



State of Idaho

DEPARTMENT OF WATER RESOURCES

322 East Front Street • P.O. Box 83720 • Boise, Idaho 83720-0098

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

C.L. "BUTCH" OTTER
Governor

May 14, 2018

GARY SPACKMAN
Director

WLCR LLC
MARK T GATES & ELIZABETH W GATES LIVING TRUST
FERY LC RANCH LLC
18433 HWY 20
BELLEVUE ID 83313

RE: Notice of Change in Water Right Ownership Nos. 37-629, 37-630A, 37-631, 37-2686C, 37-7598C, 37-7799, 37-7853, and 37-12216

Dear Interested Parties:

The Idaho Department of Water Resources (Department) received a Notice of Change in Water Right Ownership on December 18, 2017 for water rights 37-629, 37-630A, 37-631, 37-2686C, 37-7598C, 37-7799, 37-7853, and 37-12216. After reviewing the request, it was determined that additional information was needed to process your request.

Correspondence was sent December 27, 2017 requesting the required information. As of the date of this letter, the required information has not been received.

The Department is returning the Notice of Change in Water Right Ownership and the attachments. A refund has been requested and will be mailed to you under separate cover from the Idaho State Controller's Office. You may resubmit the application in the future with the required documentation. If you have any questions regarding this matter, please call me at (208) 287-4920.

Sincerely,

Debbi Judd
Technical Records Specialist

Enclosures

Judd, Debbi

From: Judd, Debbi
Sent: Friday, May 11, 2018 2:14 PM
To: Marston, Sascha
Subject: Refund request

TO: Sascha Marston

FROM: Debbi Judd

DATE: May 11, 2018

RE: Refund: Ownership change

Please refund \$200. Ownership change eight water rights were not processed.

NAME: LOVING CREEK RANCH

ADDRESS: 18433 HWY 20
BELLEVUE ID 83313

RECEIPT #: C104404

Thank you.

Debbi

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

Idaho Department of Water Resources
322 E Front St
PO Box 83720
Boise, ID 83720-0098
208-287-4920
www.idwr.idaho.gov

RECEIVED

DEC 18 2017

DEPARTMENT OF
WATER RESOURCES

Form 42-248/42-1409(6) Rev. 1/15

STATE 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?
37-630A	Yes ☐	Yes ☐	37-7598C	Yes ☐	Yes ☐
37-631	Yes ☐	Yes ☐	37-7799	Yes ☐	Yes ☐
37-629	Yes ☐	Yes ☐	37-7853	Yes ☐	Yes ☐
37-12216	Yes ☐	Yes ☐		Yes ☐	Yes ☐
37-2686C	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: SEE ATTACHED ADDENDUM

Name of current water right holder/claimant

3. New Owner(s)/Claimant(s): SEE ATTACHED ADDENDUM

18433 Highway 20
Mailing address
208-788-4156
Telephone

Bellevue
City
lovcrk@svskylan.net
Email

Name connector ☐ and ☐ or ☐ and/or
ID 83313
State ZIP

4. If the water rights and/or adjudication claims were split, how did the division occur? N/A
☐ 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: DEC 1988

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. \$25 X 8 = \$200
 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: SEE ATTACHED ADDENDUM

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: [Signature] Date: 12/18/2017 Receipt No. 2104404 Receipt Amt. 200.00

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

State of Idaho Department of Water Resources
Notice of Change in Water Right Ownership

Addendum

1. Water Right:

#	Source	Amount	Priority Dt	Purpose
37-630A	Loving Creek	.3 CFS	06/30/1885	Irrigation
37-631	Loving Creek	.7 CFS	06/15/1887	Irrigation
37-629	Loving Creek	.5 CFS	05/15/1904	Irrigation
37-12216	Ground water	.040 CFS	12/31/1938	Domestic
37-2686C	Ground water	1.618 CFS	12/11/1962	Irrigation
37-7598C	Ground water	2.302 CFS	07/08/1977	Irrigation
37-7799	Ground water	2.780 CFS	10/02/1979	Irrigation & Domestic
37-7853	Springs	4.50 AFY	11/25/1980	Storage for Recreation

2. Previous Owner's Name:

Ward W. Woods
Priscilla B. Woods
Mark T. Gates, Jr.
Elizabeth W. Gates
John B. Fery
Delores L. Fery

3. New Owner(s):

WLCR LLC
Mark T. Gates & Elizabeth W. Gates Living Trust
Fery LC Ranch LLC

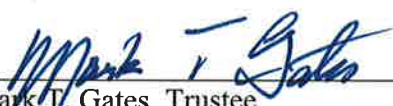
8. Signature(s):

WLCR LLC

Ward W. Woods, Manager

Date

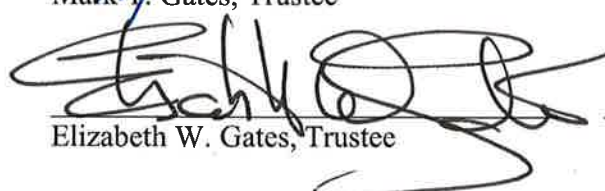
Mark T. Gates &
Elizabeth W. Gates
Living Trust



