

RECEIVED

MAY 19 2016

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCESWATER RESOURCES
WESTERN REGION

Notice of Change in Water Right Ownership

1. List the numbers of all water rights and/or adjudication claim records to be changed. If you only acquired a portion of the water right or adjudication claim, check "Yes" in the "Split?" column. If the water right is leased to the Water Supply Bank, check "Yes". If you are not sure if the water right is leased to the Water Supply Bank, see #6 of the instructions.

Water Right/Claim No.	Split?	Leased to Water Supply Bank?	Water Right/Claim No.	Split?	Leased to Water Supply Bank?
63-161CF	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: Mace River Ranch LLC, an Idaho limited liability company
Name of current water right holder/claimant ☒
3. New Owner(s)/Claimant(s): Gardner Mace Ranch, L.C., a Utah limited liability company
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or ☐ and/or
- 101 S. Capitol Blvd., Suite 1700 Boise ID 83702
Mailing address City State ZIP
208/388-3321 GWardle@spinkbutler.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: December 31, 2012
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: [Signature] J. Thomas Ahlquist, COO 5/19/16
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 5/19/16 Receipt No. WD44213 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 [Signature] Approved by [Signature] Processed by [Signature] Date 6/7/16

After Recording
Return to:

Spink Butler, LLP
P.O. Box 639
Boise, ID 83701

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FOR RECORDING INFORMATION

WILD.MK

QUITCLAIM DEED

FOR VALUE RECEIVED, Mace River Ranch LLC, an Idaho limited liability company, as "GRANTOR," does hereby CONVEY, RELEASE, REMISE and FOREVER QUITCLAIM unto Gardner Mace Ranch, L.C., a Utah limited liability company, the "GRANTEE," whose current mailing address is 101 S. Capitol Blvd., Suite 1700, Boise, ID 83702, any and all right, title and interest that the Grantor now has or ever had in and to Water Right No. 63-161CF.

Dated this 6 day of May, 2016.

MACE RIVER RANCH LLC,
an Idaho limited liability company

By: KC Gardner Company, L.C.,
a Utah limited liability company
Its: Manager

By: Christian K. Gardner
Christian K. Gardner
Its: Manager

STATE OF Utah)
County of Salt Lake) ss.

On this 6 day of May, 2016, before me, the undersigned, a Notary Public in and for said State, personally appeared Christian K. Gardner, known or identified to me to be the Manager of KC Gardner Company, L.C., the Manager of MACE RIVER RANCH LLC, the limited liability company that executed the within and foregoing instrument, or the person who executed the instrument on behalf of such corporation on behalf of said limited liability company, and acknowledged to me that such corporation executed the same on behalf of such limited liability company.

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



Constance Miller
Notary Public for Utah
Residing at SALT LAKE
My commission expires: 10/15/2019

AFTER RECORDING MAIL TO:

Gardner Mace Ranch, L.C.
90 South 400 West, Suite 360
Salt Lake City, UT 84111

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PART OF THE ORIGINAL DOCUMENT.

WARRANTY DEED

File No.: 4101-1958430 (KY)

Date: December 26, 2012

For Value Received, Mace Enterprises, LP, hereinafter referred to as Grantor, does hereby grant, bargain, sell and convey unto Gardner Mace Ranch, L.C., a Utah limited liability company, hereinafter referred to as Grantee, whose current address is 90 South 400 West, Suite 360, Salt Lake City, UT 84111, the following described premises, situated in Ada County, Idaho, to wit:

Legal Description attached hereto as Exhibit A, and by this referenced incorporated herein.

TO HAVE AND TO HOLD the said premises, with their appurtenances, unto said Grantee, and to the Grantee's heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that the Grantor is the owner in fee simple of said premises; that said premises are free from all encumbrances except current years taxes, levies, and assessments, and except U.S. Patent reservations, restrictions, easements of record and easements visible upon the premises, and that Grantor will warrant and defend the same from all claims whatsoever.

