

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED
APR 10 2019
Department of Water Resources
Eastern 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?
22-11451 OK	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Stonegate Rexburg, LLC DBA Rexburg Housing
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): BAH Rexburg AC Property LLC (The Cove, LLC)
New owner(s) as listed on the conveyance document
- Name connector ☐ and ☐ or ☐ and/or
- Mailing address: PO Box 50620 City: Idaho Falls State: ID ZIP: 83405
- Telephone: (208) 523-6582 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: 2/8/2017
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):
- ☐ \$25 per *undivided* water right.
 - ☐ \$100 per *split* water right.
 - ☐ 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: Chris Hall Title, if applicable: MANAGER Date: 4-9-19
Signature of new owner/claimant
- Signature: _____ Title, if applicable: _____ Date: _____
Signature of new owner/claimant

For IDWR Office Use Only:

Received by: SC Date: 4/10/19 Receipt No.: ED44857 Receipt Amt.: 2500

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: JB Processed by: CR Date: 4/24/2019



0003388197

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

Idaho Secretary of State

PO Box 83720

Boise, ID 83720-0080

(208) 334-2301

Filing Fee: \$30.00 - Make Checks Payable to Secretary of State

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

File #: 0003388197

Date Filed: 1/4/2019 12:26:51 PM

Amendment to Certificate of Organization of Limited Liability Company

The current name of the limited liability company is: BAH REXBURG AC PROPERTY, LLC

The file number of this entity on the records of the Idaho Secretary of State is: 0000552556

The date the certificate of organization was originally filed: 2017-05-11 12:00:00.000

1. Limited Liability Company Name

Change Limited Liability Company Name?

I want to change the name of the LLC

Entity name

The Cove, LLC

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

Principal Office Address

3900 AMERICAN WAY
STE 200
IDAHO FALLS, ID 83405

3. The mailing address of the principal office is amended to:

Mailing Address

PO BOX 50620
IDAHO FALLS, ID 83405-0620

4. Managers and Members

Name of individual or organization	Title	Address
Logan Hall	Manager	PO BOX 50620 IDAHO FALLS, ID 83405

Signature of Authorized Person:

Logan Hall

Sign Here

01/04/2019

Date

B0137-1495 01/04/2019 12:26 PM Received by ID Secretary of State Lawrence Denney

Instrument # 410002

REXBURG, MADISON, IDAHO

6-1-2017 03:42:30 PM No. of Pages: 4

Recorded for : BRAD H HALL INVESTMENTS

KIM H. MUIR

Fee: 19.00

By Office Recorder Deputy

QUITCLAIM DEED

THIS INDENTURE is made May 23, 2017, by Brad H. Hall (a.k.a. Brad H Hall) and Andrea P. Hall (together, the "Grantor") and BAH Rexburg AC Property, LLC, an Idaho limited liability company (the "Grantee"), whose mailing address is P.O. Box 50620 Idaho Falls, Idaho 83405.

W I T N E S S E T H:

That the Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) lawful money of the United States of America and other good and valuable consideration to Grantor in hand paid by the Grantee, the receipt whereof is hereby acknowledged, does by these presents remise, release, and forever quitclaim unto the Grantee, and to Grantee's assigns forever, all right, title, and interest now owned or hereafter acquired by the Grantor in all the following described real estate in the County of Madison, State of Idaho, to-wit:

SEE ATTACHED EXHIBIT "A"

TOGETHER, with the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, and any reversions, any remainders, and rents, issues, and profits therefrom.

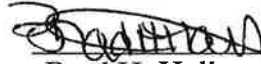
TO HAVE AND TO HOLD the said premises and the appurtenances unto the Grantee, and to Grantee's assigns forever.

In construing this Quitclaim Deed and where the context so requires, the singular includes the plural.

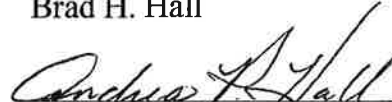
[Signature Page Follows]

IN WITNESS WHEREOF, the Grantor has executed the within instrument the day and year first above written.

