



State of Idaho

DEPARTMENT OF WATER RESOURCES

322 E FRONT ST STE 648 PO BOX 83720 • BOISE, ID 83720-0098

Phone: (208)287-4800 • Fax: (208)287-6700 • Website: www.idwr.idaho.gov

Brad Little
Governor

Gary Spackman
Director

April 18, 2019

VICKY J CONNELLY
3974 W BIG CREEK DR
MERIDIAN ID 83642-4210

RE: Change in Ownership Water Right Nos: 63-10424, 63-20584, and 63-23127

Dear Interested Party:

The Idaho Department of Water Resources (Department) received a Notice of Change in Water Right Ownership (Notice) from you on February 6, 2019 for the above referenced water rights. The Notice could not be processed because we did not receive legal documents indicating your ownership of the property and/or water rights in question.

On March 18, the Department requested the required information from you. As of the date of this letter, the Department has not received the required information.

The Department is returning your Notice of Change in Water Right Ownership and the attachments. A refund of \$75 has been requested and will be mailed to Vicky J. Connelly under separate cover from the Idaho State Controller's Office. You may re-submit your request with the appropriate documents and fees.

If you have any questions regarding this matter, please contact me at (208) 287-4920.

Sincerely,

Debbi Judd
Technical Records Specialist

Enclosures

Judd, Debbi

From: Judd, Debbi
Sent: Wednesday, April 17, 2019 1:38 PM
To: Financial
Subject: Refund request

TO: Sascha Marston
FROM: Debbi Judd
DATE: April 17, 2019
RE: **Refund: Ownership change**

Please refund \$75. Ownership change for three water rights was not processed.

NAME: VICKY J CONNELLY
ADDRESS: 3974 W BIG CREED DR
MERIDIAN ID 83642

RECEIPT #: W047120

Thank you.

Debbi

Debbi Judd
Technical Records Specialist
debbi.judd@idwr.idaho.gov

Idaho Department of Water Resources
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PO Box 83720
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Brad Little
Governor

March 18, 2019

Gary Spackman
Director

VICKY J CONNELLY
3974 W BIG CREEK DR
MERIDIAN ID 83642-4210

RE: Change in Ownership Water Right Nos: 63-10424, 63-20584, and 63-23127

Dear Interested Party:

The Department of Water Resources (Department) acknowledges receipt of your Notice of Change in Water Right Ownership (Notice).

Our review of your Notice indicates that additional information is required before the Department can process the change. The information required is indicated below:

 X Evidence of Water Right Ownership: copy of Deed, Title Policy, Contract of Sale, or other legal document indicating your ownership of the property and/or water rights in question

Because the Department cannot process the Notice without proper documentation, we will hold any action on your notice pending receipt of the necessary information. If we do not receive the necessary information within 30 days we will return your notice and all attachments and your notice will not be processed.

Also, please note that permit holders are required to report any change of ownership and/or mailing address to the Department within 120 days of the change. Failure to report these changes could result in a \$100 late filing fee. Forms to assign ownership or update your address are available from any office of the Department or on the Department's website.

If you have any questions regarding this matter, please contact me at (208) 287-4920.

Sincerely,

Debbi Judd
Technical Records Specialist

RECEIVED

RECEIVED

MAR 12 2019

FEB 06 2019

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCESDEPARTMENT OF
WATER RESOURCES
WESTERN 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?
63-10424	Yes ☐	Yes ☐		Yes ☐	Yes ☐
63-23127	Yes ☐	Yes ☐		Yes ☐	Yes ☐
63-20584	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: JK and Velma J Marchbanks
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Vicky Joelen Connolly
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or ☐ and/or
- 3974 West Big Creek Drive Meridian ID 83642
Mailing address City State ZIP
- 208-870-4903 vicky.connolly@gmail.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: May 17, 2018
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: Vicky Joelen Connolly 2-6-2019
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 AK Date 2/6/2019 Receipt No. W047120 Receipt Amt. 15.00

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 _____

IDAHO DEPARTMENT OF WATER RESOURCES
Proof Report

2/6/2019

Water Right 63-10424

<u>Owner Type</u>	<u>Name and Address</u>
Current Owner	JESS A MARCHBANKS 19664 PURPLE SAGE RD CALDWELL, ID 83607 (208) 459-2783
Current Owner	VELMA J MARCHBANKS 19664 PURPLE SAGE RD CALDWELL, ID 83607 (208) 459-2783
Original Owner	VELMA L PICKREL 19666 PURPLE SAGE RD CALDWELL, ID 83605 (208) 459-7201
Original Owner	ERVIN A PICKREL 19666 PURPLE SAGE RD CALDWELL, ID 83605 (208) 459-7201