Mace Enterprises, LP, an Idaho limited
partnership

By: Eagle Island Holding Company, LLC,
an Idaho limited liability company, Its:
General Partner


By: Jerry L. Mace, Manager

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AFTER RECORDING MAIL TO:

Gardner Mace Ranch, L.C.
90 South 400 West, Suite 360
Salt Lake City, UT 84111

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File No.: 4101-1958430 (KY)

Date: December 26, 2012

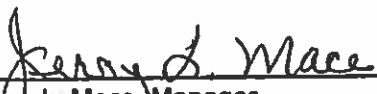
For Value Received, **Mace Enterprises, LP**, hereinafter referred to as Grantor, does hereby grant, bargain, sell and convey unto **Gardner Mace Ranch, L.C., a Utah limited liability company**, hereinafter referred to as Grantee, whose current address is **90 South 400 West, Suite 360, Salt Lake City, UT 84111**, the following described premises, situated in **Ada County, Idaho**, to wit:

Legal Description attached hereto as Exhibit A, and by this referenced incorporated herein.

TO HAVE AND TO HOLD the said premises, with their appurtenances, unto said Grantee, and to the Grantee's heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that the Grantor is the owner in fee simple of said premises; that said premises are free from all encumbrances except current years taxes, levies, and assessments, and except U.S. Patent reservations, restrictions, easements of record and easements visible upon the premises, and that Grantor will warrant and defend the same from all claims whatsoever.

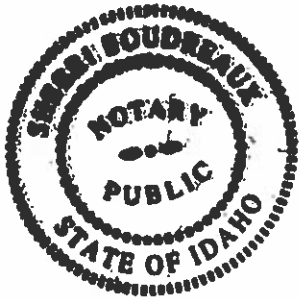
Mace Enterprises, LP, an Idaho limited
partnership

By: Eagle Island Holding Company, LLC,
an Idaho limited liability company, Its:
General Partner


By: Jerry L. Mace, Manager

State of Idaho)
 : SS
County of Ada)

On this 28th day of December, in the year 2012, before me, Sheri Boudreaux
Notary Public in and for said State, personally appeared Jerry L. Mace, known or identified to
me to be the manager of Eagle Island Holding Company, LLC, a limited liability company that
executed the instrument or the person who executed the instrument on behalf of said limited
liability company, which is the general partner of Mace Enterprises, LP, a Idaho limited
partnership and on behalf of the general partner subscribed said partnership name to the
foregoing instrument, and acknowledged to me that such limited liability company executed the
same in said partnership name.



Sheri Boudreaux

Notary Public of Idaho

Residing at Danapur, ID
Commission Expires: 6/26/2018

APN:

Warranty Deed
- continued

File No.: 4101-1958430 (KY)
Date: 12/26/2012

EXHIBIT A

LEGAL DESCRIPTION: Real property in the County of Ada, State of Idaho, described as follows:

A PORTION OF SECTION 17, TOWNSHIP 4 NORTH, RANGE 1 EAST, ADA COUNTY, IDAHO, DESCRIBED AS FOLLOWS:

BEGINNING AT THE CORNER FOR SECTIONS 7, 8, 17 AND 18, TOWNSHIP 4 NORTH, RANGE 1 EAST, BOISE MERIDIAN; THENCE

EAST 20.00 CHAINS; THENCE ✓ 1320 Pr.

SOUTH 2.90 CHAINS; THENCE ✓ 191 Pr.