Mark T. Gates, Trustee

11-3-17

Date



Elizabeth W. Gates, Trustee

11-3-17

Date

Fery LC Ranch LLC

Michael N. Fery, Manager

Date

State of Idaho Department of Water Resources
Notice of Change in Water Right Ownership
Addendum

1. Water Right:

#	Source	Amount	Priority Dt	Purpose
37-630A	Loving Creek	.3 CFS	06/30/1885	Irrigation
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37-629	Loving Creek	.5 CFS	05/15/1904	Irrigation
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37-7598C	Ground water	2.302 CFS	07/08/1977	Irrigation
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Priscilla B. Woods
Mark T. Gates, Jr.
Elizabeth W. Gates
John B. Fery
Dolores L. Fery

3. New Owner(s):

WLCR LLC
Mark T. Gates & Elizabeth W. Gates Living Trust
Fery LC Ranch LLC

8. Signature(s):

WLCR LLC



Ward W. Woods, Manager

Date

Mark T. Gates &
Elizabeth W. Gates
Living Trust

Mark T. Gates, Trustee

Date

Elizabeth W. Gates, Trustee

Date

Fery LC Ranch LLC



Michael N. Fery, Manager

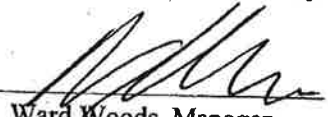
11/6/17

Date

Consent to Transfer - Loving Creek Ranch, Idaho

As provided in Paragraph 10.a.ii of the Co-Ownership Agreement for Real Property dated November 19, 1993, as amended, the Owners do hereby consent to the transfers by John B. Fery and Delores L. Fery, husband and wife, of their interests in Fery LC Ranch, LLC an Idaho limited liability company, whose sole Asset is an interest in Loving Creek Ranch, in equal amounts to Mike Fery, Bruce Fery and Brent Fery and to the transfer by Ward W. Woods and Priscilla B. Woods, husband and wife, of their interest in Loving Creek Ranch to WLCRLLC, a Delaware limited liability company, of which they are the sole owners.

WLCRLLC, a Delaware limited liability company

By 
Ward Woods, Manager

Dated 10/19/17

Mark T. Gates and Elizabeth W. Gates Living Trust
Dated September 10, 1993

By _____
Mark. T. Gates, Trustee

Dated _____

By _____
Elizabeth W. Gates, Trustee

Dated _____

Fery LC Ranch LLC, an Idaho limited liability company

By _____
Manager

Dated _____

Consent to Transfer - Loving Creek Ranch, Idaho

As provided in Paragraph 10.a.ii of the Co-Ownership Agreement for Real Property dated November 19, 1993, as amended, the Owners do hereby consent to the transfers by John B. Fery and Delores L. Fery, husband and wife, of their interests in Fery LC Ranch, LLC an Idaho limited liability company, whose sole Asset is an interest in Loving Creek Ranch, in equal amounts to Mike Fery, Bruce Fery and Brent Fery and to the transfer by Ward W. Woods and Priscilla B. Woods, husband and wife, of their interest in Loving Creek Ranch to WLCRLLC, a Delaware limited liability company, of which they are the sole owners.

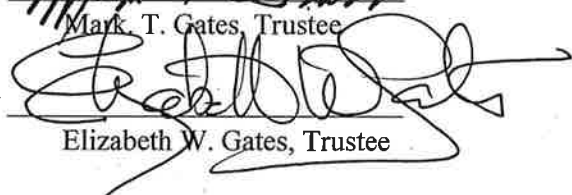
WLCRLLC, a Delaware limited liability company

By _____
Ward Woods, Manager

Dated _____

Mark T. Gates and Elizabeth W. Gates Living Trust
Dated September 10, 1993

By 
Mark T. Gates, Trustee

By 
Elizabeth W. Gates, Trustee

Dated 10/22/17

Dated 10/22/17

Fery LC Ranch LLC, an Idaho limited liability company

By _____
Manager

Dated _____

Consent to Transfer - Loving Creek Ranch, Idaho

As provided in Paragraph 10.a.ii of the Co-Ownership Agreement for Real Property dated November 19, 1993, as amended, the Owners do hereby consent to the transfers by John B. Fery and Delores L. Fery, husband and wife, of their interests in Fery LC Ranch, LLC an Idaho limited liability company, whose sole Asset is an interest in Loving Creek Ranch, in equal amounts to Mike Fery, Bruce Fery and Brent Fery and to the transfer by Ward W. Woods and Priscilla B. Woods, husband and wife, of their interest in Loving Creek Ranch to WLCRLLC, a Delaware limited liability company, of which they are the sole owners.

