

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED

JUL 10 2019

DEPT. OF WATER RESOURCES
SOUTHERN REGION

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?
45-660	Yes ☐	Yes ☐		Yes ☐	Yes ☐
45-663	Yes ☐	Yes ☐		Yes ☐	Yes ☐
45-680	Yes ☐	Yes ☐		Yes ☐	Yes ☐
45-688	Yes ☐	Yes ☐		Yes ☐	Yes ☐
45-11157	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: William Howard Wells
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): G5 Land Company, L.L.C. an Idaho limited liability company
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or ☐ and/or
- 1310 S 600 W Oakley ID 83346
Mailing address City State ZIP
- (208) 862-3346 (208) 300-3227 ryan@safelink.net
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: July 2, 2019
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 # 45-660

8. Signature: Ryan Ramsey 7/02/2019
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 7-10-2019 Receipt No. 5037426 Receipt Amt. \$125-

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 EW Date 8/9/2019

WARRANTY DEED

THIS INDENTURE is made this 2nd day of July, 2019, between
**SANDY POULTON, PERSONAL REPRESENTATIVE OF THE ESTATES OF WILLIAM
HOWARD WELLS, also known as WILLIAM H. WELLS, also known as BILL WELLS, and
EDITH GAY SHANGLE WELLS, also known as GAE WELLS, also known as EDITH GAY
WELLS**, whose address is in care of Sandy Poulton, 269 West 1975 South, Oakley, Idaho 83346
("Grantor") and **G5 LAND COMPANY, L.L.C.**, an Idaho limited liability company, 1310 South 600
West, Oakley, Idaho 83346 ("Grantee").

WITNESSETH:

That the Grantor for and in consideration of the sum of Ten Dollars (\$10.00), lawful money of
the United States of America, and other good and valuable consideration, to the Grantor in hand paid
by the Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold and by
these presents does grant, bargain and sell, convey and confirm unto the Grantee, and to the heirs and
assigns of Grantee forever, in the following described real estate situated in the County of Cassia, State
of Idaho 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, and all estate, right, title and interest in and to said property as well in law as
in equity of the Grantor.

TO HAVE AND TO HOLD, all and singular the above-mentioned and described premises,
together with appurtenances unto the Grantee and to the heirs and assigns of Grantee forever.

The Grantor shall and will warrant and by these presents will forever defend the said premises

FLETCHER LAW
OFFICE
BURLEY, IDAHO

1
2
3 in the quiet and peaceable possession of the Grantee, and the heirs and assigns of Grantee against all
4 and every person and persons whomsoever lawfully claiming the same, except as aforesaid.

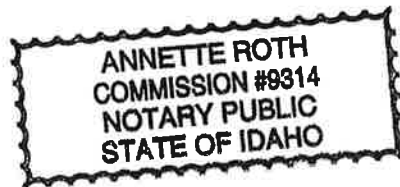
5 IN WITNESS WHEREOF, the Grantor has executed this Deed the day and year first above
6 written.

7 ESTATES OF WILLIAM HOWARD WELLS,
8 also known as WILLIAM H. WELLS, also known
9 as BILL WELLS, and EDITH GAY SHANGLE
10 WELLS, also known as GAE WELLS, also known
11 as EDITH GAY WELLS

12 BY *Sandy Poulton*
13 Sandy Poulton, Personal Representative

14 STATE OF IDAHO)
15) ss
16 County of Cassia)

17 On this 2nd day of July, in the year 2019, before me, the undersigned,
18 a Notary Public in and for said State, personally appeared **SANDY POULTON**, known or identified to
19 me to be the person whose name is subscribed to the within instrument as Personal Representative of
20 the Estates of William Howard Wells, also known as William H. Wells, also known as Bill Wells, and
21 Edith Gay Shangle Wells, also known as Gae Wells, also known as Edith Gay Wells, and
22 acknowledged to me that she executed the same as such Personal Representative.



