

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED

AUG 29 2018

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?
✓✓ 2-2384	Yes ☐	Yes ☐	✓✓ 57-7631	Yes ☐	Yes ☐
✓✓ 2-7431	Yes ☐	Yes ☐	✓✓ 57-10493	Yes ☐	Yes ☐
✓✓ 2-10137 → 2-10570	Yes ☒	Yes ☐	✓✓ 57-10494	Yes ☐	Yes ☐
✓✓ 57-7186	Yes ☐	Yes ☐	✓✓ 57-10496	Yes ☐	Yes ☐
✓✓ 57-7222	Yes ☐	Yes ☐	✓✓ 57-11527	Yes ☐	Yes ☐

2. Previous Owner's Name: Joseph L. Parkinson
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Obsidian Investments, LLC
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or ☐ and/or
- | | | | |
|-------------------------|-------------------------------------|-------|---------------------|
| <u>1050 N. Briar Ln</u> | <u>Boise</u> | ID | <u>837012 83712</u> |
| Mailing address | City | State | ZIP |
| <u>208-866-8555</u> | <u>mike@clearwateranalytics.com</u> | | |
| 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: December 4, 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: [Signature] Manager 8/21/18
 Signature of new owner/claimant Title, if applicable Date

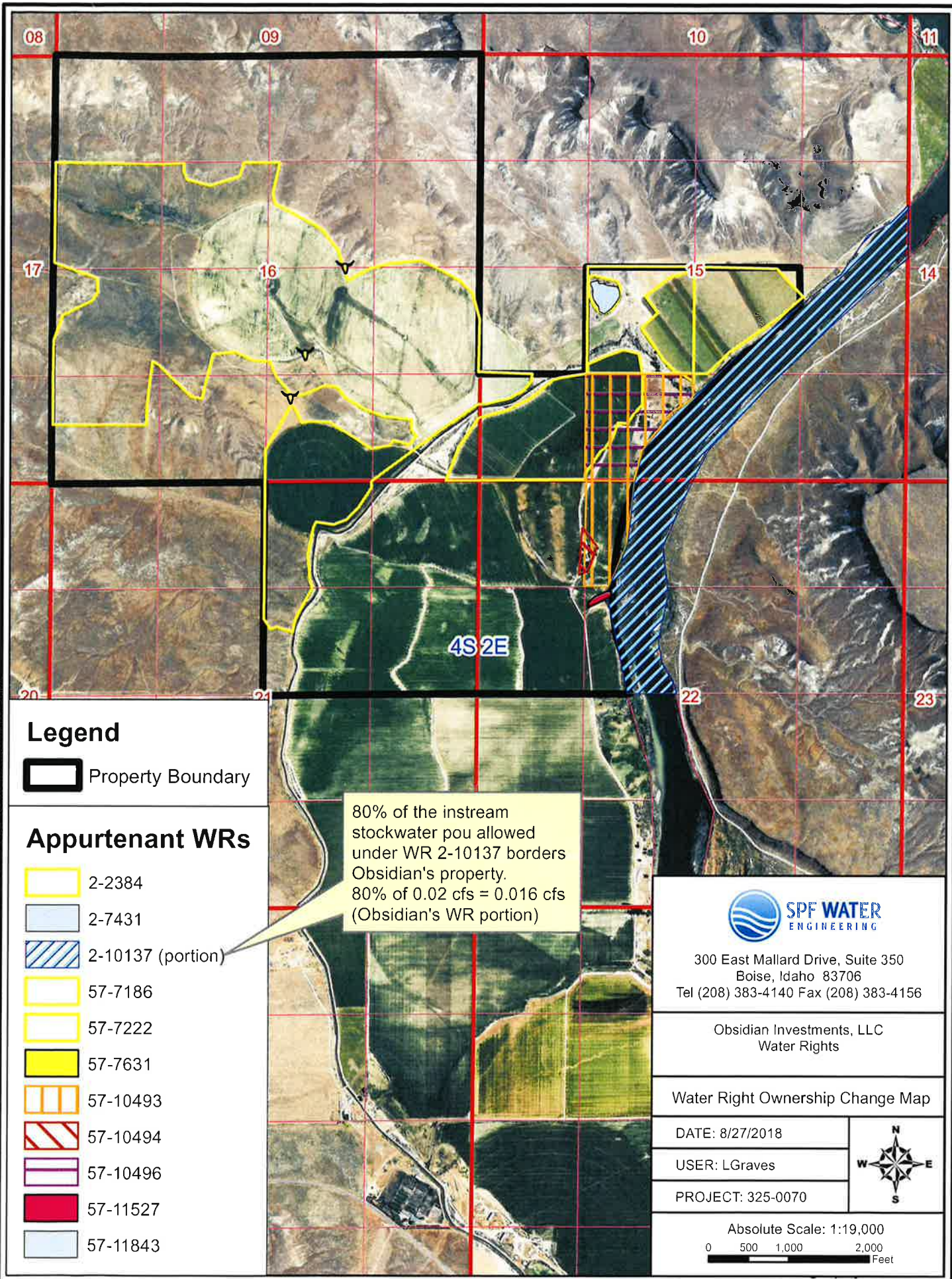
Signature: _____
 Signature of new owner/claimant Title, if applicable Date

