

RECEIVED

JUL 24 2017

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?
63-32613 ✓	Yes ☒	Yes ☐		Yes ☐	Yes ☐
63-34432	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Barbara and Sylvan Williamson
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Williamson River Ranch LLC
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or ☐ and/or
- 28281 Crown Valley Parkway, Suite 200 Laguna Niguel CA 92677
Mailing address City State ZIP
- 949.582.4002 jeff@bsgre.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: 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):
 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.

SUPPORT DATA

IN FILE # 63-32613

8. Signature: [Signature] Title, if applicable: _____ Date: 6/16/17
Signature of new owner/claimant
- Signature: _____ Title, if applicable: _____ Date: _____
Signature of new owner/claimant

For IDWR Office Use Only:

Received by VO Date 7/24/17 Receipt No. C103872 Receipt Amt. 100.00
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 [Signature] Date 8-30-17



TitleOne
a title & escrow co.

ADA COUNTY RECORDER Christopher D. Rich
BOISE IDAHO Pgs=2 NIKOLA OLSON
TITLEONE BOISE

2017-031212
04/11/2017 04:27 PM
\$13.00

Order Number: 14244216

WARRANTY DEED

For Value Received,

Williamson Eagle Island B/S Ranch Family Limited Partnership, an Idaho limited liability partnership, the Grantor, does hereby grant, bargain sell and convey unto, Williamson River Ranch LLC, an Idaho limited liability company, whose current address is 28281 Crown Valley Parkway, Suite 200, Laguna Niguel, CA 92677, the Grantee, the following described premises, in Ada County, Idaho, To Wit:

A parcel of land located in Government Lot 4 of Section 22, Government Lot 5 of Section 15, and Government Lot 8 of Section 16, Township 4 North, Range 1 East, Boise Meridian, Ada County, Idaho, more particularly described as follows:

Commencing at the section corner common to Sections 15, 16, 21 and 22 of said Township 4 North, Range 1 East, from which point the quarter section corner common to said Sections 15 and 22 bears South 89°46'57" East, 2652.26 feet distant (formerly described as South 89°46'16" East, 2652.33 feet); thence from said section corner common to Sections 15, 16, 21 and 22 South 89°46'57" East, a distance of 1326.20 feet on the Section Line common to said Sections 15 and 22 to the Northeast corner of Government Lot 4 of said Section 22, said point being the Point of Beginning; thence on the exterior boundary line of that parcel of land shown as Parcel A on Record-of-Survey No. 8541 of Ada County Records for the following courses and distances: South 01°14'28" West, a distance of 494.71 feet on the Easterly boundary line of Government Lot 4 of said Section 22; thence North 62°08'07" West, a distance of 913.67 feet (formerly described as 913.65 feet); thence North 00°00'16" East, a distance of 584.26 feet (formerly described as 584.22 feet); thence North 85°51'47" West, a distance of 1303.15 feet (formerly described as 1303.10 feet) to a point on the Easterly boundary line of Riversend Subdivision No. 2, as same is shown on the Plat thereof recorded in Book 89 of Plats at Page 10405 of Ada County Records; thence on the Easterly boundary line of said Riversend Subdivision No. 2 for the following courses and distances: North 16°41'05" East, a distance of 730.42 feet (formerly described as 730.35 feet); thence North 23°29'28" West, a distance of 289.82 feet; thence North 63°22'38" West, a distance of 49.19 feet; thence North 00°00'53" East, a distance of 532.70 feet to a point on the South bank of the North Channel of the Boise River; thence leaving the Easterly boundary line of said Riversend Subdivision No. 2 and on the South bank of the North Channel of the Boise River for the following courses and distances: North 82°34'52" East, a distance of 67.77 feet (formerly described as 67.36 feet); thence North 74°10'38" East, a distance of 76.66 feet (formerly described as 76.80 feet); thence

South 66°25'07" East, a distance of 81.25 feet; thence
South 66°17'07" East, a distance of 108.54 feet (formerly described as 108.44 feet); thence
South 66°18'27" East, a distance of 473.56 feet; thence
South 43°03'43" East, a distance of 134.49 feet (formerly described as 134.54 feet); thence
South 07°10'08" West, a distance of 122.49 feet (formerly described as 122.57 feet); thence
South 20°58'06" East, a distance of 76.32 feet (formerly described as 76.42 feet); thence
South 39°17'09" East, a distance of 55.13 feet (formerly described as 55.04 feet); thence
South 84°07'30" East, a distance of 203.52 feet (formerly described as 201.72 feet); thence
South 53°45'48" East, a distance of 102.67 feet (formerly described as 105.02 feet); thence
South 61°35'16" East, a distance of 166.60 feet (formerly described as 165.55 feet); thence
South 53°25'29" East, a distance of 186.26 feet (formerly described as 187.07 feet); thence
South 74°25'26" East, a distance of 108.82 feet (formerly described as 108.95 feet); thence
South 51°10'45" East, a distance of 288.39 feet (formerly described as 289.05 feet); thence
South 22°34'29" East, a distance of 234.06 feet (formerly described as 231.64 feet); thence
South 48°01'53" East, a distance of 253.47 feet (formerly described as 254.58 feet); thence leaving
the South bank of the North Channel of the Boise River
South 00°42'34" West, a distance of 693.03 feet (formerly described as 693.22 feet) to the Point of
Beginning.