WLCRLLC, a Delaware limited liability company

By _____
Ward Woods, Manager

Dated _____

**Mark T. Gates and Elizabeth W. Gates Living Trust
Dated September 10, 1993**

By _____
Mark. T. Gates, Trustee

Dated _____

By _____
Elizabeth W. Gates, Trustee

Dated _____

Fery LC Ranch LLC, an Idaho limited liability company

By _____
Manager
Michael M. Fery

Dated 10/20/17

**RECORDING REQUESTED BY AND WHEN
RECORDED MAIL TO:**

FREELAND COOPER & FOREMAN LLP
ATTN: FRANK F. HUANG
150 SPEAR STREET, SUITE 1800
SAN FRANCISCO, CA 94105

MAIL TAX STATEMENTS TO:

Gates Family Partnership, L.P.
700 Emerson Street
Palo Alto, California 94301

Instrument # 587264

HAILEY, BLAINE, IDAHO

5-2-2011 03:57:40 No. of Pages: 3

Recorded for : FREELAND COOPER & FOREMAN LLP

JOLYNN DRAGE

Fee: 16.00

Ex-Officio Recorder Deputy

Index to: GRANT DEED

584273

DOCUMENTARY TRANSFER TAX \$0:

SPACE ABOVE THIS LINE FOR RECORDER'S USE

No Consideration.

No Change in Ownership: Grantor is correcting a legal
description for a previously recorded Grant Deed.

Signature of Declarant or Agent determining tax - Firm Name

CORRECTION GRANT DEED

APN: RP01S19024162CA

Grantor(s),

Mark T. Gates Jr. and Elizabeth W. Gates, Trustees of
The Mark T. Gates and Elizabeth W. Gates Living Trust Agreement dated September 10, 1993

hereby GRANT(S) to

Gates Family Partnership, L.P., a California limited partnership

Any and all interest they may have in that certain real property located in the County of Blaine, State of Idaho, more particularly described as set forth in Exhibit A attached hereto and by this reference incorporated herein.

Mark T. Gates and Elizabeth W. Gates Living Trust
Agreement dated September 10, 1993

Dated:

April 22, 2011

Mark T. Gates Jr., Trustee

Elizabeth W. Gates, Trustee

State of California
County of Santa Clara

On 04/22/11, 2011, before me, Hilary Kirk, a Notary Public, personally appeared Mark T. Gates and Elizabeth W. Gates, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Hilary Kirk
Notary Public



A PARCEL OF LANE LOCATED WITHIN SEC 24, T1S, R19E, B.M.
BLAINE COUNTY, ID more particularly described as follows;

Commencing at a G.L.O. Brass cap marking the west one-quarter corner
Of said sec 24, which point is the ~~REAL POINT OF BEGINNING~~;

Thence N.00°00'34" W. 2,598.60 feet along the West boundary of said
Sec 24 to a wooden post on the property corner on the intersection of said
West boundary Sec 24 with the South boundary of Idaho State Highway
No. 20;

Thence N.89°55'38" E. 2,646.92 feet along the South boundary of said
Idaho State Highway No. 20 to a highway right-of-way monument;

Thence N.89°54'31" E. 17.10 feet along said South boundary of Idaho
State Highway No. 20 to a 5/8 inch rebar on the intersection of the west
Boundary of the Worthington Subdivision with said south boundary Idaho
State Highway No. 20;

Thence S.00°13'57" E. 1,291.42 feet along said West boundary
Worthington Subdivision to a 5/8 inch rebar marking the southeast corner
Of the NE1/4NW1/4 said Sec 24;

Thence N.89°45'13" W. 1,333.79 feet along the South boundary of said
NE1/4NW1/4 Sec 24 to a 5/8 inch rebar marking the Southwest corner of
Said NE1/4NW1/4 said Sec 24;

Thence S.00°03'36" E. 1,323.87 feet along the West boundary of
Worthington Subdivision and the West boundary of SE1/4NW1/4 Sec 24
To a 5/8 inch rebar marking the Southwest corner of said SE1/4NW1/4;

Thence S.89°41'28" E. 2,666.21 feet along the Worthington Subdivision
And along the South boundary of the N1/2 said Sec 24 to a 5/8 inch rebar
Marking the Northeast corner of the NW1/4SE1/4 Sec 24;

Thence S.00°22'21" E. 664.46 feet along the West boundary Worthington
Subdivision and east boundary of said NW1/4SE1/4 to a 1/2 inch rebar by
James Patterson marking the Northwest corner of Lot 2 Worthington Sub;

Thence S.00°24'12" E. 662.19 feet along said West boundary Worthington
Subdivision and east boundary of said NW1/4SE1/4 to a 5/8 inch rebar by
L.S. 792 marking the Southwest corner of Lot 2 Worthington Subdivision
And also the Southeast corner of said NW1/4SE1/4 Sec 24;

