

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

Notice of Change in Water Right Ownership

RECEIVED
MAY 07 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?
37-212A	Yes <input type="checkbox"/>	Yes <input type="checkbox"/>	37-8304	Yes <input type="checkbox"/>	Yes <input type="checkbox"/>
37-20381	Yes <input type="checkbox"/>	Yes <input type="checkbox"/>		Yes <input type="checkbox"/>	Yes <input type="checkbox"/>
37-2621	Yes <input type="checkbox"/>	Yes <input type="checkbox"/>		Yes <input type="checkbox"/>	Yes <input type="checkbox"/>
37-4337	Yes <input type="checkbox"/>	Yes <input type="checkbox"/>		Yes <input type="checkbox"/>	Yes <input type="checkbox"/>
37-11885	Yes <input type="checkbox"/>	Yes <input type="checkbox"/>		Yes <input type="checkbox"/>	Yes <input type="checkbox"/>

2. Previous Owner's Name: Helios Development, LLC
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Brennan Holdings 300, LLC
New owner(s) as listed on the conveyance document
- P.O. Box 1991 Sun Valley Name connector ☐ and ☐ or ☐ and/or
Mailing address ID 83353
City State ZIP
- 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 20, 2020
6. If the water right is leased to the Water Supply Bank changing ownership of a water right will reassign to the new owner any Water Supply Bank leases associated with the water right. Payment of revenue generated from any rental of a leased water right requires a completed IRS Form W-9 for payment to be issued to an owner. A new owner for a water right under lease shall supply a W-9. Water rights with multiple owners must specify a designated lessor, using a completed Lessor Designation form. Beginning in the calendar year following an acknowledged change in water right ownership, compensation for any rental will go to the new owner(s).
7. This form must be signed and submitted with the following **REQUIRED** items:
☒ A copy of the conveyance document – warranty deed, quitclaim deed, court decree, contract of sale, etc. The conveyance document must include a legal description of the property or description of the water right(s) if no land is conveyed.
☒ Plat map, survey map or aerial photograph which clearly shows the place of use and point of diversion for each water right and/or claim listed above (if necessary to clarify division of water rights or complex property descriptions).
☒ Filing fee (see instructions for further explanation):
 o \$25 per undivided water right.
 o \$100 per split water right.
 o No fee is required for pending adjudication claims.
☐ If water right(s) are leased to the Water Supply Bank AND there are multiple owners, a Lessor Designation form is required.
☐ If water right(s) are leased to the Water Supply Bank, the individual owner or designated lessor must complete, sign and submit an IRS Form W-9.
8. Signature: [Signature] Member 4-28-20
Signature of new owner/claimant Title, if applicable Date
- Signature: _____ Title, if applicable Date

SUPPORT DATA
IN FILE # 37-212A

For IDWR Office Use Only:

Received by AM Date 5-7-2020 Receipt No. 5037916 Receipt Amt. \$150-
 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 6/30/20



WARRANTY DEED

FOR VALUE RECEIVED

Helios Development, LLC, a Delaware limited liability company,

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

Brennan Holdings No. 300, LLC, an Idaho Limited Liability Company

the Grantee, whose current address is: P.O. Box 1991, Sun Valley, ID 83353

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 appearing in the public record or 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 appearing in the public record; general taxes and assessments, including irrigation and utility assessments (if any) for the current year, which are not due and payable appearing in the public record; 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 17 day of April, 2020

Helios Development, LLC, a Delaware
limited liability company

By: Zon Development, LLC, a Delaware
limited liability company, its Manager

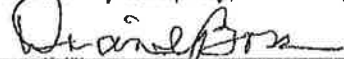

By: Diane Boss, Authorized Agent

EXHIBIT "A" LEGAL DESCRIPTION

File No.: 2022285

Blocks 1, 2, 3, 4, 5, 6, 7 and 8 of WARM SPRINGS RANCH RESORT P.U.D. LARGE BLOCK PLAT, as shown on the official plat thereof, recorded as Instrument No. 576508, records of Blaine County, Idaho.

TOGETHER WITH all water rights appurtenant to the property.

EXCEPTING THEREFROM a parcel of land within Block 2, of said Warm Springs Ranch Resort P.U.D. Large Block and being adjacent to Warm Springs Townhouse Condos No. 2 and 3, Tax Lot 5105 and Warm Springs Creek, in the City of Ketchum, Blaine County, Idaho and being more particularly described as follows:

COMMENCING at a found ½ inch iron pin with an illegible cap at the northeast corner of Warm Springs Townhouse Condos No. 1, Instrument No. 129077, records of Blaine County; thence along the westerly boundaries of Country Club Townhomes, Instrument No. 315898, Warm Springs Townhouse Condos No. 4, Instrument No. 147288 and Warm Springs Townhouse Condos No. 3, Instrument No. 169338, records of Blaine County South 00°19'24" West for a distance of 226.49 feet to a found ½ inch iron pin with no cap at an angle point in the easterly boundary of said Tax Lot 5105; thence along the line common to said Tax Lot and said Condos No. 3, South 18°40'23" East for a distance of 38.44 feet to a set 5/8 inch iron pin with a 2-inch aluminum cap labeled PLS 11463, the POINT OF BEGINNING;