GRANTOR:



Brad H. Hall

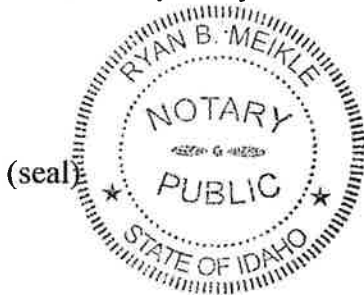


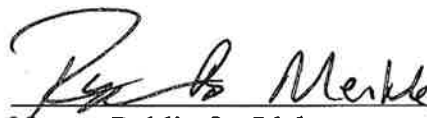
Andrea P. Hall

STATE OF IDAHO)
)ss.
County of Bonneville)

On the 26 day of May, 2017, before me, the undersigned, a notary public in and for said State, personally appeared Brad H. Hall, known or identified to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he 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.





Notary Public for Idaho

Residing at Idaho Falls, Idaho

My Commission Expires: 12/21/2021

EXHIBIT A

PARCEL A-1

COMMENCING AT A POINT 90 FEET SOUTH OF THE NORTHEAST CORNER OF LOT 1, BLOCK 7 OF THE SOUTHBEND ADDITION TO THE CITY OF REXBURG, MADISON COUNTY, IDAHO, AS PER THE RECORDED PLAT THEREOF, RUNNING THENCE WEST 300 FEET; THENCE NORTH 90 FEET; THENCE WEST 25.50 FEET; THENCE SOUTH 330 FEET; THENCE EAST 325.50 FEET; THENCE NORTH 240 FEET TO THE POINT OF BEGINNING.

PARCEL A-2

COMMENCING AT A POINT 82 FEET WEST OF THE NORTHEAST CORNER OF LOT 1, BLOCK 7 OF THE SOUTHBEND ADDITION TO THE CITY OF REXBURG, MADISON COUNTY, IDAHO, AS PER THE RECORDED PLAT THEREOF, RUNNING THENCE WEST 118 FEET; THENCE SOUTH 90 FEET; THENCE EAST 118 FEET; THENCE NORTH 90 FEET TO THE POINT OF BEGINNING.

PARCEL B-1

COMMENCING AT THE NORTHEAST CORNER OF LOT 1, BLOCK 7 OF SOUTHBEND ADDITION TO THE CITY OF REXBURG, MADISON COUNTY, IDAHO, AS PER THE RECORDED PLAT THEREOF, RUNNING THENCE WEST 82 FEET; THENCE SOUTH 90 FEET; THENCE EAST 82 FEET; THENCE NORTH 90 FEET TO THE POINT OF BEGINNING.

PARCEL B-2

COMMENCING AT A POINT 107.25 FEET EAST OF THE SOUTHWEST CORNER OF LOT 2, BLOCK 7, OF THE SOUTHBEND ADDITION TO THE CITY OF REXBURG, MADISON COUNTY, IDAHO, AS PER THE RECORDED PLAT THEREOF, RUNNING THENCE EAST 122.75 FEET; THENCE SOUTH 132.00 FEET; THENCE EAST 100.00 FEET; THENCE NORTH 38.00 FEET; THENCE EAST 180.00 FEET; THENCE NORTH 94.00 FEET; THENCE WEST 175.50 FEET; THENCE NORTH 165.00 FEET; THENCE WEST 62.25 FEET; THENCE SOUTH 66.00 FEET; THENCE WEST 57.75 FEET; THENCE SOUTH 3.00 FEET; THENCE WEST 107.25 FEET; THENCE SOUTH 96.00 FEET TO THE POINT OF BEGINNING.