Priority Date: 4/17/1987

Basis: License

Status: Active

Source
GROUND WATER

Tributary

<u>Beneficial Use</u>	<u>From</u>	<u>To</u>	<u>Diversion Rate</u>	<u>Volume</u>
IRRIGATION	3/15	11/15	1.400 CFS	315.0 AF
	<u>Total Diversion</u>		1.400 CFS	315.0 AF

Source and Point(s) of Diversion

GROUND WATER SWNE Sec. 26, Twp 05N, Rge 04W, CANYON County

Place Of Use

IRRIGATION within CANYON County

			NE				NW				SW				SE				Totals
Twp	Rng	Sec	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	
05N	04W	26								33.5	36.5								70.0

POU Total Acres: 70.0

Conditions of Approval:

1. R32 This right when combined with all other rights shall provide no more than .02 cfs per acre nor more than 4.5 afa per acre for irrigation of the lands above.

IDAHO DEPARTMENT OF WATER RESOURCES
Proof Report

2/6/2019

Comments:

1. mciscell 6/10/2013 POD
Bulk Generate Shape From PLS

Dates and Other Information

Licensed Date: 11/5/1990
Owner Name Connector: AND/OR
Water District Number: TBD
Mitigation Plan: False

Combined Use Limits

N/A

SubCase:

N/A

Water Supply Bank:

N/A

IDAHO DEPARTMENT OF WATER RESOURCES

Water Right Report 63-20584

WATER RIGHT NUMBER: 63-20584

<u>Owner Type</u>	<u>Name and Address</u>
Original Owner	ERVIN A PICKREL VELMA L PICKREL 19666 PURPLE SAGE RD CALDWELL, ID 83605 (208) 459-7201
Current Owner	J A MARCHBANKS 19664 PURPLE SAGE RD CALDWELL, ID 83607 (208) 459-2783
Current Owner	VELMA J MARCHBANKS 19664 PURPLE SAGE RD CALDWELL, ID 83607 (208) 459-2783

Priority Date: 12/31/1930

Basis: Decreed

Status: Active

<u>Source</u>	<u>Tributary</u>
GROUND WATER	

<u>Beneficial Use</u>	<u>From</u> <u>To</u>	<u>Diversion Rate</u>	<u>Annual Volume</u>
DOMESTIC	1/01 to 12/31	0.040 CFS	
<u>Total Diversion:</u>		0.040 CFS	

Location of Point(s) of Diversion

GROUND WATER	SE1/4NE1/4SW1/4	Sec. 26, Twp 05N, Rge 04W, B.M.
CANYON County		

Place of UseDOMESTIC Within CANYON County

T05N R04W S26 NESW

Conditions of Approval:

1. C18 THIS PARTIAL DECREE IS SUBJECT TO SUCH GENERAL PROVISIONS NECESSARY FOR THE DEFINITION OF THE RIGHTS OR FOR THE EFFICIENT ADMINISTRATION OF THE WATER RIGHTS AS MAY BE ULTIMATELY DETERMINED BY THE COURT AT A POINT IN TIME NO LATER THAN THE ENTRY OF A FINAL UNIFIED DECREE. SECTION 42-1412(6), IDAHO CODE.
2. N11 THE QUANTITY OF WATER DECREED FOR THIS WATER RIGHT IS NOT A DETERMINATION OF HISTORICAL BENEFICIAL USE.
3. N13 THE QUANTITY OF WATER UNDER THIS RIGHT SHALL NOT EXCEED 13,000 GALLONS PER DAY.