Thence N.89°51'22" W. 3,679.28 feet along the South boundary of the
NW1/4SE1/4 AND NE1/4SW1/4 AND THE NW1/4SW1/4 to a 3/4 inch
Iron bar marking the Southeast corner of the W1/2SW1/4NW1/4SW1/4
SEC 24;

Thence N.00°04'00" E. 669.22 feet along the East boundary of said W1/2
SW1/4NW1/4SW1/4 Sec 24 to a 3/4 inch iron bar marking the Northeast
Corner of said W1/2SW1/4NW1/4SW1/4 Sec 24;

Thence N.89°58'15" W. 332.64 ft along the North boundary of said W1/2
SW1/4NW1/4SW1/4 Sec 24 to a wooden post on the property corner at
the Northwest corner of said W1/2SW1/4NW1/4SW1/4;

Thence N.00°02'21" W. 669.90 feet along said West boundary Sec 24
To the POINT OF BEGINNING. Contains 236.62 acres. Cancels Tls 4189
& 3143, NWSE, NESW, SWNW. Deed #409718 & 409719.

EXHIBIT A

Lot 1, Worthington Subdivision, Blaine County, Idaho. According to the official plat thereof recorded August 15, 1979, as Instrument No. 195580, records of Blaine County, Idaho.

Together with any and all water rights appurtenant to either of the above-described parcels.

TOGETHER WITH all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

TO HAVE AND TO HOLD, all and singular the said premises, together with the appurtenances, unto the Grantee, and to Grantee's heirs and assigns forever.

EXHIBIT A

RECORDING REQUESTED BY

✓ KATE CLAIR FREELAND
WELD, FREELAND, COOPER & LEHOCKY
150 Spear Street, Suite 1800
San Francisco, California 94105

WHEN RECORDED MAIL TO:

KATE CLAIR FREELAND
WELD, FREELAND, COOPER & LEHOCKY
150 Spear Street, Suite 1800
San Francisco, California 94105

APN: RP01S19024162CA

RECORDING REQUEST

Weld, Freelander, Cooper

APR 21-7 11:48

366739

9⁰⁰ mp

Deed

6-7-94

QUITCLAIM DEED

The undersigned grantor(s) declare(s):

Documentary transfer tax is \$ 0.00**

- () computed on full value of property conveyed, or
() computed on full value less value of liens and
encumbrances remaining at time of sale.
() Unincorporated area: () City of
(X) Realty not sold.

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

MARK GATES, JR. and ELIZABETH GATES, husband and wife

hereby REMISES, RELEASES AND FOREVER QUITCLAIMS to

MARK T. GATES and ELIZABETH W. GATES,

TRUSTEES of the MARK T. GATES and ELIZABETH W. GATES

LIVING TRUST AGREEMENT dated September 10, 1993

any and all interest they may have in that certain real property located in
the County of Blaine, State of Idaho, described as set forth on Exhibit A
attached hereto and by this reference incorporated herein.

**NO TAX DUE

WELD, FREELAND, COOPER & LEHOCKY

By: Kate Clair Freelander
Kate Clair Freelander, Attorney

Dated: May 7, 1994

Mark T. Gates, Jr.
MARK GATES, JR.

Elizabeth Gates
ELIZABETH GATES

STATE OF CALIFORNIA

COUNTY OF

San Francisco)
SS.

On this 7th day of May, 1994, before me, the undersigned, a Notary Public in and for said County and State, personally appeared MARK GATES, JR. and ELIZABETH GATES, ✓ personally known to me (✓ proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same in their authorized capacity, and that by their signature on the instrument the persons, or entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.

Patricia O'Rourke
Notary Public



EXHIBIT "A"

Township 1 South, Range 19 East, Boise
Meridian, Blaine County, Idaho
Section 24:

N1/2NW1/4, EXPECTING that portion thereof conveyed to State of Idaho for highway right-of-way described in Warranty Deed recorded February 5, 1969, as Instrument No. 131958, records of Blaine County, Idaho;

SW1/4NW1/4, NW1/4SE1/4, NE1/4SW1/4, and
all of the NW1/4 SW1/4 EXCEPT
W1/2SW1/4NW1/4SW1/4.

Lot 1, Worthington Subdivision, Blaine County, Idaho. According to the official plat thereof recorded August 15, 1979, as Instrument No. 195580, records of Blaine County, Idaho.

Together with any and all water rights appurtenant to either of the above-described parcels.

TOGETHER WITH all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

TO HAVE AND TO HOLD, all and singular the said premises, together with the appurtenances, unto the Grantee, and to Grantee's heirs and assigns forever.

**RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:**

COOLEY LLP
ATTN: NICOLE R. SCHWARZ
101 CALIFORNIA STREET, 5TH FLOOR
SAN FRANCISCO, CA 94111

MAIL TAX STATEMENTS TO:

WLCR, LLC
630 Fifth Avenue, 39th Floor
New York, NY 10111

Instrument # 594139

HAILEY, BLAINE, IDAHO
1-26-2012 01:38:05 No. of Pages: 4
Recorded for : COOLEY LLP
JOLYNN DRAGE Fee: 19.00
Ex-Officio Recorder Deputy
Index to: WTY/QC/CORP DEED

JB

The undersigned grantor(s) declare(s):

Documentary transfer tax is \$0.00**

- ☐ computed on full value of property conveyed, or
☐ computed on full value less value of liens and
encumbrances remaining at time of sale.
☐ Unincorporated area: ☐ City of
☒ Realty not sold.

QUITCLAIM DEED

APN: RPO1S19024162CA

**Ward W. Woods, Trustee of The Woods 2006 Joint Revocable Trust, a trust established
under the laws of the State of New York by an agreement dated October 20, 2006**

hereby REMISES, RELEASES AND FOREVER QUITCLAIMS to

WLCR, LLC, a California limited liability company

any and all interest he may have in that certain real property located in the County of Blaine,
State of Idaho, more particularly described as set forth in **Exhibit A** attached hereto and by this
reference incorporated herein.

****NO TAX DUE**

COOLEY LLP

By:

Nicole R. Schwarz
Nicole R. Schwarz, Attorney

Dated: 11/1, 2011

Ward W. Woods
**Ward W. Woods, Trustee of The Woods 2006 Joint
Revocable Trust, a trust established under the laws of
the State of New York by an agreement dated October
20, 2006**

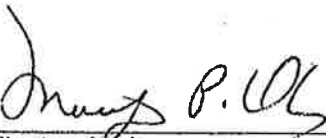
STATE OF <u>New York</u> COUNTY OF <u>New York</u> } ss. On <u>Nov 1</u> , 2011, before me, <u>MARILYN P. O'LEARY</u> , a Notary Public, personally appeared <u>WARD W. WOODS</u> , who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of <u>New York</u> that the foregoing is true and correct.	CAPACITY CLAIMED BY SIGNER Though statute does not require the Notary to fill in the data below, doing so may prove invaluable to persons relying on the document. ☒ Individual ☐ Corporate Officer(s) ☐ Partner(s) ☐ Limited ☐ General ☐ Attorney-in-Fact ☒ Trustee(s) ☐ Guardian/Conservator ☐ Other: _____ SIGNER IS REPRESENTING: Name of person(s) or entity(ies) _____ _____
Witness my hand and official seal. MARILYN P. O'LEARY Notary Public, State of New York No. 0108210035 Qualified in Queens County Certificate Filed in New York County Commission Expires Aug. 31, 2014  _____ Signature of the Notary	This certificate must be attached to the document described at right:
Title or Type of Document: <u>Certificate of Trust Establishment and Trustee Authority</u> Number of Pages: _____ Date of Document: _____ Signer other than named above: <u>N/A</u>	

Exhibit A

A PARCEL OF LANE LOCATED WITHIN SEC 24, T1S, R19E, B.M. BLAINE COUNTY, ID more particularly described as follows;

Commencing at a G.L.O. Brass cap marking the west one-quarter corner Of said sec 24, which point is the REAL POINT OF BEGINNING;

Thence N.00°00'34" W. 2,598.60 feet along the West boundary of said Sec 24 to a wooden post on the property corner on the intersection of said West boundary Sec 24 with the South boundary of Idaho State Highway No. 20;

Thence N.89°55'38" E. 2,646.92 feet along the South boundary of said Idaho State Highway No. 20 to a highway right-of-way monument;

Thence N.89°54'31" E. 17.10 feet along said South boundary of Idaho State Highway No. 20 to a 5/8 inch rebar on the intersection of the west Boundary of the Worthington Subdivision with said south boundary Idaho State Highway No. 20;

Thence S.00°13'57" E. 1,291.42 feet along said West boundary Worthington Subdivision to a 5/8 inch rebar marking the southeast corner Of the NE1/4NW1/4 said Sec 24;

Thence N.89°45'13" W. 1,333.79 feet along the South boundary of said NE1/4NW1/4 Sec 24 to a 5/8 inch rebar marking the Southwest corner. of Said NE1/4NW1/4 said Sec 24;

Thence S.00°03'36" E. 1,323.87 feet along the West boundary of Worthington Subdivision and the West boundary of SE1/4NW1/4 Sec 24 To a 5/8 inch rebar marking the Southwest corner of said SE1/4NW1/4;

Thence S.89°41'28" E. 2,666.21 feet along the Worthington Subdivision And along the South boundary of the N1/2 said Sec 24 to a 5/8 inch rebar Marking the Northeast corner of the NW1/4SE1/4 Sec 24;

Thence S.00°22'21" E. 664.46 feet along the West boundary Worthington Subdivision and east boundary of said NW1/4SE1/4 to a 1/2 inch rebar by James Patterson marking the Northwest corner of Lot 2 Worthington Sub;