For IDWR Office Use Only:

Received by AK Date 8/29/2018 Receipt No. W046707 Receipt Amt. \$350.00

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 N/A Approved by CS Processed by CS Date 10/10/18



Legend

Property Boundary

Appurtenant WRs

2-2384

2-7431

2-10137 (portion)

57-7186

57-7222

57-7631

57-10493

57-10494

57-10496

57-11527

57-11843



300 East Mallard Drive, Suite 350
Boise, Idaho 83706
Tel (208) 383-4140 Fax (208) 383-4156

Obsidian Investments, LLC
Water Rights

Water Right Ownership Change Map

DATE: 8/27/2018

USER: LGraves

PROJECT: 325-0070



Absolute Scale: 1:19,000

0 500 1,000 2,000
Feet

Electronically Recorded - DO NOT
Remove the County Stamped First
Page as it is now Incorporated as
Part of the original Document.

038999 TB/TB

Instrument # 294516

MURPHY, OWYHEE, IDAHO
2017-12-06 03:41:38 No. of Pages: 8
Recorded for: PIONEER TITLE COMPANY/OWYHEE
ANGELA BARKELL Fee: \$15.00
Ex-Officio Recorder Deputy: map
Index To: DEED
Electronically Recorded by Simplifile

GRANT DEED

For value received, Joseph L. Parkinson, an unmarried person, the Grantor, does hereby grant, bargain, sell and convey unto Obsidian Investments LLC, whose current address is 1050 North Brian Lane, Boise, ID 837012, the Grantee, the Premises in Owyhee County, Idaho legally described in Exhibit A attached hereto and made a part hereof.

To have and to hold the said Premises, with their appurtenances unto the said Grantee, heirs, successors and assigns forever. The conveyance is subject to any exceptions appearing in the Title Report by Pioneer Title, as reflected in Exhibit B attached hereto and made a part here, any existing utility or road easements such as for electrical power, natural gas, telephone, water line, road alongside the Grand View Irrigation canal, and the like. The Grantor retains an ingress and egress easement over roads on said Premises reflected in Exhibit C attached hereto and made a part hereof, for the benefit and running with the property attached hereto as Exhibit D and made a part hereof, and Grantee confirms said easement in favor of Grantor. The conveyance is subject to the lease with Todd Jenkins, which Grantee assumes.

Dated: December 4, 2017

Grantor: Joseph L. Parkinson
Joseph L. Parkinson

State of Idaho
County of TAC
Adams
Canyon

On this 4th day of December, 2017, before me, the undersigned, a Notary Public in and for said State, personally appeared Joseph L. Parkinson, 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.

Tiffany A. Griffin
Notary Public
Residing in: _____
My commission expires: _____
(Seal)



RESIDING IN: NAMPA, IDAHO
MY COMMISSION EXPIRES 05/17/2020

294516



Job No. 2017-044

J.B.F.

9-15-17

PRELIMINARY
BOUNDARY DESCRIPTION
FOR
JOE PARKINSON

Parcel B

This boundary description is preliminary in nature derived from the original 1894 GLO survey in addition to google earth and LandProData information, and that to more accurately depict the true boundary and area it will require a survey to be completed for land situated in Township 4 South, Range 2 East of the Boise Meridian, Owyhee, Idaho described below as follows:

All of Government Lot 2 & 3 of Section 22;
All of the West ½ of the Northwest ¼ of Section 22;
All of the Northeast ¼ of Section 21;
A portion of Government Lot 2 of Section 15 lying within the Northwest ¼ of the Southeast ¼;
All of Government Lot 5 of Section 15;
All of the NE ¼ of the SW ¼ of Section 15;
All of the SW ¼ of the SW ¼ of Section 15;
All of Section 16.