Remarks:

1. Explanatory PARCEL NO. IR 38466-000-0

Dates and Other Information:

Decreed Date: 3/24/2000

Canyon County, Idaho

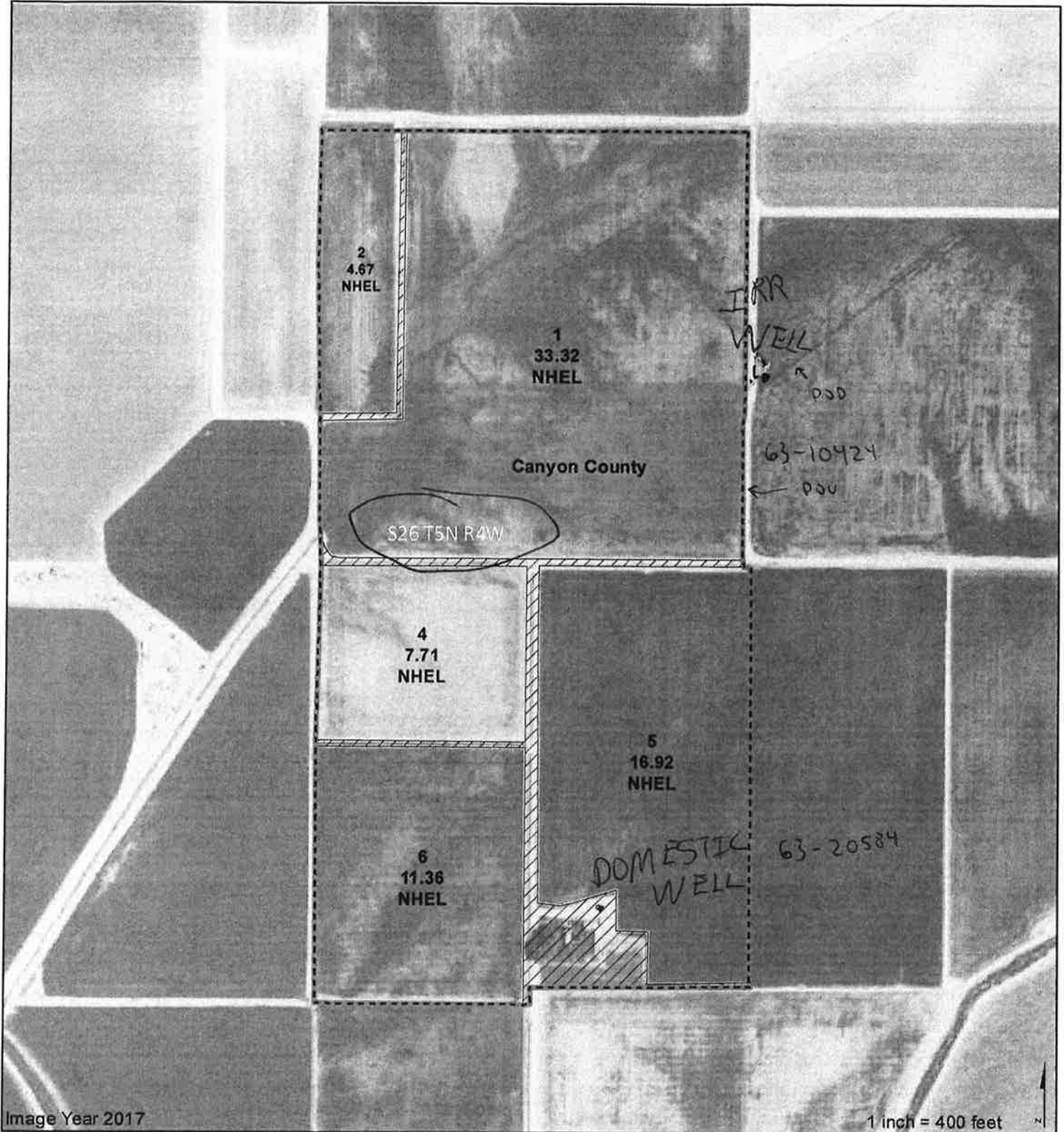


Image Year 2017

1 inch = 400 feet

Common Land Unit

- Non-Cropland
- Cropland
- Tract Boundary
- PLSS
- County Boundary

Wetland Determination Identifiers

- Restricted Use
- ▽ Limited Restrictions
- Exempt from Conservation Compliance Provisions

Tract Cropland Total: 73.98 acres

2019 Program Year

Map Created December 19, 2018

Farm 7490

Tract 1192

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

INSTRUMENT NO. 200344255

PC52154

WARRANTY DEED

FOR VALUE RECEIVED Ervin A. Pickrel and Velma L. Pickrel,
husband and wife

the Grantors, do hereby grant, bargain, sell and convey unto J. A. Marchbanks and Velma J.
Marchbanks, husband and wife

the Grantees, whose address is 19604 Purple Sage, Caldwell, ID 83607

the following described premises, to-wit:

See attached Exhibit "A", which by this reference is made a part
hereof and is comprised of one (1) page.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantees, their heirs and assigns
forever. And the said Grantors do hereby covenant to and with the said Grantees, that they are the owners in fee simple of said
premises; that said premises are free from all encumbrances; except for general taxes and assessments for the year 2003 and
subsequent years, covenants, conditions, restrictions and easements of record; and that they will warrant and defend the same
from all lawful claims whatsoever.