SOUTH 64°15' EAST 6.40 CHAINS; THENCE ✓ 422.4

SOUTH 88°45' EAST 5.50 CHAINS; THENCE ✓ 363

SOUTH 75°45' EAST 6.00 CHAINS; THENCE - 363

~~NORTH~~ 69°45' EAST 2.00 CHAINS; THENCE ✓ 132

SOUTH 62°30' EAST 1.97 CHAINS; THENCE ✓ 130

SOUTH 16°45' EAST 2.10 CHAINS; THENCE - 138

SOUTH 67°23' EAST 3.52 CHAINS; THENCE 232

NORTH 0.39 CHAINS; THENCE 25.7

SOUTH 89°00' EAST 2.78 CHAINS; THENCE 183

NORTH 77°15' EAST 5.48 CHAINS; THENCE 361

SOUTH 86°15' EAST 6.49 CHAINS; THENCE 428

NORTH 68°30' EAST 2.40 CHAINS; THENCE 158

NORTH 57°15' EAST 1.55 CHAINS TO THE MOST WESTERLY CORNER OF THE J.M. EVANS 102
TRACT; THENCE

SOUTH 43°55' EAST 25.35 CHAINS TO A POINT ON LINE BETWEEN SECTIONS 16 AND 17, 1673
28.73 CHAINS SOUTH OF THE CORNER FOR SECTIONS 8, 9, 16 AND 17; THENCE SOUTH TO A
POINT ON LINE BETWEEN THE SAID SECTIONS 16 AND 17, 10.19 CHAINS NORTH OF THE
QUARTER SECTION CORNER FOR SECTIONS 16 AND 17 AFORESAID; THENCE, FOR THE
SOUTH BOUNDARY, ALONG AND UPON A LINE FENCE BUILT UPON A LINE SURVEYED,
DESCRIBED AS FOLLOWS:

NORTH 82°21' WEST 10.91 CHAINS; THENCE

SOUTH 68°11' WEST 4.46 CHAINS; THENCE

SOUTH 79°06' WEST 22.56 CHAINS; THENCE

SOUTH 83°08' WEST 8.00 CHAINS; THENCE

SOUTH 81°09' WEST 7.00 CHAINS; THENCE

NORTH 87°06' WEST 12.67 CHAINS; THENCE

SOUTH 85°21' WEST 5.40 CHAINS; THENCE

SOUTH 37°14' WEST 8.17 CHAINS; THENCE

SOUTH 74°55' WEST 9.06 CHAINS TO A POINT ON LINE BETWEEN SECTIONS 17 AND 18,
2.00 CHAINS SOUTH OF QUARTER CORNER FOR THE SAID SECTIONS 17 AND 18; THENCE
NORTH ON LINE BETWEEN SECTIONS 17 AND 18 TO THE CORNER FOR SECTIONS 7, 8, 17
AND 18, THE PLACE OF BEGINNING, SITUATED AND BEING LOTS 3 AND 4, AND PARTS OF
THE NORTH HALF OF THE NORTHWEST QUARTER, AND OF LOTS 1 AND 2, ALL IN SECTION

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17, TOWNSHIP 4 NORTH, RANGE 1 EAST, BOISE MERIDIAN, ADA COUNTY, IDAHO.

AND INCLUDING THE FOLLOWING PARCEL:

ALL THAT PORTION OF THE FOLLOWING DESCRIBED PARCEL LYING SOUTHERLY OF THE SOUTHERLY MEAN HIGH WATER LINE OF THE BOISE RIVER AS DETERMINED ON SEPTEMBER 10, 1982:

COMMENCING AT THE SECTION CORNER COMMON TO SECTIONS 8, 9, 16 AND 17, TOWNSHIP 4 NORTH, RANGE 1 EAST, BOISE MERIDIAN, ADA COUNTY, IDAHO, AND RUNNING THENCE SOUTH ALONG THE SECTION LINE COMMON TO SECTIONS 16 AND 17, TOWNSHIP 4 NORTH, RANGE 1 EAST, BOISE MERIDIAN, 480.70 FEET; THENCE NORTH 75°50' WEST 34.04 FEET TO THE REAL POINT OF BEGINNING; THENCE NORTH 75°50' WEST 1635.13 FEET; THENCE SOUTH 3°08' EAST 700.85 FEET; THENCE SOUTH 86°15' EAST 188.65 FEET; THENCE NORTH 68°30' EAST 158.40 FEET; THENCE NORTH 57°15' EAST 316.80 FEET; THENCE SOUTH 85°30' EAST 330.00 FEET; THENCE SOUTH 82°45' EAST 396.00 FEET; THENCE NORTH 67°00' EAST 191.40 FEET; THENCE SOUTH 75°50' EAST 48.46 FEET; THENCE NORTH ALONG A LINE PARALLEL TO THE SECTION LINE COMMON TO SECTIONS 16 AND 17, TOWNSHIP 4 NORTH, RANGE 1 EAST, BOISE MERIDIAN, 95.48 FEET TO THE REAL POINT OF BEGINNING.