Parcel contains approximately 994 acres more or less.



Schedule B-II

ALTA COMMITMENT

Exceptions

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

General Exceptions:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, and any other matters which would be disclosed by an accurate survey or inspection of the premises including, but not limited to, insufficient or impaired access or matters contradictory to any survey plat shown by the public records.
4. Easements, or claims of easements, not shown by the public records.
5. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
6. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the public records.
7. Taxes or special assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records. Proceedings by a public agency which may result in taxes or assessments, or notices to such proceedings, whether or not shown by the records of such agency or by the public records.

(General Exceptions 1 through 7 will not appear as printed Exceptions on Extended Coverage Policies or the ALTA Homeowners Policy)

This page is only a part of a 2016 ALTA Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I – Requirements; and Schedule B, Part II – Exceptions.

Special Exceptions:

8. General taxes for the year 2017, are paid in full.
9. Liens and assessments of the following district and the rights and powers thereof as provided by law.
District: Grand View Irrigation District
10. Any adverse claim based upon the assertion that:
 - A. Said land or any part thereof is now or at any time has been below the ordinary high water mark of the Snake River
 - B. Some portion of said land has been created by artificial means or has accreted to such portion so created
 - C. Some portion of said land has been brought within the boundaries thereof by an avulsive movement of the Snake River, or has been formed by accretion to such portion so created.
11. Right of the State of Idaho in and to the portion of said premises, if any, lying in the bed or the former bed of the Snake River.
12. An easement containing certain terms, conditions and provisions affecting a portion of said premises and for the purposes stated herein
For: To construct, maintain and repair power lines over, through, under and across said lands, together with the right, at the sole expense of Grantee, to excavate and refill ditches and trenches for the location of said power lines, and the further right to remove trees, bushes, sod, flowers and shrubbery and other obstructions and improvements, interfering with the location, construction and maintenance of said power lines.
In Favor of: Idaho Power Company, an Idaho corporation
Recorded: April 17, 1940
Instrument No.: Book 31 of Deeds, page 65 and 66
and recorded July 15, 1942 in Book 32 of Deeds, page 426; and on October 3, 1951 in Book 42 of Deeds, pages 12 and 14; and on March 2, 1966 in Book 59 of Deeds, page 26; and on September 9, 1971 as Instrument No. 130077; and on June 27, 1975 as Instrument No. 144488; and January 24, 1975 as Instrument No. 145770; and on May 19, 1976 as Instrument No. 147302, Owyhee County records.
13. INTENTIONALLY DELETED as Instrument did not tranverse over property described herein
Instrument No.: 85825
14. Right of Way Contract between Harold A. Steiner, etux, and E.P. Lawrence, for the installation and maintenance and joint use of an underground pipeline and pumping site, and subject to the covenants and conditions therein, recorded December 21, 1972 as Instrument No. 134425, Owyhee County records.
Affects: A strip of land 25 feet in width along the south side of the S2NE, Sec. 21 and the S2NW, Sec. 22 T4S, R2E, B.M.
15. Canal Agreement upon the terms, conditions and provisions contained therein:
Between: Grand View Irrigation District and John W. Watson, etux
Dated: November 21, 1975
Recorded: January 8, 1976
Instrument No.: 146107

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16. An easement containing certain terms, conditions and provisions affecting a portion of said premises and for the purposes stated herein
For: To construct, maintain and repair power lines over, through, under and across said lands, together with the right, at the sole expense of Grantee, to excavate and refill ditches and trenches for the location of said power lines, and the further right to remove trees, bushes, sod, flowers and shrubbery and other obstructions and improvements, interfering with the location, construction and maintenance of said power lines.
In Favor of: Idaho Power Company, an Idaho corporation
Recorded: January 27, 1989
Instrument No.: 197795
and recorded April 13, 1989 as Instrument No. 198529; and on April 13, 1989 as Instrument No. 198530
17. An easement containing certain terms, conditions and provisions affecting a portion of said premises and for the purposes stated herein
For: Underground Power line and appurtenances
In Favor of: Idaho Power Company, its successors and/or assigns
Recorded: August 15, 1994
Instrument No.: 213514
18. An unrecorded lease affecting the premises herein stated, to the lessee herein named, for the terms and upon the terms, covenants and conditions therein provided.
Lessee: Todd Jenkins
Disclosed: By Seller and Application for Title
Affects: Premises
19. Rights and claims in and to those portions of said premises lying within the right of ways of ditches, canals, laterals, and roads, including but not limited to a right of way for the road of the Grand View Irrigation District canal that sits south of and runs parallel to the the canal. Said canal and road runs through sections 15, 16 and 21.
20. Reservations contained in an instrument
Document: Grant Deed
Executed by: Joseph L. Parkinson
Recorded: Recording Date to come after recording of grant deed
Instrument No.: Instrument No. to come after recording of grant deed
As Follows: a 30 foot ingress-egress access easement over the existing roads in Sections 15, 16, 21 and 22 of Township 4 South, Range 2 East of the Boise Meridian, Owyhee County, Idaho, for the benefit of the Grantor's remaining property in Sections 11, 14 and 15. See document for description.
21. Subject to those additional items which may be required by Old Republic National Title Insurance Company, following a review of this report.