DATED: July 14, 2003

Ervin A. Pickrel
Ervin A. Pickrel

Velma L. Pickrel
Velma L. Pickrel

STATE OF IDAHO

COUNTY OF CANYON

On this 17th day of July in the year 2003, before me, a Notary Public,
personally appeared Ervin A. Pickrel and Velma L. Pickrel known or identified
to me to be the persons whose names are subscribed to the within instrument,
and acknowledged to me that they executed the same.

Cathy
Notary Public
Residing at Caldwell

My commission expires 2/3/04

6 MOELLER
CANYON COUNTY RECORDER
BY Cathy

2003 JUL 17 PM 4 49

RECORDED

200344255

PIONEER TITLE COMPANY
OF CANYON COUNTY

100 10TH AVE SOUTH
NAMPA, IDAHO 83651

610 SOUTH KIMBALL
CALDWELL, ID 83605

PC 52154

Exhibit "A"

The Southeast Quarter of the Northwest Quarter and the Northeast Quarter of the Southwest Quarter, all in Section 26, Township 5 North, Range 4 West of the Boise Meridian, Canyon County, State of Idaho.

AND

BEGINNING at a point on the South line of the aforesaid Northeast Quarter of the Southwest Quarter of said Section 26, twenty feet East of the East bank of the irrigation lateral designated as the "Stout" lateral of the Black Canyon Irrigation District, running thence 20 feet West to the East bank of said lateral; thence in a Southerly direction and Southwesterly direction along said East bank 80 rods, more or less, to the South line of said Section 26; thence run 20 feet Easterly along the South line of said Section 26; thence in a Northeasterly and Northerly direction parallel to said East bank and 20 feet therefrom to the POINT OF BEGINNING.

EXCEPTING THEREFROM

BEGINNING at the Southeast corner of the Northeast Quarter of the Southwest Quarter of said Section 26, and running thence North 40 feet; thence Westerly parallel to the Section line a distance of 40 rods, more or less, to a point 20 feet East of the East bank of the irrigation ditch designated as the "Stout" lateral of the Black Canyon Irrigation District, thence Southerly parallel to said Lateral 40 feet to the South line of the Northeast Quarter of the Southwest Quarter of said Section 26; thence East along said South line 40 rods, more or less, to the POINT OF BEGINNING.

THE COPIES OF THIS POLICY SUBMITTED BY OUTSTANDING A TO BE RELEASED from the obligation to purchase by virtue of a contractual condition requiring the delivery of marketable title.

2. **CONTINUATION OF INSURANCE AFTER CONVEYANCE OF TITLE**

Form No. 1402.02
(10/17/92)
ALTA Owner's Policy

INSURANCE

To pay or tender payment of the amount of insurance under this policy together with any costs, attorneys' fees and expenses incurred by the insured claimant, which were authorized by the Company up to the time of payment or

Should the loss or damage shall be payable within 30 days thereafter

13. **SUBROGATION UPON PAYMENT OR SETTLEMENT**

SCHEDULE A

Order No.: **PC 52154**
Policy No.: **J 1828789**

Amount of Insurance: **\$240,000.00**
Premium: **\$ 1,025.00**

Date of Policy: **July 17, 2003 as of 4:49 p.m.**

1. Name of Insured:

J. A. MARCHBANKS and VELMA J. MARCHBANKS, husband and wife

2. The estate or interest in the land which is covered by this policy is: **Fee simple**

3. Title to the estate or interest in the land is vested in:

J. A. MARCHBANKS and VELMA J. MARCHBANKS, husband and wife

4. The land referred to in this policy is described as follows:

See attached Exhibit "A"

USE TYPEWRITER OR
BALL POINT PEN

Department of Water Resources

WELL DRILLER'S REPORT

SS 15 - 60

State law requires that this report be filed with the Director, Department of Water Resources within 30 days after the completion or abandonment of the well.

