

APR 15 2019

Notice of Change in Water Right Ownership

WATER RESOURCES
WESTERN 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.

Water Right/Claim No.	Split?	Water Right/Claim No.	Split?	Water Right/Claim No.	Split?
67-4112C	Yes ☐		Yes ☐		Yes ☐
67-14668	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐

2. Previous Owner's Name: Manis Ranch, LLC

Name of current water right holder/claimant

3. New Owner(s)/Claimant(s): Boulder Development, LLC

Name of each new owner as listed on the conveyance document

SUPPORT DATA

IN FILE # 67-14668

New owner continued

Name connector ☐ and ☐ or ☐ and/or

PO Box 325

Mailing address

Council

ID

83612

City

State

ZIP

208-859-9190

mike@accuraoutdoors.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: April 3, 2019

6. 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):
 - \$25 per *undivided* water right.
 - \$100 per *split* water right.
 - No fee is required for pending adjudication claims.

7. Signature: [Signature]
Signature of new owner/claimant

Title, if applicable

Date 4-3-19

Signature: [Signature]
Signature of new owner/claimant

Title, if applicable

Date

For IDWR Office Use Only:

Received by KT

Date 4/15/19

Receipt No. W047312

Receipt Amt. 50

Approved by KT

Processed by KT

Date 5/15/19

COPY

RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:

Manis Ranch, L.L.C.
7244 E. Hayden Creek Road
Hayden Lake, ID 83835

Instrument # 133580

COUNCIL, ADAMS, IDAHO

4-6-2019 08:48:33 AM No. of Pages: 3

Recorded for : TIMBERLINE TITLE & ESCROW

SHERRY WARD

Ex-Officio Recorder Deputy

Index to: DEED

Fees: 15.00

(Space Above For Recorder's Use)

WARRANTY DEED

For value received Manis Ranch, L.L.C. ("Grantor"), conveys, grants, bargains, and sells to Boulder Development, L.L.C. ("Grantee"), whose address is P.O. Box 325, Council, Idaho 83612 and its successors and assigns forever, the following described real property situated in Adams County, State of Idaho:

Township 16 North, Range 1 West, Boise Meridian, Adams County, Idaho
Section 26: N1/2SE1/4 and the SE1/4SE1/4

EXCEPTING THEREFROM all that part of the SE1/4SE1/4 lying South and West of Cottonwood Road as now established.

ALSO EXCEPTING THEREFROM a parcel known as Tract "D" on record of survey recorded as Instr No. 100908 more particularly described as follows:

Township 16 North, Range 1 West, Boise Meridian, Adams County, Idaho

Section 26: A tract of land located in the N1/2SW1/4 and NW1/4SE1/4 more particularly described as follows:

Commencing at the 1/4 corner common to Sections 26 and 27, T16N., R. 1W., Boise Meridian, Adams County, Idaho

Thence N 89° 43'46"E, 1320.00 feet along the East-West midsection line of Section 26 to the TRUE POINT OF BEGINNING;

Thence, continuing N 89° 43'46"E, 1419.22 feet along the East-West midsection line of Section 26;

Thence S 18° 04'48"W, 378.50 feet;

Thence S 00° 37'00"E, 960.00 feet to a point on the South line of the N1/2S1/2 of Section 26;

Thence S 89° 45'20"W, 1312.08 feet along the South line of the N1/2S1/2 of Section 26;

Thence N 00° 00'00"E, 1318.65 feet to the POINT OF BEGINNING.

SUBJECT TO the County Road known as Cottonwood Road as now established.

SUBJECT TO taxes and assessments for the year 2019 and all subsequent years, together with any and all existing easements, rights-of-way, reservations, restrictions and encumbrances of record, to any existing tenancies, to all zoning laws and ordinances, and to any state of facts an accurate survey or inspection of the premises would show.

This conveyance shall include any and all estate, right, title, interest, appurtenances, tenements, hereditaments, reversions, remainders, easements, rents, issues, profits, rights-of-way and water rights in anywise appertaining to the real property herein described.

The Grantor covenants to the Grantee that Grantor is the owner in fee simple of said real property; that the real property is free from all encumbrances, excepting those as may be herein set forth, and excepting those of record, and that Grantor will warrant and defend the same from all lawful claims.

IN WITNESS WHEREOF, the Grantor has executed this instrument on this 3rd day of April,
_____ 2019.

MANIS RANCH, L.L.C.

By: Wayne Manis
Wayne Manis
Its: Managing Member

STATE OF IDAHO)

County of Adams) ss.

On this 3rd day of April, in the year 2019, before me the undersigned,
personally appeared, known or identified to me (or proved to me on the oath of _____),
to be the manager or a member of the limited liability company that executed the instrument or
the person who executed the instrument on behalf of said limited liability company and
acknowledged to me that such limited liability company executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and
year in this certificate first above written.



Karen L. Amidon
NOTARY PUBLIC FOR IDAHO
Residing at Cambridge, ID
My Commission Expires 6-30-21



State of Idaho

DEPARTMENT OF WATER RESOURCES

Western Region • 2735 W AIRPORT WAY • BOISE, ID 83705-5082

Phone: (208)334-2190 • Fax: (208)334-2348 • Website: www.idwr.idaho.gov

Brad Little
Governor

Gary Spackman
Director

May 15, 2019

BOULDER DEVELOPMENT LLC
PO BOX 325
COUNCIL ID 83612-0325

Re: Change in Ownership for Water Right No(s): 67-14668, 67-4112C

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) 334-2190.

Sincerely,

Kensie Thorneycroft
Office Specialist 2

Enclosure(s)