End of Exceptions

NOTE: As an accommodation and not part of this Commitment, no liability is assumed by noting the following conveyances describing all or part of the subject property, which have been recorded within the last months:

None

NOTE: We have searched for tax liens and judgments against Obsidian Investments LLC and find the following in the public records:

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ALTA Commitment for Title Insurance

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NONE

NOTE: The County Records and/or the City Engineer's Office show the address to be:

Bonus Cove Ranch - Snake River, Grand View, ID 83624

NOTE: There is no notice of record and therefore no search has been made for any unpaid assessments, charges, or fees for sewer, water, garbage, irrigation, or other possible utility services.

NOTE: If the proposed insured under the Policy to issue has any questions concerning the coverage or exclusions from coverage, the Company will be pleased to provide an explanation.

NOTE: Pursuant to the State of Idaho insurance regulations, a cancellation fee is to be charged on all cancelled orders. Unless otherwise advised, orders will be considered cancelled six months after the effective date on the Commitment. The amount of the fee assessed shall be in accordance with our rate filing with the Idaho Department of Insurance.

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ALTA Commitment for Title Insurance

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294516



Job No. 2017-044

J.B.F.

9-15-17

PRELIMINARY
BOUNDARY DESCRIPTION
FOR
JOE PARKINSON

30' Ingress-Egress Access Easement

This easement description is preliminary in nature derived from the original 1894 GLO survey in addition to google earth and LandProData information, and that to more accurately depict the true boundary it will require a survey to be completed for an existing roadway that is situated in Township 4 South, Range 2 East of the Boise Meridian, Owyhee, Idaho described as follows:

Running in a East-West direction along the South line of the West $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of Section 22;
 Running in a North-South direction along the common boundary line between Government Lots 2 & 3 and the West $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of Section 22;
 Running in a East-West direction along the South line of the Northeast $\frac{1}{4}$ of Section 21 lying East of the Grandview Irrigation Canal and thence running in a North-South direction in the Northeast $\frac{1}{4}$ of Section 21 lying East and parallel to the Grandview Irrigation Canal;
 Running in a Southwest-Northeast direction in the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 16 lying Southeasterly and parallel to the Grandview Irrigation Canal;
 Running in a Southwest-Northeast direction in the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 15 lying southeasterly and parallel to the Grandview Irrigation Canal and also from an intersection point in said roadway located in the North $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 15 running in a Northerly direction along an existing roadway to a point on the North line of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 15 being in line with an existing bridge;
 Running in a East-West in the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 15 lying Southerly and parallel to the Grandview Irrigation Canal and also from an intersection point in said roadway located in the South $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 15 running in a Easterly direction along an existing roadway in line with an existing bridge that crosses the Grandview Irrigation Canal and continuing along the South line of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ and along the South and East lines of Government Lot 2 of said Section;
 Running in a North-South direction in Government Lot 5 of Section 15.



106 W Main St. Unit D, Middleton, ID 83644 * pls12220@yahoo.com * (208)861-7513 (O) * (866)337-4925 (F) Page 1

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294516



Job No. 2017-044

J.B.F.

9-15-17

PRELIMINARY
BOUNDARY DESCRIPTION
FOR
JOE PARKINSON

Parcel A

This boundary description is preliminary in nature derived from the original 1894 GLO survey in addition to google earth and LandProData information, and that to more accurately depict the true boundary it will require a survey to be completed for land situated in Township 4 South, Range 2 East of the Boise Meridian, Owyhee, Idaho described below as follows:

All of Government Lot 2 of Section 11;

All of Government Lot 2 of Section 14;

All of Government Lot 1 of Section 15;

A portion of Government Lot 2 of Section 15 lying within the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 15;

Parcel contains approximately 56 acres more or less.