MAY 27 1977

1. WELL OWNER

Name ERVAN PICKREL

Address Route 2 Caldwell, Idaho

Owner's Permit No. 63-864

7. WATER LEVEL

Eastern District Office

Static water level 20 feet below land surface

Flowing? ☐ Yes ☒ No G.P.M. flow

Temperature 63 F. Quality

Artesian closed-in pressure 0 p.s.i.

Controlled by ☐ Valve ☐ Cap ☐ Plug

2. NATURE OF WORK

☒ New well ☐ Deepened ☐ Replacement

☐ Abandoned (describe method of abandoning)

8. WELL TEST DATA

☐ Pump ☐ Bailor ☒ Other Air

Discharge G.P.M. 560 Draw Down 10 Hours Pumped

3. PROPOSED USE

☐ Domestic ☒ Irrigation ☐ Test ☐ Other (specify type)

☐ Municipal ☐ Industrial ☐ Stock ☐ Waste Disposal or Injection

4. METHOD DRILLED

☐ Cable ☒ Rotary ☐ Dug ☐ Other

5. WELL CONSTRUCTION

Diameter of hole 12 inches Total depth 119'6" feet

Casing schedule: ☒ Steel ☐ Concrete

Thickness	Diameter	From	To
<u>250</u> inches	<u>12</u> inches	<u>2</u> feet	<u>119</u> feet
_____ inches	_____ inches	_____ feet	_____ feet
_____ inches	_____ inches	_____ feet	_____ feet
_____ inches	_____ inches	_____ feet	_____ feet
_____ inches	_____ inches	_____ feet	_____ feet

Was casing drive shoe used? ☒ Yes ☐ No

Was a packer or seal used? ☐ Yes ☒ No

Perforated? ☒ Yes ☐ No

How perforated? ☐ Factory ☒ Knife ☐ Torch

Size of perforation 1/4 inches by 3 inches

Number	From	To
<u>240</u> perforations	<u>37</u> feet	<u>77</u> feet
_____ perforations	_____ feet	_____ feet
_____ perforations	_____ feet	_____ feet

Well screen installed? ☐ Yes ☒ No

Manufacturer's name _____

Type _____ Model No. _____

Diameter _____ Slot size _____ Set from _____ feet to _____ feet

Diameter _____ Slot size _____ Set from _____ feet to _____ feet

Gravel packed? ☐ Yes ☒ No Size of gravel _____

Placed from _____ feet to _____ feet

Surface seal depth 18 Material used in seal ☐ Cement grout

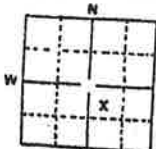
☒ Puddling clay ☐ Well cuttings

Sealing procedure used ☐ Slurry pit ☐ Temporary surface casing

☐ Overbore to seal depth

6. LOCATION OF WELL

Sketch map location must agree with written location.



Subdivision Name _____

Lot No. _____ Block No. _____

County Canyon

NW 1/4 Sec. 26 T. 5 N. R. 4 E. 1/4

USE ADDITIONAL SHEETS IF NECESSARY

FORWARD THE WHITE COPY TO THE DEPARTMENT

10.

Work started 4/16/77 finished 4/16/77

11. DRILLER'S CERTIFICATION

Firm Name DOUG CUSHMAN DRILLING CO. Firm No. 72

Address 515 S. Broadway Blkft., ID Date 5/17/77

Signed by (Firm Official) Doug Cushman

and Doug Cushman

(Operator)

790

19666
Purple Sage Co

IN THE DISTRICT COURT OF THE FIFTH JUDICIAL DISTRICT OF THE
STATE OF IDAHO, IN AND FOR THE COUNTY OF TWIN FALLS

In Re SRBA)
Case No. 39576)
_____)

PARTIAL DECREE PURSUANT TO
I.R.C.P. 54(b) FOR
Water Right 63-23127

May 2000
Save

NAME AND ADDRESS: J A MARCHBANKS
VELMA MARCHBANKS
19664 PURPLE SAGE RD
CALDWELL, ID 83605

SOURCE: GROUNDWATER

QUANTITY: 0.02 CFS

THE QUANTITY OF WATER UNDER THIS RIGHT SHALL NOT EXCEED 13,000
GALLONS PER DAY.