RECORDING REQUESTED BY
First American Title Company

AND WHEN RECORDED MAIL TO:
First American Title Company
535 First American Circle
Rexburg, ID 83440

First American Title Company

Microfile No. **407869**
10 DAY Feb 2017
At 01 O'Clock 40 PM
KIM H. MUIR
MADISON CO RECORDER
Fee \$16.00
Deputy
Recorded at Request of
FIRST AMERICAN TITLE - REXBURG

Space Above This Line for Recorder's Use Only

WARRANTY DEED

File No.: **622395-RX (ns)**

Date: **February 08, 2017**

For Value Received, **HRA Arbor Cove LLC, a Washington limited liability company**, hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto **Brad H. Hall and Andrea P. Hall, husband and wife**, hereinafter called the Grantee, whose current address is **3875 American Way, Idaho Falls, ID 83402**, the following described premises, situated in **Madison County, Idaho**, to-wit: **Legal Description attached hereto as Exhibit A, and by this referenced incorporated herein.**

SUBJECT TO all easements, right of ways, covenants, restrictions, reservations, applicable building and zoning ordinances and use regulations and restrictions of record, and payment of accruing present year taxes and assessments as agreed to by parties above.

TO HAVE AND TO HOLD the said premises, with its appurtenances, unto the said Grantee, and to the Grantee's heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that the Grantor is the owner in fee simple of said premises; that said premises are free from all encumbrances except current years taxes, levies, and assessments, and except U.S. Patent reservations, restrictions, easements of record and easements visible upon the premises, and that Grantor will warrant and defend the same from all claims whatsoever.

Date: 02/08/2017

Warranty Deed
- continued

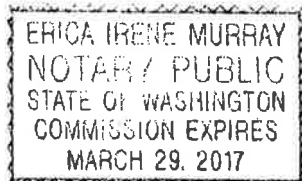
File No.: 622395-RX (na)

HRA Arbor Cove LLC, a Washington limited
liability company

By: 
Name: Timothy D. Smith
Title: Manager

STATE OF Washington)
SS.
COUNTY OF King)

On this 9 day of February, 2017, before me, a Notary Public in and for said State, personally appeared **Timothy D. Smith**, known or identified to me to be the person whose name is subscribed to the within Instrument as one of the Managers/Members of the **HRA Arbor Cove LLC**, which is known or identified to me to be the entity whose name is subscribed to the within instrument and acknowledged to me that he executed the same in said Limited Liability Company's name.



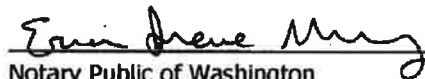

Notary Public of Washington
Residing at: King County
Commission Expires: 3/29/17

EXHIBIT A

PARCEL A-1

COMMENCING AT A POINT 90 FEET SOUTH OF THE NORTHEAST CORNER OF LOT 1, BLOCK 7 OF THE SOUTHEND ADDITION TO THE CITY OF REXBURG, MADISON COUNTY, IDAHO, AS PER THE RECORDED PLAT THEREOF, RUNNING THENCE WEST 300 FEET; THENCE NORTH 90 FEET; THENCE WEST 25.50 FEET; THENCE SOUTH 330 FEET; THENCE EAST 325.50 FEET; THENCE NORTH 240 FEET TO THE POINT OF BEGINNING.

PARCEL A-2

COMMENCING AT A POINT 82 FEET WEST OF THE NORTHEAST CORNER OF LOT 1, BLOCK 7 OF THE SOUTHEND ADDITION TO THE CITY OF REXBURG, MADISON COUNTY, IDAHO, AS PER THE RECORDED PLAT THEREOF, RUNNING THENCE WEST 118 FEET; THENCE SOUTH 90 FEET; THENCE EAST 118 FEET; THENCE NORTH 90 FEET TO THE POINT OF BEGINNING.

PARCEL B-1

COMMENCING AT THE NORTHEAST CORNER OF LOT 1, BLOCK 7 OF SOUTHEND ADDITION TO THE CITY OF REXBURG, MADISON COUNTY, IDAHO, AS PER THE RECORDED PLAT THEREOF, RUNNING THENCE WEST 82 FEET; THENCE SOUTH 90 FEET; THENCE EAST 82 FEET; THENCE NORTH 90 FEET TO THE POINT OF BEGINNING.