Thence S.00°24'12" E. 662.19 feet along said West boundary Worthington Subdivision and east boundary of said NW1/4SE1/4 to a 5/8 inch rebar by L.S. 792 marking the Southwest corner of Lot 2 Worthington Subdivision And also the Southeast corner of said NW1/4SE1/4 Sec 24;

Thence N.89°51'22" W. 3,679.28 feet along the South boundary of the NW1/4SE1/4 AND NE1/4SW1/4 AND THE NW1/4SW1/4 to a 3/4 inch Iron bar marking the Southeast corner of the W1/2SW1/4NW1/4SW1/4 SEC 24;

Thence N.00°04'00" E. 669.22 feet along the East boundary of said W1/2 SW1/4NW1/4SW1/4 Sec 24 to a 3/4 inch iron bar marking the Northeast Corner of said W1/2SW1/4NW1/4SW1/4 Sec 24;

Thence N.89°58'15" W. 332.64 ft along the North boundary of said W1/2 SW1/4NW1/4SW1/4 Sec 24 to a wooden post on the property corner at the Northwest corner of said W1/2SW1/4NW1/4SW1/4;

Thence N.00°02'21" W. 669.90 feet along said West boundary Sec 24

To the POINT OF BEGINNING. Contains 236.62 acres. Cancels Tls 4189 & 3143, NWSE, NESW, SWNW. Deed #409718 & 409719.

Lot 1, Worthington Subdivision, Blaine County, Idaho. According to the official plat thereof recorded August 15, 1979, as Instrument No. 195580, records of Blaine County, Idaho.

Together with any and all water rights appurtenant to either of the above-described parcels.

TOGETHER WITH all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

TO HAVE AND TO HOLD, all and singular the said premises, together with the appurtenances, unto the Grantee, and to Grantee's heirs and assigns forever.

Recording Requested By And
When Recorded Mail To:

Stephen L. Pruss
Ahrens & DeAngeli, p.l.l.c.
P.O. Box 6561
Boise, Idaho 83707-6561

Instrument # 584898

HAILEY, BLAINE, IDAHO
2-7-2011 03:19:00 No. of Pages: 4
Recorded for : AHRENS, DEANGELI LAW GROUP
JOLYNN DRAGE Fee: 19.00
Ex-Officio Recorder Deputy
Index to: MISC DEEDS

mpp

BARGAIN AND SALE DEED

Ward W. Woods and Priscilla B. Woods, Husband and Wife, Grantors, for good and valuable consideration, the receipt of which is hereby acknowledged, do hereby grant, bargain and convey to Ward W. Woods, Trustee of The Woods 2006 Joint Revocable Trust, Grantee, a trust established under the laws of the State of New York by an agreement dated October 20, 2006, whose current address is c/o Loving Creek Ranch, 18433 U.S. Highway 20, Bellevue, Idaho 83313, all of the Grantors' interest the following described real property located in Blaine County, Idaho (that being an undivided thirty-seven and one-half percent (37.5%) interest owned as tenants in common with the other co-owners), more particularly described as follows, to wit:

PARCEL I:

Lot 1, WORTHINGTON SUBDIVISION, Blaine County, Idaho, according to the official plat thereof recorded August 15, 1979, as Instrument No. 195880, records of Blaine County, Idaho,

EXCEPT the following two parcels of land:

Township 1 South, Range 19 East, Boise Meridian, Blaine County, Idaho

Section 24: A parcel of land located within the NW1/4NE1/4 more particularly described as follows:

COMMENCING at a brass cap marking the North one-quarter corner of said Section 24;

THENCE South 39°46'43" East, 43.37 feet to an iron pin which point is on the South boundary of Idaho State Highway No. 20, and which point is the REAL POINT OF BEGINNING;

THENCE South 87°11'48" East, 200.26 feet along said South boundary Highway No. 20 to a highway right-of-way monument;

THENCE North 88°35'19" East, 438.76 feet to a highway right-of-way monument on said South boundary Highway No. 20;

THENCE South 89°54'31" West 638.64 feet along what was erroneously platted as Worthington Subdivision's North boundary to the POINT OF BEGINNING;

AND

Township 1 South, Range 19 East, Boise Meridian, Blaine County, Idaho

Section 24: A parcel of land located within the SE1/4NE1/4 more particularly described as follows:

COMMENCING at the East one-quarter corner of said Section 24, which is witnessed by a brass cap 15.84 feet West;

THENCE North 0°37'29" West, 1124.24 feet along the East side of said Section 24 to an iron pin, which point is on the Southwesterly boundary of Idaho State Highway No. 20 and which point is the REAL POINT OF BEGINNING;

THENCE continuing North 0°37'39" West, 83.33 feet to the Northeast corner of Lot 1, Worthington Subdivision as erroneously platted;

THENCE North 37°15'59" West, 146.20 feet along said Northeasterly boundary of Lot 1, Worthington Subdivision as erroneously plated, to a 5/8" rebar by James A. Patterson, P.E.,'

THENCE North 89°39'24" West, 62.77 feet along the North boundary of said SE1/4NE1/4 Section 24 to an iron pin on the Southwesterly boundary of said Highway No. 20;

THENCE South 37°15'59" East, 251.37 feet along said Southwesterly boundary of said Highway No. 20 to the POINT OF BEGINNING.