PRIORITY DATE: 06/30/1922

POINT OF DIVERSION: T05N R04W S26 SENE Within Canyon County

PURPOSE AND ...	PURPOSE OF USE	PERIOD OF USE	QUANTITY
PERIOD OF USE:	Domestic 1 HOME	01-01 TO 12-31	0.02 CFS

PLACE OF USE: Domestic Within Canyon County
T05N R04W S26 SENE

OTHER PROVISIONS NECESSARY FOR DEFINITION OR ADMINISTRATION OF THIS WATER RIGHT:

THE QUANTITY OF WATER DECREED FOR THIS WATER RIGHT IS NOT A
DETERMINATION OF HISTORICAL BENEFICIAL USE.
THIS PARTIAL DECREE IS SUBJECT TO SUCH GENERAL PROVISIONS
NECESSARY FOR THE DEFINITION OF THE RIGHTS OR FOR THE EFFICIENT
ADMINISTRATION OF THE WATER RIGHTS AS MAY BE ULTIMATELY
DETERMINED BY THE COURT AT A POINT IN TIME NO LATER THAN THE
ENTRY OF A FINAL UNIFIED DECREE. I.C. SECTION 42-1412(6).

RULE 54(b) CERTIFICATE

With respect to the issues determined by the above judgment or order, it is hereby CERTIFIED, in accordance with Rule 54(b), I.R.C.P., that the court has determined that there is no just reason for delay of the entry of a final judgment and that the court has and does hereby direct that the above judgment or order shall be a final judgment upon which execution may issue and an appeal may be taken as provided by the Idaho Appellate Rules.

Barry Wood
Barry Wood
Administrative District Judge
Presiding Judge of the
Snake River Basin Adjudication

Canyon County, Idaho



Common Land Unit
 Non-Cropland
 Cropland
 Tract Boundary
 PLSS
 County Boundary

Wetland Determination Identifiers

- Restricted Use ▽ Limited Restrictions
- Exempt from Conservation Compliance Provisions

Tract Cropland Total: 112.43 acres

2019 Program Year

Map Created December 19, 2018

Farm 7490

Tract 8304

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CANYON ABSTRACT & TITLE CO., LTD.
TITLE INSURANCE - ESCROWS
CALDWELL, IDAHO

January 14, 1970

Preliminary Report Only

No liability is assumed hereunder until full
Policy Premium has been Paid.

Mr. Jerry Weston
Attorney at Law
P.O. Box 1116
Caldwell, Idaho 83605

This report, showing the terms upon which we
are willing to insure, should be submitted to
an attorney. Only he can advise you whether
this title, as insured, will satisfy the purpose
you have in mind.

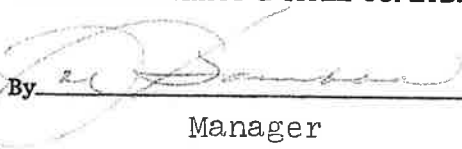
Our No. 87167

Your No. Jess A. Marchbanks
Velma Marchbanks

We are prepared to issue Title Insurance (The Title Insurance Company) in the usual form insuring the title
to the land hereinafter described.

Dated as of January 14, 1970, at 5:00 o'clock P.M.

CANYON ABSTRACT & TITLE CO. LTD.

By  Title Officer.

Manager

Vestee:

CLYDE L. MARCHBANKS and PEGGY G. MARCHBANKS, husband and wife.

Description:

The Southeast Quarter of the Northeast Quarter of Section 26, Town-
ship 5 North, Range 4 West of the Boise Meridian.

Subject to:

1. Rights or claims of persons in possession or claiming to be in possession, easements, liens or incum-
brances, including material or labor liens, which are not shown by the public records; reservations in patents
or state grants; mineral rights, water rights, claims or title to minerals or water.

2. Questions of location, boundary and area, overlaps and encroachments by improvements belonging to
these or adjoining premises, all dependent upon actual survey for determination.

3. Assessments which are not shown as existing liens by the public records; taxes not yet payable; pending
proceedings for vacating, opening or changing streets or highways preceding entry of the final ordinance or
order therefor.

4. Any laws, governmental acts or regulations, including but not limited to zoning ordinances, restrictions
regulating or prohibiting the occupancy, use or enjoyment of the land or any improvements, the height of improvements, or prohibiting a reduction in the dimension
of any lot or parcel of land; or the effect of any and all laws, ordinances, regulations, restrictions, covenants, conditions and restrictions.