

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED ✓

MAR 30 2020

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 - 22395	Yes <input type="checkbox"/>	Yes <input type="checkbox"/>		Yes <input type="checkbox"/>	Yes <input type="checkbox"/>
	Yes <input type="checkbox"/>	Yes <input type="checkbox"/>		Yes <input type="checkbox"/>	Yes <input type="checkbox"/>
	Yes <input type="checkbox"/>	Yes <input type="checkbox"/>		Yes <input type="checkbox"/>	Yes <input type="checkbox"/>
	Yes <input type="checkbox"/>	Yes <input type="checkbox"/>		Yes <input type="checkbox"/>	Yes <input type="checkbox"/>
	Yes <input type="checkbox"/>	Yes <input type="checkbox"/>		Yes <input type="checkbox"/>	Yes <input type="checkbox"/>

2. Previous Owner's Name: CRAIG JOHNSON & SHAWN UNDERWOOD
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): 220 BUSS ELLE LLC
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or ☐ and/or
- 999 3RD AVE, SUITE 3050 SEATTLE WA 98104
Mailing address City State ZIP
- 206-462-7400 importer20@outlook.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: 2/19/2020
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:

- ATTACHED ☒ 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.
- ATTACHED ☒ 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).
- ATTACHED ☒ 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.

- NA ☐ If water right(s) are leased to the Water Supply Bank AND there are multiple owners, a Lessor Designation form is required.
- NA ☐ 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: Timothy M. Patin MANAGING MEMBER 2020-03-26
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 DM Date 3-30-2020 Receipt No. 5037848 Receipt Amt. \$25-

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 _____ Date 4-21-20



WARRANTY DEED

FOR VALUE RECEIVED

Craig M. Johnson and Shawn L. Underwood, husband and wife

GRANTOR(S), hereby grants, bargains, sells, conveys and warrants unto

220 Buss Elle, LLC, a Washington limited liability company

GRANTEE(S) whose current address is: 5507 35th Ave NE, Seattle, WA 98105

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 18th day of February, 2020.

DocuSigned by:

A handwritten signature in cursive script that reads "Craig M. Johnson".
Craig M. Johnson

DocuSigned by:

A handwritten signature in cursive script that reads "Shawn L. Underwood".
Shawn L. Underwood

State of Idaho
County of Blaine

This record was acknowledged before me on 18th day of February, 2020, by Craig M. Johnson and Shawn L. Underwood.

DocuSigned by:

Daryl Fauth

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

(STAMP)

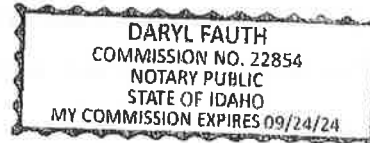


EXHIBIT "A"
LEGAL DESCRIPTION

Lot 7A, Block 1 of A REPLAT OF WILD ROSE SUBDIVISION, FIRST ADDITION, as shown on the official plat thereof, recorded as Instrument No. 373072, records of Blaine County, Idaho.

AND

A parcel of land located within the Government Lot 3, Section 13, Township 4 North, Range 17 East, Boise Meridian, City of Ketchum, Blaine County, Idaho, said property being more particularly described below:

Commencing at 5/8" rebar marking the northeast property corner of Lot 7A, Wild Rose Subdivision, First Addition; thence proceeding southwesterly along the northeasterly property line common to said Lot 7A and the southerly right of way boundary for Buss Elle Road to a point, said point lying South 74°38'27" West, 48.67 feet from the previous corner and also falling North 88°37'13" West, 2.55 feet from a 1/2" rebar marking the southeast property corner of Tax Lot 7199, and said point also being the REAL POINT OF BEGINNING;

thence proceeding along the property boundary for said Lot 7A for the following bearings and distances;

South 74°38'27" West, 89.27 feet to a found 5/8" rebar;
South 14°56'57" East, 106.82 feet to a found 5/8" rebar;
South 16°12'29" East, 89.43 feet to a found 5/8" rebar;

thence departing the original boundary of Lot 7A and proceeding South 66°25'37" West, 31.82 feet to a found 1/2" rebar;

thence proceeding due west to a point of intersection with the Center Section line for Section 13, said point being North 90°00'00" West 108.37 feet from the previous corner;

thence proceeding northeasterly along said Center Section line to the southwest corner of Parcel 2 as depicted within the Record of Survey recorded as Instrument No. 593456, records of Blaine County, Idaho, said point of being North 00°23'30" East, 205.33 feet from the previous point;

thence proceeding southeasterly along the southerly boundary of said Parcel 2 to a 1/2" rebar, said corner being South 88°32'12" East, 87.55 feet from the previous point;