Annette Roth
Notary Public for Idaho
Residing at Rupert, Id
My commission expires on 8-4-2023

PARCEL NO. 1:
TOWNSHIP 13 SOUTH, RANGE 22 EAST OF THE BOISE MERIDIAN,
CASSIA COUNTY, IDAHO

Section 35: Part of the S $\frac{1}{2}$ NW $\frac{1}{4}$ and Part of the N $\frac{1}{2}$ SW $\frac{1}{4}$, more particularly described as follows:

Beginning at the West $\frac{1}{4}$ Corner of Section 35, said corner marked by a 5/8 inch rebar with a 3 inch aluminum cap on top which shall be the Point of Beginning;
Thence North 01°11'21" East along the west line of Section 35 for a distance of 314.97 feet to a $\frac{1}{2}$ inch rebar;
Thence South 89°13'31" East for a distance of 1365.01 feet to a $\frac{1}{2}$ inch rebar;
Thence along a non-tangent curve to the right for a distance of 1668.51 feet to a 5/8 inch rebar on the east line of the SW $\frac{1}{4}$, said curve having a radius of 1340.00 feet, a delta angle of 71°20'32", and a long chord bearing of South 52°46'43" East for a distance of 1562.81 feet;
Thence South 00°50'40" West along said $\frac{1}{4}$ section line for a distance of 695.44 feet to a 5/8 inch rebar at the Southeast Corner of the N $\frac{1}{2}$ SW $\frac{1}{4}$;
Thence North 89°12'17" West along the south line of the N $\frac{1}{2}$ SW $\frac{1}{4}$ for a distance of 1393.72 feet;
Thence North 01°14'02" West for a distance of 26.46 feet to a $\frac{1}{2}$ inch rebar;
Thence North 01°14'02" West for a distance of 240.46 feet to a 5/8 inch rebar;
Thence North 89°20'41" West for a distance of 290.74 feet to a $\frac{1}{2}$ inch rebar;
Thence South 00°03'10" East for a distance of 239.94 feet to a $\frac{1}{2}$ inch rebar;
Thence South 00°03'10" East for a distance of 26.14 feet to the south line of the N $\frac{1}{2}$ SW $\frac{1}{4}$;
Thence North 89°12'17" West along said 1/16 section line for a distance of 943.07 feet to the Southwest Corner of the N $\frac{1}{2}$ SW $\frac{1}{4}$;
Thence North 01°11'21" East along the west line of Section 35 for a distance of 1307.99 feet to the Point of Beginning.

PARCEL NO. 2:
TOWNSHIP 13 SOUTH, RANGE 22 EAST OF THE BOISE MERIDIAN,
CASSIA COUNTY, IDAHO

Section 35: Part of the S $\frac{1}{2}$ SW $\frac{1}{4}$, more particularly described as follows:

Beginning at the West $\frac{1}{4}$ Corner of Section 35, said corner marked by a 5/8 inch rebar with a 3 inch aluminum cap on top; Thence South 01°11'21" West along the west line of Section 35 for a distance of 1307.99 feet to the Northwest Corner of the S $\frac{1}{2}$ SW $\frac{1}{4}$ which shall be the Point of Beginning;
Thence South 89°12'17" East along the north line of the S $\frac{1}{2}$ SW $\frac{1}{4}$ for a distance of 1221.88 feet;
Thence South 04°29'58" East for a distance of 25.11 feet to a $\frac{1}{2}$ inch rebar;
Thence South 04°29'58" East for a distance of 318.35 feet to a $\frac{1}{2}$ inch rebar;
Thence South 89°12'17" East for a distance of 543.70 feet to a $\frac{1}{2}$ inch rebar;
Thence along a non-tangent curve to the right for a distance of 646.93 feet to a $\frac{1}{2}$ inch rebar, said curve having a radius of 1325.04 feet, a delta angle of 27°58'26", and a long chord bearing of North 63°07'40" East for a distance of 640.53 feet;
Thence North 00°56'30" East for a distance of 16.43 feet to a $\frac{1}{2}$ inch rebar;
Thence North 00°56'30" East for a distance of 28.15 feet to the north line of the S $\frac{1}{2}$ SW $\frac{1}{4}$;
Thence South 89°12'17" East along said 1/16 section line for a distance of 268.36 feet to a 5/8 inch rebar; at the Northwest Corner of the SW $\frac{1}{4}$ SE $\frac{1}{4}$;
Thence South 89°12'17" East along the north line of the SW $\frac{1}{4}$ SE $\frac{1}{4}$ for a distance of 359.73 feet;
Thence South 04°40'56" East for a distance of 29.62 feet to a $\frac{1}{2}$ inch rebar;
Thence South 04°40'56" East for a distance of 38.41 feet to a $\frac{1}{2}$ inch rebar;