PARCEL II:

Township 1 South, Range 19 East, Boise Meridian, Blaine County, Idaho

Section 24: N1/2NW1/4, EXCEPTING that portion thereof conveyed to State of Idaho for highway right-of-way described in Warranty Deed recorded February 5, 1969, as Instrument No. 131958, records of Blaine County, Idaho;

SW1/4NW1/4, NW1/4SE1/4, NE1/4SW1/4, and all of the NW1/4SW1/4 EXCEPT W1/2SW1/4SW1/4SW1/4.

TOGETHER WITH all improvements, easements, hereditaments, and appurtenances thereto, and all tenements, revisions, remainders, rights-of-way and water rights in anywise appertaining to the property herein described.

SUBJECT TO taxes and assessments for the year 2006 and all subsequent years, and to such rights, easements, liens, encumbrances, covenants, rights-of-way, reservations, restrictions, and zoning regulations as appear of record or based upon the premises,

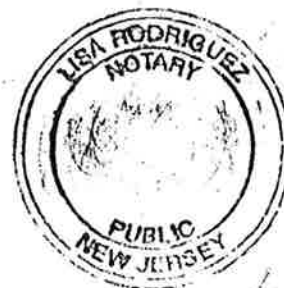
IN WITNESS WHEREOF, the Grantors have executed this instrument on this 9 day of May, 2007.

Priscilla B. Woods

On this 9 day of May, in the year 2007, before me, Lisi Rodriguez, a Notary Public, personally appeared Ward W. Woods and Priscilla B. Woods, husband and wife, 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.

Rosi Rodriguez
Notary Public for
Commission expires: August 15, 2011

LISA RODRIGUEZ
Notary Public
My Commission Exp. 08/15/2011



Judd, Debbi

From: James Speck <jim@speckandaanestad.com>
Sent: Thursday, January 25, 2018 2:30 PM
To: Judd, Debbi
Cc: Mark T. Gates (mark@gatesland.com); Mr. Ward W. Woods, Jr.; Brent Fery (brefer@aol.com)
Subject: Re: Woods et al/Loving Creek Ranch
Attachments: SCANNED WARRANTY DEED TO FERY LC RANCH (RECORDED 04-05-2000).pdf; Deed - Gates 366739.pdf; Gates LCR Correction Deed.pdf; Deed - Woods 584898.pdf; 594139 woods to WLCR, LLC.pdf

Debbi,

I am assisting Mark Gates et al in providing you with the deeds you need to complete processing of the Notice of Change in Water Right Ownership for this property as requested in your December 27, 2017 letter to all of the record co-owners of the water rights. Attached are copies of (a) the deed to Fery LC Ranch, LLC recorded April 5, 2000 as Instrument No. 437938 at the Blaine County Recorder Office, (b) the deeds to the Gates Family Partnership, L.P. recorded June 7, 1994 as Instrument No. 366739 and May 2, 2011 as Instrument No. 587264, and (c) the deeds to WLCR, LLC recorded February 7, 2011 as Instrument No. 584898 and January 26, 2012 as Instrument No. 594139, which complete the ownership interest transfers for the three ownership interests in the Ranch and its water rights.

There are two issues to be taken care of. First, the Notice of Change in Water Right Ownership submitted to you states the Gates interest is to be held by their Living Trust. Instead, as you can see from #587264 that interest is owned by the Gates Family Partnership, L.P.. Do you need us to file a corrected Notice or can you do that at our request by this e-mail? Second, the Woods interest is owned by WLCR, LLC, a Delaware limited liability company. #594139 incorrectly identifies it as a California limited liability company. We are having that error corrected and will provide you with the corrected deed once it has been recorded.

I hope you find this update helpful. Please let me know if you need a corrected Notice. Thank you.

Jim

James P. Speck
SPECK & AANESTAD
A Professional Corporation
120 East Avenue North
P.O. Box 987
Ketchum, ID 83340
208.726.4421
208.726.0752 (fax)
jim@speckandaanestad.com

CONFIDENTIAL COMMUNICATION

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COPY

WARRANTY DEED

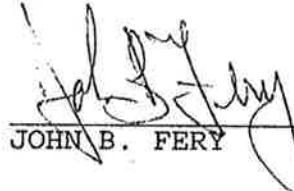
FOR VALUE RECEIVED

JOHN B. FERY and DELORES L. FERY, husband and wife ("Grantors"), do hereby grant, bargain, sell and convey unto FERY LC RANCH, LLC, an Idaho limited liability company whose current address is 2700 Airport Way, Boise, Idaho 83705 ("Grantee"), an undivided 37.5% interest as a tenant in common in and to the following described premises located in Blaine County, Idaho, to-wit:

The real estate more particularly described in Exhibit A attached hereto and by this reference incorporated herein

To have and to hold the said premises, with their appurtenances unto the said Grantee, its legal representatives and assigns forever. And the Grantors do hereby covenant to and with the said Grantee, that they are the owners in fee simple of said premises; that the premises are free and clear from all encumbrances, except current taxes and assessments, easements, rights of way, encumbrances, restrictions and reservations of record and that they will warrant and defend the quiet and peaceful possession of said premises by said Grantee, and its legal representatives and assigns forever, against all lawful claims whatsoever.