AND INCLUDING THE FOLLOWING PARCEL:

PARCEL NO. 9 AS IDENTIFIED ON SHEET 3 OF RECORD OF SURVEY NO. 425, INSTRUMENT NO 8251977, RECORDS OF ADA COUNTY, IDAHO, WHICH HEREBY MADE A PART OF THIS DESCRIPTION BY REFERENCE.

A PARCEL OF LAND SITUATE IN THE EAST ONE HALF OF SECTION 17, TOWNSHIP 4 NORTH, RANGE 1 EAST, BOISE MERIDIAN, ADA COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER SECTION CORNER MARKED BY A FOUND 5/8 INCH IRON PIPE, THE POINT OF TRUE BEGINNING; THENCE ALONG THE EAST LINE OF SAID SECTION 17 SOUTH 00°00'00" WEST 92.56 FEET TO A POINT; THENCE NORTH 46°50'50" WEST 40.60 FEET TO A FOUND 5/8 INCH IRON PIPE IN A FENCE LINE BEARING NORTHWESTERLY, MARKING THE LINE OF APPARENT POSSESSION; THENCE ALONG SAID LINE THE FOLLOWING COURSES AND DISTANCES: NORTH 46°50'50" WEST 392.27 FEET TO A POINT; NORTH 37°50'02" WEST 382.01 FEET TO THE POINT OF INTERSECTION WITH THE 1867 SOUTHERLY MEANDER LINE OF THE BOISE RIVER; THENCE ALONG SAID LINE SOUTH 88°41'25" EAST (FORMERLY SOUTH 88°30' EAST) 550.25 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 17; THENCE ALONG SAID EAST LINE

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SOUTH 00°00'00" WEST 492.63 FEET TO THE POINT OF TRUE BEGINNING.

AND INCLUDING THE FOLLOWING PARCEL:

A PARCEL OF LAND SITUATE IN THE NORTHEAST ONE QUARTER OF SECTION 17, TOWNSHIP 4 NORTH, RANGE 1 EAST, BOISE MERIDIAN, ADA COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER SECTION CORNER OF SAID SECTION 17, MARKED WITH A FOUND BRASS CAP; THENCE SOUTH 40°02'22" EAST 903.74 FEET TO THE POINT OF INTERSECTION OF SOUTHERLY MEAN HIGH WATER LINE OF THE BOISE RIVER, AS DETERMINED ON SEPTEMBER 10, 1982, AND THE NORTHERLY DEED LINE OF THE LEONARD C. MACE PROPERTY, THE TRUE POINT OF BEGINNING; THENCE ALONG SAID SOUTHERLY MEAN HIGH WATER LINE THE FOLLOWING COURSES AND DISTANCES:

**NORTH 69°11'27" EAST 259.05 FEET TO A POINT;
NORTH 87°45'57" EAST 259.64 FEET TO A POINT;
SOUTH 82°55'11" EAST 208.09 FEET TO A POINT;
SOUTH 69°59'20" EAST 38.35 FEET TO THE POINT OF INTERSECTION WITH THE NORTHERLY DEED LINE OF THE LEONARD C. MACE PROPERTY; THENCE ALONG SAID DEED LINE, THE FOLLOWING COURSES AND DISTANCES:
SOUTH 68°30' WEST 126.52 FEET TO A POINT;
NORTH 86°15' WEST 428.34 FEET TO A POINT;
SOUTH 77°15' WEST 204.02 FEET TO THE TRUE POINT OF BEGINNING.**

AND INCLUDING THE FOLLOWING PARCEL:

A PARCEL OF LAND SITUATE IN THE NORTHEAST ONE QUARTER OF SECTION 17, TOWNSHIP 4 NORTH, RANGE 1 EAST, BOISE MERIDIAN, ADA COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER SECTION CORNER OF SAID SECTION 17, MARKED WITH A FOUND BRASS CAP; THENCE SOUTH 02°16'22" EAST 646.92 FEET TO THE POINT OF INTERSECTION OF THE SOUTHERLY MEAN HIGH WATER LINE OF THE BOISE RIVER, AS DETERMINED ON SEPTEMBER 10, 1982, AND THE NORTHERLY DEED LINE OF THE LEONARD C. MACE PROPERTY, THE TRUE POINT OF BEGINNING; THENCE ALONG SAID SOUTHERLY MEAN HIGH WATER LINE, THE FOLLOWING COURSES AND DISTANCES:

**SOUTH 77°32'36" EAST 358.19 FEET TO A POINT;
NORTH 82°22'21" EAST 162.09 FEET TO THE POINT OF INTERSECTION WITH THE NORTHERLY DEED LINE OF THE LEONARD C. MACE PROPERTY; THENCE ALONG SAID DEED LINE THE FOLLOWING COURSES AND DISTANCES:
SOUTH 77°15' WEST 111.19 FEET TO A POINT;
NORTH 89°00' WEST 183.48 FEET TO A POINT;
SOUTH 0°00' WEST 25.74 FEET TO A POINT;
NORTH 67°23' WEST 232.32 FEET TO A POINT;
NORTH 16°45' WEST 14.08 FEET TO THE TRUE POINT OF BEGINNING.**

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- continued

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AND INCLUDING THE FOLOWING PARCEL:

A PARCEL OF LAND SITUATE IN SECTION 17, TOWNSHIP 4 NORTH, RANGE 1 EAST, BOISE MERIDIAN, ADA COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER SECTION CORNER, MARKED BY A SET BRASS CAP, THE TRUE POINT OF BEGINNING; THENCE ALONG THE WEST LINE OF SAID SECTION 17 NORTH 00°36'05" EAST 115.26 FEET TO THE POINT OF INTERSECTION WITH THE 1867 NORTHERLY MEANDER LINE OF THE BOISE RIVER; THENCE ALONG SAID MEANDER LINE, THE FOLLOWING RECORDED COURSES AND DISTANCES:

NORTH 78°30' EAST 433.95 FEET (FORMERLY 6.6 CHAINS OR 435.60 FEET) TO A POINT;

NORTH 41° EAST 10 CHAINS (OR 660.00 FEET) TO A POINT;

SOUTH 77° EAST 5.5 CHAINS (OR 363.00 FEET) TO A POINT;

NORTH 83°30' EAST 19 CHAINS (OR 1254 FEET) TO A POINT;

NORTH 46°30' EAST 6.2 CHAINS (OR 409.20 FEET) TO A POINT;

SOUTH 90°00' EAST 1720.31 FEET TO A POINT (FORMERLY SOUTH 90° EAST) 24 CHAINS (1584 FEET) TO A POINT;

NORTH 68° EAST A CALCULATED DISTANCE OF 260.49 FEET TO THE POINT OF INTERSECTION OF THE SOUTHERLY MEAN HIGH WATER LINE AS DETERMINED ON SEPTEMBER 10, 1982; THENCE ALONG SAID LINE, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 19°18'08" EAST 212.68 FEET TO A POINT;

SOUTH 44°29'06" EAST 309.11 FEET TO A POINT;

SOUTH 72°35'09" EAST 163.75 FEET TO A POINT;

SOUTH 83°59'21" EAST 216.97 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 17;

THENCE ALONG SAID LINE SOUTH 0°00'00" WEST 76.98 FEET TO THE POINT OF INTERSECTION WITH THE 1867 SOUTHERLY MEANDER LINE OF THE BOISE RIVER; THENCE ALONG SAID MEANDER LINE

NORTH 88°41'25" WEST (FORMERLY NORTH 88°30' WEST) 550.25 FEET TO THE POINT OF INTERSECTION WITH THE LINE OF APPARENT POSSESSION; THENCE ALONG SAID POSSESSION LINE THE FOLLOWING COURSES AND DISTANCES:

NORTH 39°24'44" WEST 27.25 FEET TO A POINT;

NORTH 54°00'31" WEST 205.80 FEET TO A POINT;