Thence along a non-tangent curve to the right for a distance of 1419.42 feet to a ½ inch rebar, said curve having a radius of 1304.50 feet, a delta angle of 62°20'36", and a long chord bearing of South 43°46'24" East for a distance of 1350.43 feet;
Thence South 88°57'08" East for a distance of 4.83 feet to a ½ inch rebar on the east line of the SW¼SE¼;
Thence South 00°40'20" West along said 1/16 section line for a distance of 278.85 feet to a 5/8 inch rebar at the Southeast Corner of the SW¼SE¼;
Thence North 89°11'41" West along the south line of Section 35 for a distance of 1320.46 feet to the South ¼ Corner of Section 35;
Thence North 89°11'41" West along said section line for a distance of 2640.90 feet to a 5/8 inch rebar with a 3 inch aluminum cap at the Southwest Corner of Section 35;
Thence North 01°11'21" East along the west line of Section 35 for a distance of 1307.99 feet to the Point of Beginning.

PARCEL NO. 3:
TOWNSHIP 14 SOUTH, RANGE 22 EAST OF THE BOISE MERIDIAN,
CASSIA COUNTY, IDAHO

Section 2: That part of the NW¼NW¼, more particularly described as follows:

Beginning at the Northwest Corner of the NW¼; Thence South 00°07'41" East for a distance of 33.00 feet to the Point of Beginning;
Thence South 89°12'07" East for a distance of 1320.66 feet to the east line of the NW¼NW¼;
Thence South 00°07'28" West for a distance of 1273.04 feet;
Thence North 88°57'49" West for a distance of 1320.82 feet;
Thence North 00°07'41" East along the west line of Section 2 for a distance of 1267.55 feet to the Point of Beginning.

PARCEL NO. 4:
TOWNSHIP 14 SOUTH, RANGE 22 EAST OF THE BOISE MERIDIAN,
CASSIA COUNTY, IDAHO

Section 2: Lots 2 and 3

PARCEL NO. 5:
TOWNSHIP 14 SOUTH, RANGE 22 EAST OF THE BOISE MERIDIAN,
CASSIA COUNTY, IDAHO

Section 2 All of the N½SW¼NW¼ and part of the S½SW¼NW¼, more particularly described as follows:

Beginning at the West ¼ section corner of said Section 2, said corner marked by a 5/8 inch rebar; Thence North 00°07'41" East along the West line of Section 2 for a distance of 655.18 feet to the Point of Beginning;
Thence North 00°07'41" East along the West line of Section 2 for a distance of 4.99 feet to the Southwest corner of the N½SW¼NW¼;
Thence North 00°07'41" East along the West line of Section 2 for a distance of 660.17 feet to the Northwest corner of the N½SW¼NW¼;
Thence South 88°57'49" East along the North line of the N½SW¼NW¼ for a distance of 1320.82 feet to the Northeast corner of the N½SW¼NW¼;
Thence South 00°07'28" West along the East line of the N½SW¼NW¼ for a distance of 658.89 feet to the Southeast corner of the N½SW¼NW¼;
Thence South 00°07'28" West along the East line of the S½SW¼NW¼ for a distance of 6.58 feet;
Thence North 88°57'00" West for a distance of 1314.57 feet to a ½ inch rebar;

Thence North 88°57'00" West for a distance of 6.30 feet to the Point of Beginning.