THENCE South 18°38'18" East along the line common to said Warm Springs Ranch Resort and said Condos No. 3 for a distance of 129.05 feet to a set 5/8 inch iron pin with a 2-inch aluminum cap labeled PLS 11463 at the southwest corner of said Condos No. 3;

THENCE South 61°23'39" West along the line common to said Warm Springs Ranch Resort and said Warm Springs Townhouse Condos No. 2, Instrument No. 135346, records of Blaine County, for a distance of 17.10 feet to a set 5/8 inch iron pin with a 2-inch aluminum cap labeled PLS 11463 on the top of bank of Warm Springs Creek;

THENCE North 16°47'48" West, along said top of bank for a distance of 21.31 feet to a set 5/8 inch iron pin with a 2-inch aluminum cap labeled PLS 11463;

THENCE North 30°38'50" West, along said top of bank for a distance of 21.31 feet to a set 5/8 inch iron pin with a 2-inch aluminum cap labeled PLS 11463;

THENCE North 26°00'16" West, along said top of bank for a distance of 18.74 feet to a set 5/8 inch iron pin with a 2-inch aluminum cap labeled PLS 11463;

THENCE North 34°42'21" West, along said top of bank for a distance of 12.52 feet to a set 5/8 inch iron pin with a 2-inch aluminum cap labeled PLS 11463;

THENCE North 48°37'37" West, along said top of bank for a distance of 44.44 feet to a set 5/8 inch iron pin with a 2-inch aluminum cap labeled PLS 11463;

THENCE North 59°08'19" West, along said top of bank for a distance of 15.83 to a set 5/8 inch iron pin with a 2-inch aluminum cap labeled PLS 11463 on the boundary common to said Warm Springs Ranch Resort and said Tax Lot 5105;

THENCE North 81°38'38" East along said boundary for a distance of 64.29 feet to the POINT OF BEGINNING.



0003847022

**STATE OF IDAHO***Office of the secretary of state, Lawrence Denney***CERTIFICATE OF ORGANIZATION LIMITED LIABILITY COMPANY**

Idaho Secretary of State

PO Box 83720

Boise, ID 83720-0080

(208) 334-2301

Filing Fee: \$100.00 - Make Checks Payable to Secretary of State

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

File #: 0003847022

Date Filed: 4/16/2020 12:52:58 PM

Certificate of Organization Limited Liability Company

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

Expedited (+\$40; filing fee \$140)

1. Limited Liability Company Name

Type of Limited Liability Company

Limited Liability Company

Entity name

Brennan Holdings 300, LLC

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

Principal Office Address

708 TEHAYA COURT
SUN VALLEY, ID 83353

3. The mailing address of the principal office is:

Mailing Address

PO BOX 1991
SUN VALLEY, ID 83353-1991

4. Registered Agent Name and Address

Registered Agent

Edward A. Lawson
Registered Agent

Physical Address

675 SUN VALLEY ROAD SUITE A
KETCHUM, ID 83340

Mailing Address

PO BOX 3310
KETCHUM, ID 83340-3301

5. Governors

Name	Address
Robert M. Brennan	PO BOX 1991 SUN VALLEY, ID 83353

Signature of Organizer:

Edward A. Lawson

Sign Here

04/16/2020

Date

B0502-8460 04/16/2020 12:54 PM Received by ID Secretary of State Lawrence Denney

All-purpose Acknowledgment California only

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 SANTA BARBARA

On 4/17/2020 before me, Jerry Palma, Notary Public (here Insert name and title of the officer),

personally appeared DIANE BOSS

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.



Notary Seal

WITNESS my hand
and official seal.

Signature

For Bank Purposes Only

Description of Attached Document

Type or Title of Document WARRANTY DEED

Document Date 4/17/2020

Number of Pages 3

Signer(s) Other Than Named Above _____





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

June 30, 2020

BRENNAN HOLDINGS 300 LLC
PO BOX 1991
SUN VALLEY ID 83353-1991

Re: Change in Ownership for Water Right No(s): 37-212A, 37-20381, 37-2621, 37-4337, 37-11885, and 37-8304

Dear Water Right Holder(s):

The Department of Water Resources (Department) acknowledges the receipt of correspondence changing ownership of a portion of the above referenced water right(s) to you. The Department has modified its records based on the information received and has enclosed a computer-generated report for you.

You will notice that Lawson Laski Clark & Pogue PLLC is copied on the letter, because they are listed as the Law Firm on water rights 37-212A, 37-4337, 37-2621, 37-11885, and 37-20381. The Department can remove the Law Firm from these water right records upon written authorization from you or Lawson Laski Clark & Pogue PLLC (Edward Lawson).

Updating the ownership record for a water right does not reconfirm the validity of the right. When processing a Notice of Change in Water Right Ownership, the Department does not review the history of water use to determine if the right has been forfeited or deliberately abandoned through five years or more of non-use. To read more about water right forfeiture, including how to protect a water right from forfeiture, please see Idaho Code §§ 42-222 and 42-223.

Please note, water right owners are required to report any change of water right ownership and any change of mailing address to the Department within 120 days of the change. Reporting forms are available from any office of the Department, or from the Department's website.

If you have any questions concerning the enclosed information, please contact me at (208) 293-9904.

Sincerely,

Benny Walker
Water Resource Agent, Senior

Enclosure(s)

cc: Lawson Laski Clark & Pogue PLLC (Edward Lawson)
WD 37