This Conveyance expressly reserves unto Grantor .02 cubic feet per second of water right no. 63-32163.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, its heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that Grantor is the owner in fee simple of said premises; that they are free from all encumbrances EXCEPT those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee; and subject to all existing patent reservations, easements, right(s) of way, protective covenants, zoning ordinances, and applicable building codes, laws and regulations, general taxes and assessments, including irrigation and utility assessments (if any) for the current year, which are not due and payable, and that Grantor will warrant and defend the same from all lawful claims whatsoever. Whenever the context so requires, the singular number includes the plural.

Dated: 04/05/2017

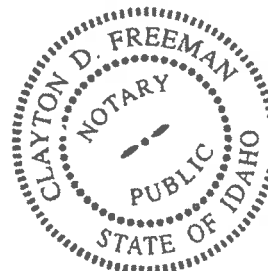
Williamson Eagle Island B/S Ranch Family Limited Partnership, an Idaho limited liability partnership

By: 
Toby D. Williamson, General Partner

State of Idaho, County of Ada, ss.

On this 11th day of April in the year of 2017, before me, the undersigned, a Notary Public in and for said State, personally appeared Toby D. Williamson, known or identified to me to be the General Partner of the partners in the partnership of Williamson Eagle Island B/S Ranch Family Limited Partnership and the partner(s) who subscribed said partnership's name to the foregoing instrument, and acknowledged to me that he/she/they executed the same in said partnership name.

 Notary Public
Residing at: Meridian, ID
My Commission Expires: 5/23/2021
(seal)





TitleOne
a title & escrow co.

ADA COUNTY RECORDER Christopher D. Rich
BOISE IDAHO Pgs=2 LISA BATT
TITLEONE BOISE

2017-031197
04/11/2017 04:10 PM
\$13.00

Order Number: 14244217

WARRANTY DEED

For Value Received,

Toby D. Williamson and Linda L. Williamson, husband and wife, as community property, the Grantor, does hereby grant, bargain sell and convey unto, Williamson River Ranch LLC, an Idaho limited liability company, whose current address is 935 Westshore Pl, McCall, ID 83638, the Grantee, the following described premises, in Ada County, Idaho, To Wit:

A parcel of land located in Government Lot 1 of Section 21, Government Lot 4 of Section 22, Government Lot 5 of Section 15, and Government Lot 8 of Section 16, Township 4 North, Range 1 East, Boise Meridian, Ada County, Idaho, more particularly described as follows:

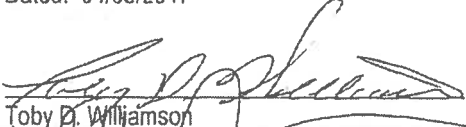
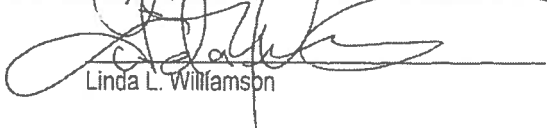
Commencing at the section corner common to Sections 15, 16, 21 and 22 of said Township 4 North, Range 1 East (from which point the quarter section corner common to said Sections 15 and 22 bears South 89°46'57" East, 2652.26 feet distant), (formerly described as South 89°46'16" East, 2652.33 feet); thence from said section corner common to Sections 15, 16, 21 and 22 South 89°46'57" East, a distance of 1326.20 feet on the section line common to said Sections 15 and 22 to the Northeast corner of Government Lot 4 of said Section 22; thence South 01°14'28" West, a distance of 494.71 feet on the Easterly boundary line of said Government Lot 4 of Section 22 to the Southeast corner of that parcel of land shown as Parcel A on Record-of-Survey No. 8541 of Ada County Records, said point being the Point of Beginning; thence continuing South 01°14'28" West, a distance of 18.50 feet on the Easterly boundary line of said Government Lot 4 of Section 22; thence North 63°28'38" West, a distance of 1260.05 feet; thence North 04°19'55" West, a distance of 421.03 feet; thence North 80°40'59" West, a distance of 221.17 feet; thence North 85°40'42" West, a distance of 187.09 feet; thence South 60°24'34" West, a distance of 150.63 feet; thence South 01°35'28" East, a distance of 438.31 feet; thence South 75°29'50" West, a distance of 254.97 feet; thence South 88°41'52" West, a distance of 56.50 feet to a point of curve; thence 45.12 feet on the arc of a curve to the right, said curve having a radius of 41.00 feet, a central angle of 63°02'51", a chord bearing of South 29°55'57" West, and a chord distance of 42.87 feet; thence South 61°57'51" West, a distance of 98.93 feet to an angle point on the Easterly boundary line of Riversend Subdivision, as same is shown on the plat thereof recorded in Book 84 of Plats at Page 9355 of Ada County Records; thence