PARCEL NO. 6:
TOWNSHIP 14 SOUTH, RANGE 22 EAST OF THE BOISE MERIDIAN,
CASSIA COUNTY, IDAHO

Section 2: Part of the SE¼, S½NE¼ and the SE¼NW¼, more particularly described as follows:

Beginning at the Southeast Corner of said Section 2, marked by an iron pipe with brass cap which shall be the Point of Beginning;

Thence North 88°53'18" West along the south line of said Section 2 for a distance of 2642.55 feet;

Thence North 88°53'18" West continuing along said south line for a distance of 14.39 feet;

Thence North 00°29'41" West for a distance of 2649.78 feet;

Thence North 00°29'41" West for a distance of 649.68 feet;

Thence North 88°57'00" West for a distance of 1271.48 feet;

Thence North 00°07'28" East for a distance of 6.58 feet;

Thence North 00°07'28" East for a distance of 658.89 feet;

Thence South 88°57'49" East for a distance of 1320.63 feet

Thence South 88°57'49" East for a distance of 2653.38 feet to the east line of said Section 2;

Thence South 00°25'17" East along the east line of said Section 2 for a distance of 1310.34 feet;

Thence South 00°36'32" West along the east line of said Section 2 for a distance of 2657.65 feet to the Point of Beginning.

INCLUDING:

All water rights appurtenant to the above entitled property including, but not limited to:

IDWR Water Right No. 45-660

IDWR Water Right No. 45-663

IDWR Water Right No. 45-680

IDWR Water Right No. 45-688

IDWR Water Right No. 45-11157

All right, title, and interest, if any, of Grantor to receive the delivery of domestic and stock water pursuant to Certificates No. 29, 94, 113, representing ten (10) total shares, of North Oakley Water Co., Inc., now known as Oakley Valley Water Company.

All right, title, and interest of Seller, if any, to receive water pursuant to the Water Rotation Agreement recorded as Instrument No. 224804, records of Cassia County, Idaho.

And those water rights reserved by Seller in that Personal Representative's Deed Reserving Water Rights between Seller as the Grantor and Kloepfer, Inc. as the Buyer which was recorded on May 3, 2019 as Instrument No. 2019-001649 and re-recorded June 27, 2019 as Instrument No. 2019002575, records of Cassia County, Idaho.

SUBJECT TO:

Taxes and assessments for the year 2019.

Any assessments of the Southwest Irrigation District.

An easement for the purpose shown below and rights incidental thereto as set forth in Easement Deed.

Granted to: North Oakley Water Company

Recorded: January 12, 1946

Instrument No.: 153618

Reservation contained in Warranty Deed from Caroline L. Tucker, party of the first part, and Ennis Matthews, party of the second part, dated March 12, 1956 and recorded February 10, 1964 as Instrument No. 16917 on Film No. 25, records of Cassia County, Idaho, which reads as follows: "Subject to reservation of mineral deposits by party of the first part, including deposits of gravel and sand of commercial value." and which also reads: "Party of the first part reserves the right of ingress and regress for removal of minerals, including commercial gravel and sand." (Covers Lot 1 and S½NE¼ of Section 3, Township 14 South, Range 22 East of the Boise Meridian and SW¼NW¼ of Section 2 Township 14 South, Range 22 East of the Boise Meridian)

Reservation contained in Warranty Deed from Henry W. Tucker and Nettie M. Tucker, husband and wife, parties of the first part, and Ennis Matthews, party of the second part, dated July 5, 1961 and recorded February 10, 1964 as Instrument No. 16918 on Film No. 25, records of Cassia County, Idaho, which reads as follows: "Subject to reservation of mineral deposits by parties of the first part, including gravel and sand of commercial value," and which also reads: "Parties of the first part reserve the right of ingress and regress for removal of commercial sand and gravel and other minerals." (Covers the SW¼ of Section 2, Township 14 South, Range 22 East of the Boise Meridian.

An easement for the purpose shown below and rights incidental thereto as set forth in Power Line Easement.

Granted to: Idaho Power Company

Recorded: February 23, 1968

Instrument No.: 39109

(Over and across Sections 2 and 11 of Township 14 South, Range 22 East of the Boise Meridian)

Effects of, if any, in Resolution 95-4-4, Board of County Commissions of Cassia County, Idaho, acting as Cassia County Planning Commission, for a special use permit number 95-3-1 for construction, operation and maintenance of a gravel pit, dated April 24, 1995 and recorded April 26, 1995 as Instrument No. 236307, records of Cassia County, Idaho.
(Covering the SW¼NW¼ of Section 35, Township 13 South, Range 22 East of the Boise Meridian)

Pipeline Easement from Howard Dutch Robinson and Karen Robinson, husband and wife doing business as Green Acres sometimes known as Green Acres, L.L.C., to Manning Ranches, Inc., dated July 19, 2007 and recorded August 20, 2007 as Instrument No. 2007-317706, records of Cassia County, Idaho.
(Covers Section 2, Township 14 South, Range 22 East of the Boise Meridian)

Well Agreement with Easement, between D & N Ranch, LLC and Manning Ranches, Inc., dated August 16, 2007 and recorded August 20, 2007 as Instrument No. 2007-317710, records of Cassia County, Idaho.