State of Idaho

DEPARTMENT OF WATER RESOURCES

Western Region • 2735 Airport Way • Boise, Idaho 83705-5082

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

C.L. "BUTCH" OTTER
Governor

GARY SPACKMAN
Director

October 10, 2018

OBSIDIAN INVESTMENTS LLC
1050 N BRIAR LN
BOISE ID 83712

RE: Notice of Change in Water Right Ownership

Original Water Right No.	Split into Water Right No.
2-2384, 2-7431, 57-7186, 57-7222, 57-7631, 57-10493, 57-10494, 57-10496, 57-11527 & 57-11843	Not Split
2-10137	2-10137 and 2-10570

Dear Water Right Holder:

The Department has received and processed your Notice of Change in Water Right Ownership as referenced above. Your notice was processed changing the entirety of ten water rights and splitting one. Enclosed you will find water right proof reports for your records.

This change required a split of the one of the original water rights. When a portion of the original water right has been conveyed to another, a new water right number is created to represent the portion obtained by the new owners. For your records a poof report and map depicting the place of use (POU) and the point of diversion (POD) for Water Right No. **2-10137** are enclosed. Please refer to your new water right number when corresponding with our office.

Updating the ownership record for a water right does not reconfirm the validity of the right. When processing an ownership change notice, the Department does not review the history of water use to determine if the right has been forfeited 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 Sections 42-222 and 42-223, Idaho Code.

Your portion of this water right has a specified point of diversion, nature of use and place of use. If you plan on changing the nature of use, place of use, or point of diversion under this right, including adding a new point of diversion, then an Application for Transfer on your portion of this right is required. Please contact this office for further information on the Application for Transfer form or you can find the forms at www.idwr.idaho.gov. If you do not plan on changing any items on your water right, then no further action is required at this time.

If you have questions regarding this matter, please contact me at 208-334-2190.

Sincerely,

Chad Jones
Tech Records Specialist I
Western Regional Office

Enclosures



State of Idaho

DEPARTMENT OF WATER RESOURCES

Western Region • 2735 Airport Way • Boise, Idaho 83705-5082

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

C.L. "BUTCH" OTTER
Governor

GARY SPACKMAN
Director

October 10, 2018

JOSEPH L PARKINSON
123 W HIGHLAND VIEW DR
BOISE ID 83702

RE: Notice of Change in Water Right Ownership

Original Water Right No.	Split into Water Right No.
2-10137	2-10570 and 2-10137

Dear Water Right Holders:

The Department has received and processed a Change of Ownership for a portion of your original Water Right as referenced above. This change of ownership resulted in a split of your original water right.

When a portion of the original water right has been conveyed to another and the original right has been split, a new water right number is created to represent the portion obtained by the new owners. For your records a poof report and map depicting the place of use (POU) and the point of diversion (POD) for Water Right No. **2-10570** are enclosed. Please refer to your new water right number when corresponding with our office.

Updating the ownership record for a water right does not reconfirm the validity of the right. When processing an ownership change notice, the Department does not review the history of water use to determine if the right has been forfeited 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 Sections 42-222 and 42-223, Idaho Code.

If you have any questions concerning the enclosed information or this letter, please feel free to contact this office at 208-334-2190.

Sincerely,

Chad Jones
Tech Records Specialist I
Western Regional Office

Enclosures



SPF WATER
ENGINEERING

RECEIVED

AUG 29 2018

WATER RESOURCES
WESTERN REGION

August 27, 2018

Angie Grimm
IDWR Western Region Office
2735 Airport Way
Boise, ID 83705

Subject: Notice of Change in Water Right Ownership

Dear Angie,

Enclosed on behalf of Obsidian Investments, LLC, is a *Notice of Change in Water Right Ownership* for eleven water rights in Owyhee County near Grandview. Of the eleven, only in-stream water right 2-10137 needs to be split for the portion of the in-stream place of use that borders Obsidian's property as shown on the enclosed ownership change map.

Check No. 5070 for \$350 is enclosed for the filing fees based on \$25 for each of the ten undivided rights and \$100 for split right 2- 10137. Thank you very much for your consideration and assistance in this matter. Please call me if you have any questions.

Sincerely,

Lori Graves
Water Rights Specialist

Cc: Mike Boren

Enclosures

SPF file number: 325.0070