DATED: April 3, 2000.


JOHN B. FERY


DELORES L. FERY

Instrument # 437938

HAILEY BLAINE, IDAHO

2000-04-05 11:24:00 No. of Pages: 3

Recorded for: EBERLE, BERLIN

MARSHA RIEMANN Fee: 9.00

Ex-Officio Recorder Deputy 

Index to: WTY/QC/CORP DEED

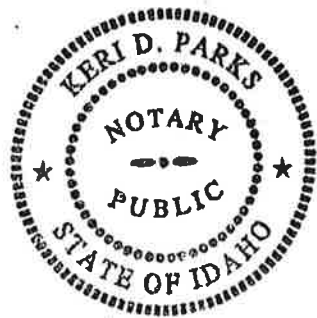
STATE OF IDAHO)

: ss

County of Ada)

On the 3rd day of April, 2000, before me, the undersigned notary public in and for said State, personally appeared JOHN B. FERY and DELORES L. FERY, known or identified to me to be the persons that executed the within instrument, and acknowledged to me that they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year first above written.



Keri D. Parks
Notary Public for Idaho

Residing at: Bose

My Commission Expires: 10/6/05

EXHIBIT A

PARCEL I:

Township 1 South, Range 19 East, Boise Meridian, Blaine County, Idaho

Section 24: N $\frac{1}{4}$ NW $\frac{1}{4}$, EXCEPTING that portion thereof conveyed to State of Idaho for highway right of way described in Warranty Deed recorded February 5, 1969, as Instrument No. 131958, records of Blaine County, Idaho;

SW $\frac{1}{4}$ NW $\frac{1}{4}$, NW $\frac{1}{4}$ SE $\frac{1}{4}$, NE $\frac{1}{4}$ SW $\frac{1}{4}$, and all of the NW $\frac{1}{4}$ SW $\frac{1}{4}$ EXCEPT the W $\frac{1}{2}$ SW $\frac{1}{4}$ NW $\frac{1}{4}$ SW $\frac{1}{4}$.

PARCEL II:

Lot 1, WORTHINGTON SUBDIVISION, Blaine County, Idaho, according to the official plat thereof recorded August 15, 1979, as Instrument No. 195880, records of Blaine County, Idaho, EXCEPT the following two parcels of land:

Township 1 South, Range 19 East, Boise Meridian, Blaine County, Idaho Section 24: A parcel of land located within the NW $\frac{1}{4}$ NE $\frac{1}{4}$ more particularly described as follows:

COMMENCING at a brass cap marking the North one-quarter corner of said Section 24; THENCE South 39°46'43" East, 43.37 feet to an iron pin which point is on the South boundary of Idaho State Highway No. 20, and which point is the REAL POINT OF BEGINNING; THENCE South 87°11'48" East, 200.26 feet along said South boundary Highway No. 20 to a highway right-of-way monument; THENCE North 88°35'19" East, 438.76 feet to a highway right-of-way monument on said South boundary Highway No. 20; THENCE South 89°54'31" West 638.64 feet along what was erroneously platted as Worthington Subdivision's North boundary to the POINT OF BEGINNING;

AND

Township 1 South, Range 19 East, Boise Meridian, Blaine County, Idaho Section 24: A parcel of land located within the SE $\frac{1}{4}$ NE $\frac{1}{4}$ more particularly described as follows: COMMENCING at the East one-quarter corner of said Section 24, which is witnessed by a brass cap 15.84 feet West; THENCE North 0°37'29" West, 1124.24 feet along the East side of said Section 24 to an iron pin, which point is on the Southwesterly boundary of Idaho State Highway No. 20 and which point is the REAL POINT OF BEGINNING; THENCE continuing North 0°37'29" West, 83.33 feet to the Northeast corner of Lot I, Worthington Subdivision as erroneously platted; THENCE North 37°15'59" West, 146.20 feet along said Northeasterly boundary of Lot 1, Worthington Subdivision as erroneously platted, to a 5/8" rebar by James A. Patterson, P.E.; THENCE North 89°39'24" West, 62.77 feet along the North boundary of said SE $\frac{1}{4}$ NE $\frac{1}{4}$ Section 24 to an iron pin on the Southwesterly boundary of said Highway No. 20; THENCE South 37°15'59" East, 251.37 feet along said Southwesterly boundary of said Highway No. 20 to the POINT OF BEGINNING.