Assignment of Well Agreement, recorded February 18, 2011 as Instrument Number 2011-000795 and Re-Recorded June 16, 2011 as Instrument No. 2011-002518,

Assignment of Well Agreement, recorded February 29, 2012 as Instrument No. 2012-000882.

Assignment of Well Agreement, recorded February 29, 2012 as Instrument No. 2012-000883.

Pipeline Easement by Wm. H. Wells and Edith Gay Wells aka Bill Wells and Gae Wells, husband and wife and H. Dutch Robinson aka Howard Robinson and Karen Robinson, husband and wife to Cranney Land Company, L.L.C., dated February 20, 2012 and recorded February 29, 2012 as Instrument No. 2012-000884, records of Cassia County, Idaho.

Grant of Easement for Construction and Maintenance of a Roadway for Ingress and Egress, between Wm. H. Wells and Edith Gay Wells, husband and wife, aka Bill Wells and Gae Wells, and Cranney Land Company, L.L.C., and H. Dutch Robinson aka Howard Robinson and Karen Robinson, husband and wife, dated February 20, 2012 and recorded February 29, 2012 as Instrument No. 2012-000885 and Re-recorded March 30, 2012 as Instrument No. 2012-001348, records of Cassia County, Idaho.



0003507027

**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 #: 0003507027

Date Filed: 5/9/2019 11:35:04 AM

Entity Name and Mailing Address:

G5 LAND COMPANY, L.L.C.

The file number of this entity on the records of the Idaho Secretary of State is: 0000609584

Address 1310 S 600 W
OAKLEY, ID 83346-9759

Entity Details:

Entity Status Active-Existing

This entity is organized under the laws of: IDAHO

If applicable, the old file number of this entity on the records of the Idaho Secretary of State was: W202175

The registered agent on record is:

Registered Agent RYAN CRANNEY
Registered Agent
Physical Address
1310 S 600 W
OAKLEY, ID 83346
Mailing Address

Limited Liability Company Managers and Members

Name	Title	Address
RYAN CRANNEY	Member	1310 S 600 W OAKLEY, ID 83346

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

JaNice Thompson

Sign Here

05/09/2019

Date

Signer's Title: Office Manager

B0248-7497 05/09/2019 11:35 AM Received by ID Secretary of State Lawrence 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

August 09, 2019

G5 LAND CO
1310 S 600 W
OAKLEY ID 83346-9759

Re: Change in Ownership for Water Right No(s): 45-660, 45-663, 45-680, 45-688, and 45-11157

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,

Benny Walker
Senior Water Resource Agent

Enclosure(s)

CC. TitleOne, Burley



RECEIVED

JUL 10 2019

DEPT OF WATER RESOURCES
SOUTHERN REGION

211 West 13th Street
P. O. Box 177
Burley, ID 83318
Ph. (208) 881-0087
Fx. (866) 781-5520
www.titleonecorp.com

ID Dept. of Water Resources
650 Addison Avenue West, Ste. 500
Twin Falls, ID 83301

Date: 07/09/2019

Escrow No. 19335914
G5 Land Company, L.L.C./William Howard Wells

Enclosed with this letter please find the following:

1. The original executed Notice of Change In Water Right Ownership.
2. A copy of the recorded Warranty Deed.
3. TitleOne's check no. 21522 made payable to the Idaho Department of Water Resources in the amount of \$125.00 for the transfer fee.

Please make the necessary changes in the records to indicate the new Owner. Please send a receipted copy to this office noting the above Escrow Number.

Should you have any questions, please do not hesitate to contact this office at 208-878-3524.

Very truly yours,
TITLEONE

Nancy Garrett
Administrative Assistant

AR/nrg
Enc.
FedEx