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JAN 22 2019

WATER RESOURCES
WESTERN REGION

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JAN 24 2019

DEPARTMENT OF
WATER RESOURCESSTATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

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?
65-6790	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: Richard L. Yzaguirre and Sandra K. Yzaguirre
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Abbott-Watson, LLC
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or ☐ and/or
- 4399 W. Red Grass Ct. Meridian ID 83646
Mailing address City State ZIP
208-401-6812 bwatson@jub.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: 12/17/2018
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):
 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.

8. Signature: Brad R. Watson Member 1/15/2019
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 1/22/2019 Receipt No. W047085 Receipt Amt. 25.00
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 ch Date 1-29-19



PioneerTitleCo.
GOING BEYOND

8151 W. Rifleman Street
Boise, ID 83704

ELECTRONICALLY RECORDED-DO NOT
REMOVE THE COUNTY STAMPED FIRST
PAGE AS IT IS NOW INCORPORATED AS
PART OF THE ORIGINAL DOCUMENT

Instrument # 418295
VALLEY COUNTY, CASCADE, IDAHO
12-20-2018 16:53:01 No. of Pages: 2
Recorded for: PIONEER TITLE COMPANY OF ADA COU
DOUGLAS A. MILLER Fee: \$15.00
Ex-Officio Recorder Deputy: RRA
Electronically Recorded by Simplifile

File No. 664288 DA/
MRW SVA RRA BPLW

WARRANTY DEED

For Value Received **Richard L. Yzaguirre and Sandra K. Yzaguirre, husband and wife**
hereinafter referred to as Grantor, does hereby grant, bargain, sell, warrant and convey unto

Abbott-Watson, LLC, an Idaho limited liability company
hereinafter referred to as Grantee, whose current address is 4399 W. Red Grass Ct. Meridian, ID 83646
The following described premises, to-wit:

See legal description attached hereto and made a part hereof.

To HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee(s), and Grantees(s) heirs and assigns forever. And the said Grantor(s) does (do) hereby covenant to and with the said Grantee(s), the Grantor(s) is/are the owner(s) in fee simple of said premises; that said premises are free from all encumbrances EXCEPT those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee(s); and subject to U.S. Patent reservations, restrictions, dedications, easements, rights of way and agreements, (if any) of record, and current years taxes, levies, and assessments, includes irrigation and utility assessments, (if any) which are not yet due and payable, and that Grantor(s) will warrant and defend the same from all lawful claims whatsoever.

Dated: November 28, 2018

Richard L. Yzaguirre
Richard L Yzaguirre

Sandra K. Yzaguirre
Sandra K. Yzaguirre

State of ID, County of Ada

This record was acknowledged before me on December 17th 2018 by Richard L Yzaguirre and Sandra K. Yzaguirre.

Debbie Andrews
Signature of notary public
Commission Expires:

Residing in Boise, ID
My Commission Expires 11/17/21

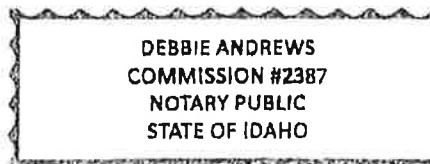


Exhibit "A"

A tract of land in the W1/2E1/2E1/2NW1/4SE1/4 of Section 32, Township 13 North, Range 4 East, Boise

Meridian, Valley County, Idaho, more particularly described as follows:

Commencing at the quarter-section corner common to Sections 32 and 5, Township 13 North, Range 4 East,

Boise Meridian;

Thence North 1°22'50" West along the mid-section line, 2656.45 feet to the center quarter corner of Section

32;

Thence North 87°34'20" East along the mid-section line, 990.24 feet to the real point of beginning;

Thence continue North 87°34'20" East along the mid-section line, 165.04 feet to a point;

Thence South 1°25'59" East, 1329.00 feet to a point;

Thence South 87°36'40" West, 165.21 feet to a point;

Thence, North 1°25'33" West, 1328.89 feet to the REAL POINT OF BEGINNING.