North 78°48'03" West, a distance of 35.89 feet on the Easterly boundary line of said Riversend Subdivision; thence
North 01°34'42" West, a distance of 612.67 feet (formerly described as 612.62 feet) on the Easterly boundary line of said Riversend Subdivision, and on the Easterly boundary line of Riversend Subdivision No. 2, as same is shown on the plat thereof recorded in Book 89 of Plats at Page 10405 of Ada County Records; thence
North 16°41'05" East, a distance of 139.16 feet (formerly described as 139.25 feet) to the Southwest corner of that parcel of land shown as Parcel A on Record-of-Survey No. 8541 of Ada County Records; thence
South 85°51'47" East, a distance of 1303.15 feet (formerly described as 1303.10 feet) on the Southerly boundary line of said Parcel A of said Record-of-Survey No. 8541; thence
South 00°00'16" West, a distance of 584.26 feet (formerly described as 584.22 feet) on the Southerly boundary line of said Parcel A; thence
South 62°08'07" East, a distance of 913.67 feet (formerly described as 913.65 feet) on the Southerly boundary line of said Parcel A to the Point of Beginning.

This conveyance expressly excludes any and all water rights, including without limitation that portion of water right no. 63-32163 that is appurtenant to the above described premises.

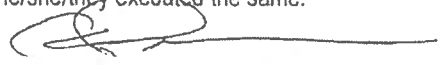
TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, its heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that Grantor is the owner in fee simple of said premises; that they are free from all encumbrances EXCEPT those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee; and subject to all existing patent reservations, easements, right(s) of way, protective covenants, zoning ordinances, and applicable building codes, laws and regulations, general taxes and assessments, including irrigation and utility assessments (if any) for the current year, which are not due and payable, and that Grantor will warrant and defend the same from all lawful claims whatsoever. Whenever the context so requires, the singular number includes the plural.

