch Expansion LLC, a Delaware LLC

the Grantee, whose current address is: HC 64, P.O. Box 8008, Ketchum, ID 83340

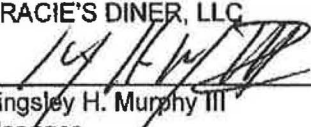
the following described premises, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, its heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that Grantor is the owner in fee simple of said premises; that they are free from all encumbrances except those to which this conveyance is expressly made subject to and those made, suffered or done by the Grantee; and subject to all existing patent reservations; restrictions in railroad deeds of record; easements and rights of way established and of record; protective covenants of record; zoning ordinances and applicable building codes, use restrictions, ordinances, laws and regulations of any governmental unit; general taxes and assessments, including irrigation and utility assessments (if any) for the current year, which are not due and payable; and that Grantor will warrant and defend the same from all lawful claims whatsoever. Whenever the context so requires, the singular number includes the plural.

Dated this 5 day of November, 2020.

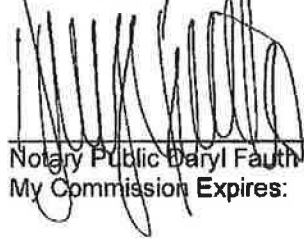
GRACIE'S DINER, LLC



Kingsley H. Murphy III
Manager

State of Idaho
County of Blaine

This record was acknowledged before me on 9th day of November, 2020, by Kingsley H. Murphy III,
as Manager of Gracie's Diner, LLC.



Notary Public Daryl Fauth
My Commission Expires: September 24, 2024

(STAMP)

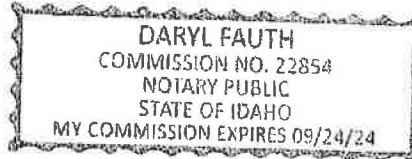


EXHIBIT "A"
LEGAL DESCRIPTION

TOWNSHIP 5 NORTH, RANGE 17 EAST, BOISE MERIDIAN, BLAINE COUNTY, IDAHO, HES 123

Section 10: A parcel of land lying within said HES 123 according to that Record of Survey map thereof, recorded as Instrument No. 260163 records of Blaine County, Idaho, said parcel being more particularly described by metes and bounds as follows:

Commencing at a Brass Cap marking Corner 1 of said HES 123, said Corner also being Corner 1 of HES 124, according to that Record of Survey map thereof, recorded as Instrument No. 260162 record of Blaine County, Idaho; said Corner 1 lying North 52°01'53" East, 733.13 feet from a Brass Cap marking Corner 5 of said HES 123, and said Corner 1 being the TRUE POINT OF BEGINNING;

Thence along the boundary common to said HES 124 and HES 123 South 42°53'31" East, 222.42 feet to a point on the Northerly boundary of Lot 1 within North Fork Subdivision, according to the official plat thereof, recorded as Instrument No. 229263, records of Blaine County, Idaho;

Thence South 54°26'50" West, 576.42 feet along the Northerly boundary of said Lot 1 and continuing along the Northerly boundary of Lot 3 within North Fork Subdivision First Addition, according to the official plat thereof, recorded as Instrument No. 529595, records of Blaine County, Idaho.

Thence continuing along the Easterly boundary of said Lot 3, North 28°51'20" West, 199.83 feet to a point on the Northerly boundary of said HES 123;

Thence along said Northerly boundary of HES 123, North 52°01'53" East, 525.17 feet to the TRUE POINT OF BEGINNING. (Tax Lot 8055)

AND

TOWNSHIP 5 NORTH, RANGE 17 EAST, BOISE MERIDIAN, BLAINE COUNTY, IDAHO, HES 124

Section 10: A parcel of land lying within said HES 124, according to that Record of Survey map thereof, recorded as Instrument No. 260162, records of Blaine County, Idaho, said parcel being more particularly described by metes and bounds as follows:

Commencing at a Brass Cap marking Corner 1 of said HES 124, said Corner also being Corner 1 of HES 123, according to that Record of survey map thereof, recorded as Instrument No. 260163, records of Blaine County, Idaho; said Corner 1 lying North 52°01'53" East, 733.13 feet from Corner 5 of said HES 123, and said Corner 1 being the TRUE POINT OF BEGINNING;

Thence North 57°34'10" East, 253.29 feet to a US Forest Service Brass Cap located on the Westerly boundary of State Highway 75;

Thence South 33°17'07" East, 199.78 feet along said Westerly boundary to the Northeasterly corner of Lot 1 within North Fork Subdivision, according to the official plat thereof, recorded as Instrument No. 229263, records of Blaine County, Idaho;

Thence leaving said Westerly boundary South 52°32'57" West, 216.72 feet along the Northerly boundary of said Lot 1 to a point on the boundary common to said HES 123 and HES 124;