PARCEL B-2

COMMENCING AT A POINT 107.25 FEET EAST OF THE SOUTHWEST CORNER OF LOT 2, BLOCK 7, OF THE SOUTHEND ADDITION TO THE CITY OF REXBURG, MADISON COUNTY, IDAHO, AS PER THE RECORDED PLAT THEREOF, RUNNING THENCE EAST 122.75 FEET; THENCE SOUTH 132.00 FEET; THENCE EAST 100.00 FEET; THENCE NORTH 38.00 FEET; THENCE EAST 180.00 FEET; THENCE NORTH 94.00 FEET; THENCE WEST 175.50 FEET; THENCE NORTH 165.00 FEET; THENCE WEST 62.25 FEET; THENCE SOUTH 66.00 FEET; THENCE WEST 57.75 FEET; THENCE SOUTH 3.00 FEET; THENCE WEST 107.25 FEET; THENCE SOUTH 96.00 FEET TO THE POINT OF BEGINNING.

Microfile No. 388640
24 DAY Apr 2014
At 02 O'Clock 48 PM
KIM H. MUIR
MADISON CO RECORDER
Fee \$16.00
SRindlisbacher Deputy
Recorded at Request of
ALLIANCE TITLE - REXBURG OFFICE

WHEN RECORDED MAIL TO:
Foster Pepper PLLC
1111 Third Avenue, Suite 3400
Seattle, Washington 98101
Attention: Sabina L. Shapiro

ALLIANCE TITLE & ESCROW
P.O. BOX 732
REXBURG, ID 83440

WARRANTY DEED

219654

FOR AND IN CONSIDERATION OF A MEMBERSHIP INTEREST IN ARBOR COVE LLC, STONEGATE REXBURG LLC, a Delaware limited liability company ("Grantor") does hereby grant, bargain, sell, and convey unto HRA ARBOR COVE LLC, a Washington limited liability company ("Grantee"), whose current address is 2003 Western Ave., Suite 445, Seattle, WA 98121, an undivided 49.741% interest in the premises located in Madison County, Idaho, described on Exhibit A attached hereto, subject to all matters of record.

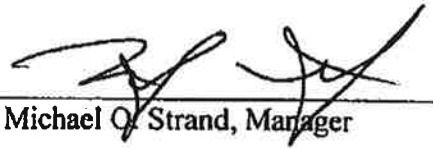
To have and to hold the said premises, with their appurtenances unto the said Grantee, its heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee that Grantor is the owner in fee simple of said undivided interest in the premises.

Grantor shall warrant and defend the premises from all lawful claims other than those that are matter of public record.

DATED this 24th day of April, 2014.

STONEGATE REXBURG LLC, a Delaware limited liability company

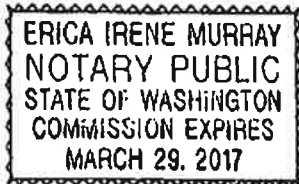
By: STONEGATE APARTMENTS LLC, a Washington limited liability company, its Managing Manager

By: 
Michael O. Strand, Manager

This instrument filed
as an accommodation only.
It has not been examined
as to its execution, insurability
or effect on title.

STATE OF WASHINGTON)
) ss
COUNTY OF KING)

On this 21st day of April, 2014, before me, a Notary Public in and for said state, personally appeared Michael O. Strand, known or identified to me to be the person whose names is subscribed to the foregoing instrument, with such individual being the Manager of **STONEGATE APARTMENTS LLC**, a Washington limited liability company ("Stonegate Apartments"), and Michael O. Strand acknowledged to me (i) that he executed the foregoing instrument in his capacity as Manager of **Stonegate Apartments**, (ii) that **Stonegate Apartments** is the Managing Manager of **STONEGATE REXBURG LLC**, a Delaware limited liability company ("Stonegate Rexburg"), (iii) that **Stonegate Apartments** executed the foregoing instrument in its capacity as Managing Manager of **Stonegate Rexburg**, and (iv) that **Stonegate Rexburg** therefore executed the foregoing instrument.