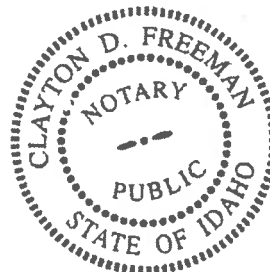
Dated: 04/05/2017

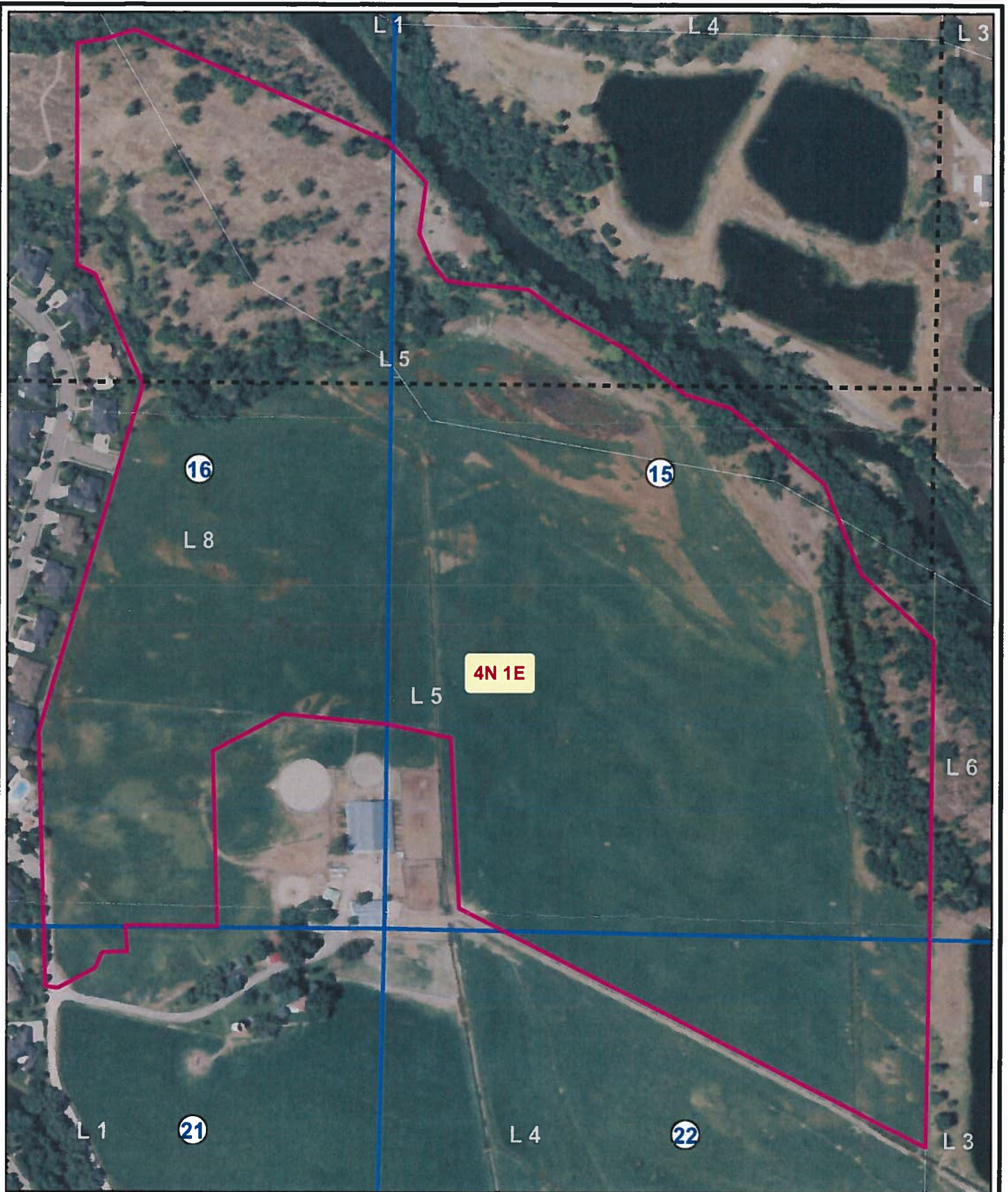

Toby D. Williamson

Linda L. Williamson

State of Idaho, County of Ada, ss.

On this 11th day of April in the year of 2017, before me, the undersigned, a Notary Public in and for said State, personally appeared Toby D. Williamson and Linda L. Williamson, known or identified to me 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.


Notary Public
Residing In: Meridian, ID
My Commission Expires: 5/23/2021
(seal)





 Development Boundary

Williamson River Ranch LLC
Portion of Water Right 63-32613



250

 Feet





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 • Web Site: www.idwr.idaho.gov

GARY SPACKMAN
Director

C.L. "BUTCH" OTTER
Governor

August 30, 2017

WILLIAMSON RIVER RANCH LLC
28287 CROWN VALLEY PKWY STE 200
LAGUNA NIGUEL CA 92677

Re: Change in Water Right Ownership: 63-32613 (Split into 63-32613 and 63-34432)

Dear Water Right Holder(s):

The Department acknowledges the receipt of correspondence changing ownership of the above referenced water right(s) to you. The Department has modified its records based on the information received to reflect the change in ownership and has enclosed a computer-generated report for your records.

Your portion of these water rights 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.

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.

Also note that as of July 1, 1996, water right owners are required to report any change of water right ownership and any change of mailing address of the owner of a water right, to the Department. Notice of the change must be provided to the Department within **120 days** of the change.

Please feel free to contact me at 208-287-4942 if you have any questions concerning the enclosed information or this letter.

Sincerely,

A handwritten signature in cursive script that reads "Jean Hersley".

Jean Hersley
Technical Records Specialist II

Enclosure

c: Water District No. 63



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 • Web Site: www.idwr.idaho.gov

GARY SPACKMAN
Director

C.L. "BUTCH" OTTER
Governor

August 30, 2017

BARBARA A WILLIAMSON
SYLVAN D WILLIAMSON
850 WILLIAMSON LN
EAGLE ID 83616

Re: Change in Water Right Ownership: 63-32613 (Split into 63-32613 and 63-34432)

Dear Water Right Holder(s):

We have 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 issued to the new owner representing their portion of the original water right. Each water right contains only the portion of the original right for each separate owner. The original water right number reflects your remaining portion of the water right, after the change of ownership. Enclosed is a copy of this water right for your records. Please refer to your 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 this ownership change, or the enclosed information, please contact me at 208-287-4942.

Sincerely,

A handwritten signature in black ink that reads "Jean Hersley".

Jean Hersley
Technical Records Specialist II

Enclosure

c: Water District No. 63

Hersley, Jean

From: Hersley, Jean
Sent: Wednesday, August 30, 2017 11:32 AM
To: 'Rex Barrie'
Subject: Ownership change for 63-32613 split into 63-34432
Attachments: DOC

I have attached the acknowledgement letters and proof reports for your benefit and files.

*Jean Hersley
Idaho Dept Water Resources
Technical Records Specialist II
208-287-4942*