Thence leaving said Lot 1, North 42°53'31" West, 222.42 feet along said common boundary of HES 123 and HES 124 to the TRUE POINT OF BEGINNING. (Tax Lot 8056)

Together with any and all water rights appurtenant thereto including but not limited to, Water Rights 37-11852 and 37-11854



0004048388

**STATE OF IDAHO***Office of the secretary of state, Lawrence Denney***ANNUAL REPORT**

Idaho Secretary of State

PO Box 83720

Boise, ID 83720-0080

(208) 334-2301

Filing Fee: \$0.00

*For Office Use Only***-FILED-**

File #: 0004048388

Date Filed: 11/3/2020 9:21:36 AM

Entity Name and Mailing Address:

Entity Name: Refraction Ventures, LLC
Foreign Name (name in home jurisdiction): Refraction Ventures, LLC
The file number of this entity on the records of the Idaho Secretary of State is: 0003686318
Address: 225 W WASHINGTON ST
STE 2800
CHICAGO, IL 60606-3563

Entity Details:

Entity Status: Active-Existing
This entity is organized under the laws of: DELAWARE
If applicable, the old file number of this entity on the records of the Idaho Secretary of State was:

The registered agent on record is:

Registered Agent: Nicholas E Thomson
Registered Agent
Physical Address
HC 64 BOX 8008
KETCHUM, ID 83340
Mailing Address
HC 64 BOX 8008
KETCHUM, ID 83340-9702

Limited Liability Company Managers and Members

Name	Title	Business Address
 Nicholas Thomson	Manager	HC 64 BOX 8008 KETCHUM, ID 83340

The annual report must be signed by an authorized signer of the entity.

*Rosemary Sears**11/03/2020*

Sign Here

Date

Job Title: Record Keeper

B0047-1741 11/03/2020 9:21 AM RECEIVED BY ID SECRETARY OF STATE LAWRENCE DENNEY

Department of State: Division of Corporations

[Allowable Characters](#)[HOME](#)

Entity Details

THIS IS NOT A STATEMENT OF GOOD STANDING

[File Number:](#) **3946928** [Incorporation Date /](#) **10/21/2020**
[Formation Date:](#) (mm/dd/yyyy)

[Entity Name:](#) **NORTH FORK RANCH EXPANSION LLC**

[Entity Kind:](#) **Limited Liability Company** [Entity Type:](#) **General**

[Residency:](#) **Domestic** State: **DELAWARE**

[REGISTERED AGENT INFORMATION](#)

Name: **NATIONAL REGISTERED AGENTS, INC.**

Address: **1209 ORANGE STREET**

City: **WILMINGTON** County: **New Castle**

State: **DE** Postal Code: **19801**

Phone: **302-674-4089**

Additional Information is available for a fee. You can retrieve Status for a fee of \$10.00 or more detailed information including current franchise tax assessment, current filing history and more for a fee of \$20.00.

Would you like ☐ Status ☐ Status, Tax & History Information

For help on a particular field click on the Field Tag to take you to the help area.

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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

December 07, 2020

NORTH FORK RANCH EXPANSION LLC
HC 64 BOX 8008
KETCHUM ID 83340-9702

Re: Change in Ownership for Water Right No(s): 37-11852 & 37-11854

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(s) 37-11852 was leased to the Water Supply Bank (bank) in 2019. 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 24, 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.

Also 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: Speck & Aanestad
Water District No. 37
Water Supply Bank

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DEC 03 2020

DEPARTMENT OF
WATER RESOURCES

SPECK & AANESTAD

A PROFESSIONAL CORPORATION
ATTORNEYS

JAMES P. SPECK
jim@speckandaanestad.com

DOUGLAS J. AANESTAD
(retired)

120 EAST AVENUE NORTH
P. O. BOX 987
KETCHUM, IDAHO 83340

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NOV 30 2020

DEPT OF WATER RESOURCES
SOUTHERN REGION

TELEPHONE
(208)726-4421

FACSIMILE
(208)726-0752

November 24, 2020

Denise Maline
Idaho Department of Water Resources
650 Addison Ave. W
Suite 500
Twin Falls, ID 83301

**Re: Notice of Change of Water Right Ownership
Nos. 37-88152 and 37-11854**

Dear Denise:

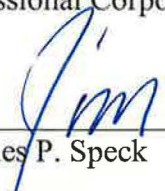
Enclosed you will find an *original* and a copy of the above-referenced Notice of Change of Water Right Ownership for my client, North Fork Ranch Expansion LLC, along with my firm's check in the amount of \$50.00 for the filing of the Notice.

DM ✓
 Please receipt date-stamp the enclosed copy and return it to me in the postage prepaid self-addressed envelope I have included for that purpose. Please let me know right away if you have any questions.

Thank you.

Sincerely yours,

SPECK & AANESTAD
A Professional Corporation

By: 
James P. Speck

Enclosures

cc: Nicholas E. Thomson (w/enclosure) - via email