454.667 ac

American

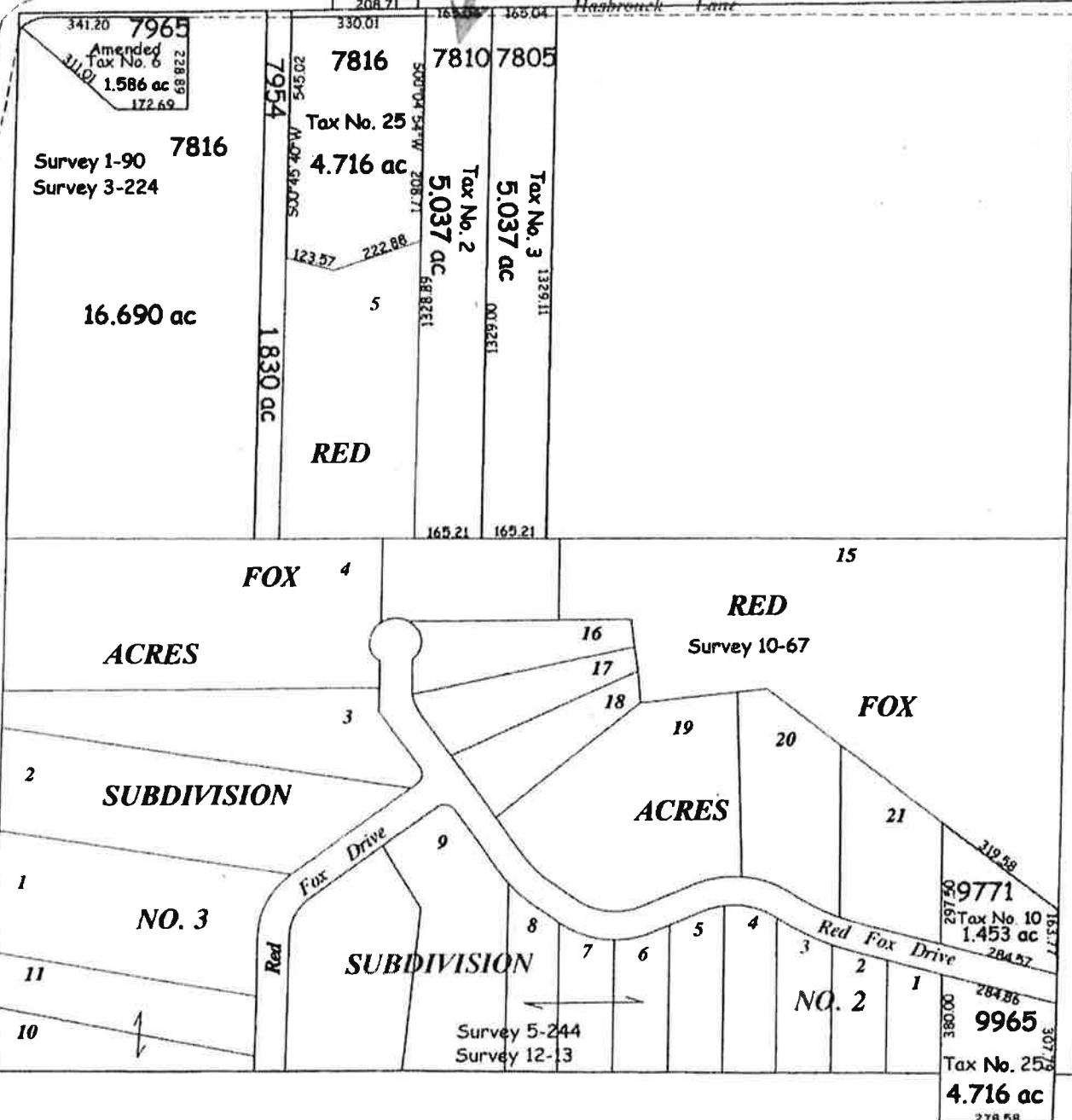
Survey 2-15
Survey 7-18
Survey 9-130

31 Hasbrouck Lane
Parcel #: RP13N04E327810

1757 720 288.50 118.54 ac 392.96	4712 Amended Tax No. 9 2.054 ac	1643 Tax No. 8 344.20 1.223 ac	Tax No. 7 172.69
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Survey 3-72

1750 Tax No. 12 1.000 ac 208.71



E4

SE

Assessor's Map & Parcel Viewer

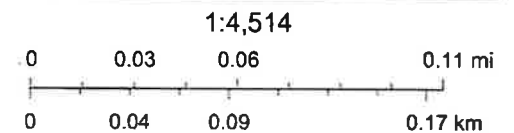


1/15/2019, 11:59:26 AM

 Parcel Summary & Improvement Reports  Valley County Boundary

Other Parcels

Ownership Labels



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus



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

January 29, 2019

ABBOTT WATSON LLC
4399 W RED GRASS CT
MERIDIAN ID 83646-3938

Re: Change in Ownership for Water Right No: 65-6790

Dear Water Right Holder:

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) 287-4920.

Sincerely,

Debbi Judd
Technical Records Specialist

Enclosures



CERTIFICATE OF ORGANIZATION LIMITED LIABILITY COMPANY

Title 30, Chapters 21 and 25, Idaho Code

Base Filing fee: \$100.00 typed, \$120 not typed

Complete and submit the application in duplicate.

FILED EFFECTIVE

2018 SEP 20 PM 2:47

SECRETARY OF STATE
STATE OF IDAHO

1. The name of the limited liability company is:

Abbott-Watson, LLC

(Remember to include the words "Limited Liability Company," "Limited Company," or the abbreviations L.L.C., LLC, or LC)

2. The complete street and mailing addresses of the principal office is:

4399 W Red Grass Ct

(Street Address)

Meridian, ID 83646

(Mailing Address, if different)

3. The name and complete street address of the registered agent:

Kevin Abbott

4399 W Red Grass Ct, Meridian, ID 83646

(Name)

(Address)

4. The name and address of at least one governor of the limited liability company:

Kevin Abbott

4399 W Red Grass Ct, Meridian, ID 83646

(Name)

(Address)

Shawna Abbott

4399 W Red Grass Ct, Meridian, ID 83646

(Name)

(Address)

Brad Watson

4225 N Portage Ave, Meridian, ID 83646

(Name)

(Address)

Michelle Watson

4225 N Portage Ave, Meridian, ID 83646

(Name)

(Address)

5. Mailing address for future correspondence (annual report notices):

4399 W Red Grass Ct, Meridian, ID 83646

(Address)

Signature of organizer(s).

Printed Name: **Kevin Abbott / Shawna Abbott**

Signature:

[Handwritten signatures of Kevin Abbott and Shawna Abbott]

Printed Name: **Brad Watson / Michelle Watson**

Signature:

[Handwritten signatures of Brad Watson and Michelle Watson]

Secretary of State use only

IDAHO SECRETARY OF STATE

09/20/2018 05:00

CK:4338 CT:264523 BH:1665334

10 100.00 = 100.00 ORGAN LLC #2

W209032