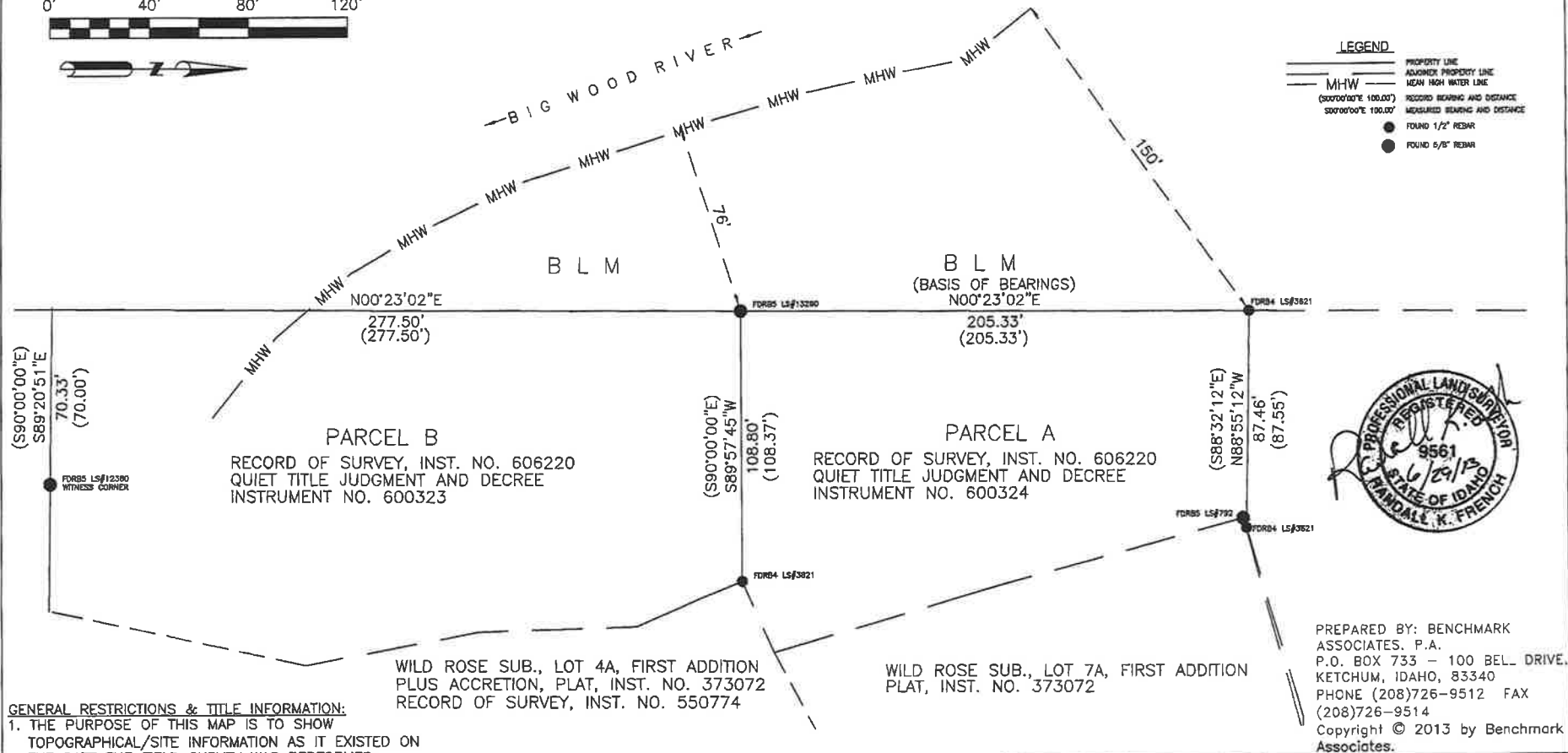
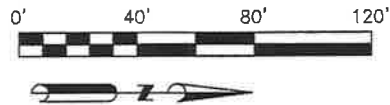
thence proceeding northeasterly along the southerly boundary of said Parcel 2 to a point on the southerly boundary of Tax Lot 7199, said point being North 73°26'50" East 79.04 feet from the previous corner;

thence proceeding southeasterly along said southerly boundary to a 1/2" rebar marking the southeasterly property corner of said Tax Lot 7199 and the southwesterly corner of the Buss Elle Road right of way, said corner being South 88°37'13" East, 3.87 feet from the previous point;

thence extending the previous bearing to its point of intersection with the said Lot 7A property boundary, said point being South 88°37'13" East, 2.53 feet from the previous corner, and the REAL POINT OF BEGINNING. (Tax Lot 8272)