Erica Murray
Notary Public of the State of WA
Residing at: King County
My Commission Expires: 3/29/17

EXHIBIT A

Legal Description

PARCEL A-1 ARBOR COVE COMPLEX, 220 SOUTH 2ND WEST
COMMENCING AT T POINT 90 FEET SOUTH OF THE NORTHEAST CORNER OF LOT 1,
BLOCK 7 OF THE SOUTHEND ADDITION TO THE CITY OF REXBURG, MADISON
COUNTY, IDAHO, AS PER THE RECORDED PLAT THEREOF, RUNNING THENCE
WEST 300 FEET; THENCE NORTH 90 FEET; THENCE WEST 25.50 FEET; THENCE
SOUTH 330 FEET; THENCE EAST 325.50 FEET; THENCE NORTH 240 FEET TO THE
POINT OF BEGINNING. SUBJECT TO AN EASEMENT FOR EGRESS AND INGRESS
ALONG THE WEST 25.50 FEET.

PARCEL A-2 HOME AT 221 WEST 2ND SOUTH
COMMENCING AT A POINT 82 FEET WEST OF THE NORTHEAST CORNER OF LOT 1,
BLOCK 7 OF THE SOUTHEND ADDITION TO THE CITY OF REXBURG, MADISON
COUNTY, IDAHO, AS PER THE RECORDED PLAT THEREOF, RUNNING THENCE
WEST 118 FEET; THENCE SOUTH 90 FEET; THENCE EAST 118 FEET; THENCE NORTH
90 FEET TO THE POINT OF BEGINNING.

PARCEL B-1 HOME AT 208 SOUTH 2ND WEST
COMMENCING AT THE NORTHEAST CORNER OF LOT 1, BLOCK 7 OF SOUTHEND
ADDITION TO THE CITY OF REXBURG, MADISON COUNTY, IDAHO, AS PER THE
RECORDED PLAT THEREOF, RUNNING THENCE WEST 82 FEET; THENCE SOUTH 90
FEET; THENCE EAST 82 FEET; THENCE NORTH 90 FEET TO THE POINT OF
BEGINNING.

PARCEL B-2 VACANT LAND
COMMENCING AT T POINT 107.25 FEET EAST OF THE SOUTHWEST CORNER OF
LOT 2, BLOCK 7, OF THE SOUTHEND ADDITION TO THE CITY OF REXBURG,
MADISON COUNTY, IDAHO, AS ER THE RECORDED PLAT THEREOF, RUNNING
THENCE EAST 122.75 FEET; THENCE SOUTH 132.00 FEET; THENCE EAST 100.00
FEET; THENCE NORTH 38.00 FEET; THENCE EAST 180.00 FEET; THENCE NORTH
94.00 FEET; THENCE WEST 175.50 FEET; THENCE NORTH 165.00 FEET; THENCE
WEST 62.25 FEET; THENCE SOUTH 66.00 FEET; THENCE WEST 57.75 FEET; THENCE
SOUTH 3.00 FEET; THENCE WEST 107.25 FEET; THENCE SOUTH 96.00 FEET TO THE
POINT OF BEGINNING.

PARCEL C-2 VACANT BUILDING, 258 SOUTH 2ND WEST
BEGINNING AT A POINT 88.5 FEET SOUTH OF THE NORTHEAST CORNER OF LOT 4,
BLOCK 7, OF THE SOUTHEND ADDITION TO THE CITY OF REXBURG, MADISON
COUNTY, IDAHO, AS PER THE RECORDED PLAT THEREOF, AND RUNNING THENCE
SOUTH 60 FEET; THENCE WEST 130 FEET; THENCE NORTH 60 FEET; THENCE EAST
130 FEET TO THE POINT OF BEGINNING.



State of Idaho

DEPARTMENT OF WATER RESOURCES

Eastern Region • 900 N SKYLINE DR STE A • IDAHO FALLS, ID 83402-1718

Phone: (208)525-7161 • Fax: (208)525-7177 • Website: www.idwr.idaho.gov

Brad Little
Governor

Gary Spackman
Director

April 24, 2019

BAH REXBURG AC PROPERTY LLC
PO BOX 50620
IDAHO FALLS ID 83405-0620

Re: Change in Ownership for Water Right No(s): 22-11451

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) 525-7161.

Sincerely,

Cher Ramos
Technical Records Specialist 1

Enclosure(s)

cc: Water District 01
Water District 100
Madison Ground Water District