GEOTHERMAL FURNACE
SYSTEM ACCESSES GROUNDWATER





WILD ROSE SUB., FIRST ADDITION **LOTS 4A & 7A** **AND ADJACENT LANDS**

LOCATED WITHIN:
 SECTION 13, T4N, R17E, B.M.,
 BLAINE COUNTY, IDAHO

AN EXHIBIT MAP	FOR: CRAIG JOHNSON	DWG BY: RKF
PROJECT NO. 13100	DATE : 06/29/13	SHEET 1 OF 1



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

April 21, 2020

220 BUSS ELLE LLC
999 3RD AVE STE 3050
SEATTLE WA 98104-4057

Re: Change in Ownership for Water Right No: 37-22395

Dear Water Right Holders:

The Department of Water Resources (Department) acknowledges the receipt of correspondence changing ownership of the above referenced water right 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,

A handwritten signature in cursive script, appearing to read 'Bill Mills'.

Bill Mills
Water Resource Agent, Senior

Enclosure

c: Water District 37

Subject: FW: Water Rights # 37-22395 for 220 Buss Elle
Date: Wednesday, January 8, 2020 at 10:02:03 AM Pacific Standard Time
From: Craig Johnson
To: Tim Porter
CC: Katherine Rixon
Attachments: Johnson 37-22395.pdf, Change of Ownership (BLANK).pdf

Tim,

Good news from the Idaho Department of Water Resources on the status of the water rights license for the geothermal heat pumps at 220 Buss Elle. See below. If the sale closes, you will need to complete the attached change of ownership form.

Best regards,

Craig M Johnson
P O Box 1318 | Seahurst WA 98062-1318
3749 SW 171st St | Burien WA 98166-3147
Cell 206-399-5600 | email craig@cjohnson.com

From: "Maline, Denise" <Denise.Maline@idwr.idaho.gov>
Date: Wednesday, January 8, 2020 at 8:46 AM
To: Craig Johnson <craig@cjohnson.com>
Subject: RE: Water Rights # 37-22395

Good morning Mr. Johnson,

I received your e-mail this morning, and hopefully this e-mail will answer your questions. I have confirmed that water right #37-22395 is associated with Lot 7A, Wild Rose Sub in Blaine County (as shown on Condition of Approval #5 on the attached water right report). The water right goes with the property and can be transferred to the new owners as necessary.

- Upon selling the property, the buyers will need to file a Notice of Change in Water Right Ownership form with our department. I have attached a blank form with instructions; if you wish to pass it along as needed.
- In the meantime, in order to update your mailing address, we need a signature by the water right holder(s). I have attached a Change in Address form, for your use. Upon completion, you can either e-mail it back to me; or mail it to the Twin Falls, Idaho address below and I will get everything updated for you.

Please feel free to contact me if you have any other questions.

Sincerely,

Denise Maline, IDWR Twin Falls

Denise Maline
Administrative Assistant I

Idaho Dept of Water Resources, Southern Region
650 Addison Ave W, Ste 500
Twin Falls, ID 83301
(208) 293-9908
denise.maline@idwr.idaho.gov

From: Craig Johnson [mailto:craig@cjohnson.com]
Sent: Tuesday, January 07, 2020 4:49 PM
To: Southern Info <southerninfo@idwr.idaho.gov>
Subject: Water Rights # 37-22395

Good Afternoon IDWR.

My wife and I built a home in Ketchum in 2009. We elected to install geothermal heat pumps for heating and cooling the house. This system pumps water from a well approximately 30' deep on our property and injects this water back into the ground at another well on the property. There is no consumption of water in this heating/cooling process.

We are selling our home and need to provide the buyers with some evidence that our Water Right License 37-22395 is valid and transferrable to them (or it runs with the land). Can you provide this confirmation?

I noticed that our address on our water right license (16327 Maplewild Ave SW, Burien WA 98166) has changed to the address provided below. Please update your records.

Craig M Johnson
P O Box 1318 | Seahurst WA 98062-1318
3749 SW 171st St | Burien WA 98166-3147
Cell 206-399-5600 | email craig@cjohnson.com