SOUTH 80°31'15" WEST 1659.79 FEET (FORMERLY SOUTH 80°31'09" WEST, 1659.98 FEET) TO A POINT;

SOUTH 83°32'56" WEST (FORMERLY SOUTH 83°31'56" WEST) 922.50 FEET TO A POINT;

NORTH 86°13'46" WEST 249.12 FEET TO THE POINT OF INTERSECTION OF THE 1867 SOUTHERLY MEANDER LINE OF THE BOISE RIVER; THENCE ALONG SAID LINE, THE FOLLOWING COURSES AND DISTANCES:

NORTH 77°00' WEST 500.36 FEET TO A POINT;

SOUTH 87°39'35" WEST 386.88 FEET TO THE POINT OF INTERSECTION WITH THE LINE OF APPARENT POSSESSION; THENCE ALONG SAID LINE THE FOLLOWING COURSES AND DISTANCES:

NORTH 84°52'29" WEST 40.05 FEET TO A POINT;

SOUTH 34°16'07" WEST 338.72 FEET TO A POINT;

SOUTH 42°47'01" WEST 110.81 FEET TO THE POINT OF INTERSECTION WITH THE 1867 SOUTHERLY MEANDER LINE OF THE BOISE RIVER; THENCE ALONG SAID LINE

SOUTH 70°38'02" WEST 496.77 FEET TO THE POINT OF INTERSECTION WITH THE LINE OF

APN:

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- continued

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APPARENT POSSESSION; THENCE ALONG SAID LINE, THE FOLLOWING COURSES AND DISTANCES:

**NORTH 87°15'56" WEST 48.42 FEET TO A POINT;
SOUTH 89°32'01" WEST 145.33 FEET TO THE POINT OF INTERSECTION WITH A
NORTH/SOUTH FENCE LINE MARKING THE WEST LINE OF SAID SECTION 17; THENCE
ALONG SAID FENCE LINE
NORTH 00°31'72" EAST 73.32 FEET TO THE TRUE POINT OF BEGINNING.**

EXCEPT A PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 4 NORTH, RANGE 1 EAST, BOISE MERIDIAN, ADA COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER; THENCE
WEST 432.3 FEET; THENCE
SOUTH 300 FEET; THENCE
EAST 432.3 FEET PARALLEL TO THE NORTH BOUNDARY; THENCE
NORTH 300 FEET PARALLEL TO THE WEST BOUNDARY, TO THE REAL POINT OF BEGINNING.**

EXCEPTING ANY PORTION LYING WITHIN CHANNEL CENTER SUBDIVISION, ACCORDING TO THE PLAT THEREOF, FILED IN BOOK 73 OF PLATS AT PAGES 7602 AND 7603, RECORDS OF ADA COUNTY, IDAHO.

EXCEPT ANY PORTION CONVEYED TO THE STATE OF IDAHO ON SEPTEMBER 28, 1994, AS INSTRUMENT NOS. 94087326, 94087327 AND ON MAY 22, 1995, AS INSTRUMENT NO. 95034589 AND AMENDED BY AFFIDAVIT RECORDED JUNE 1, 1999, AS INSTRUMENT NO. 99054882.

EXCEPT ANY PORTION CONVEYED TO THE STATE OF IDAHO IN SECOND JUDGMENT AND DECREE OF CONDEMNATION, RECORDED SEPTEMBER 10, 1998, AS INSTRUMENT NO. 98086864.

FURTHER EXCEPTING THEREFROM:

A PORTION OF THE NORTH HALF OF SECTION 17, TOWNSHIP 4 NORTH, RANGE 1 EAST OF THE BOISE MERIDIAN, ADA COUNTY, IDAHO, DESCRIBED AS FOLLOWS:

**COMMENCING AT THE EAST QUARTER CORNER OF SECTION 17, TOWNSHIP 4 NORTH, RANGE 1 EAST OF THE BOISE MERIDIAN, ADA COUNTY, IDAHO, AND RUNNING THENCE NORTH 89°51'13" WEST 2665.59 FEET TO THE CENTER QUARTER CORNER OF SAID SECTION; THENCE
NORTH 1°11'45" EAST 377.81 FEET ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION TO THE PROPERTY LINE AGREED UPON BY WARREN AND MACE AS SHOWN ON RECORD OF SURVEY NO. 306 AND RECORDED AS INSTRUMENT NO. 8151134, RECORDS OF ADA COUNTY, IDAHO (SAID POINT ALSO BEING THE POINT OF BEGINNING); THENCE
NORTH 84°27'59" EAST 45.70 FEET ALONG SAID PROPERTY LINE; THENCE
NORTH 1°11'45" EAST 914.86 FEET; THENCE
SOUTH 88°02'37" WEST 320.34 FEET; THENCE**

APN:

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**SOUTH 12°42'09" WEST 168.79 FEET; THENCE
SOUTH 1°11'45" WEST 773.56 FEET TO SAID PROPERTY LINE; THENCE
NORTH 84°27'59" EAST 310.27 FEET ALONG SAID PROPERTY LINE TO THE POINT OF
BEGINNING.**

EXCEPT ANY PORTION IN SECTION 17, LYING SOUTHERLY OF MACE ROAD.

**EXCEPT ANY PORTION LYING WITHIN THE LAND DESCRIBED IN QUITCLAIM DEED
RECORDED AUGUST 11, 1998, AS INSTRUMENT NO. 98076971 FROM MAXINE E. MACE,
PERSONAL REPRESENTATIVE OF THE ESTATE OF LEONARD C. MACE, AND MAXINE E. MACE,
A WIDOW.**

APN:

Recording Requested By and
When Recorded Return to:
Geoffery M. Wardle
HAWLEY TROXELL ENNIS & HAWLEY LLP
P.O. Box 1617
Boise, Idaho 83701

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#1958430

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

WARRANTY DEED
(With Reservation of Life Estate)

Maxine E. Mace, a widow, acting as to her sole and separate property ("Grantor"), hereby grants, bargains, sells, conveys and warrants to Gardner Mace Ranch, L.C., a Utah limited liability company ("Grantee"), whose address is 850 W. Main Street, Boise, ID 83701, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, that certain real property located in Ada County, State of Idaho, more particularly described in Schedule I attached hereto and incorporated herein by this reference, together with all and singular the buildings, structures, improvements, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, the reversion and reversions, remainder and remainders, rents, issues and profits thereof ("Subject Property").

This conveyance is made subject to the liens, easements, restrictions, agreements and encumbrances of record as of the date of this instrument. Subject to those exceptions to title to which this conveyance is expressly made subject and those made, suffered or done by GRANTEE; GRANTOR covenants to GRANTEE, its successors and assigns, that GRANTEE shall enjoy the quiet and peaceful possession of the above described Subject Property, and GRANTOR warrants to GRANTEE, its successors and assigns, that GRANTOR is the owner of said Subject Property in fee simple and has the right and authority to convey the same to GRANTEE, and she will defend the same from all lawful claims.

Reserving unto the above named Grantor a life estate (i) until Grantor dies, or (ii) until Grantor vacates the house located on the Subject Property for a period of six (6) months, whichever occurs first, during which life estate Grantor shall have and enjoy the full and exclusive use, control, income and possession of the residence on the Subject Property, subject, however to Grantee's right to improve, and as may be required by public entities dedicate, the frontage of the Subject Property adjacent to Mace Road, including, but not limited to, the construction of utilities, curb, gutter, sidewalk, storm water systems, and roadway improvements with in the area depicted and designated on Exhibit B as Temporary Construction Easement, Landscape Area and Mace Road Right-Of-Way. Upon

WARRANTY DEED (With Reservation of Life Estate) - 1

Recording Requested By and
When Recorded Return to:
Geoffery M. Wardle
HAWLEY TROXELL ENNIS & HAWLEY LLP
P.O. Box 1617
Boise, Idaho 83701

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

#1958430

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

WARRANTY DEED
(With Reservation of Life Estate)

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WARRANTY DEED (With Reservation of Life Estate) - 1

Grantor's death, or her vacation of the house located on the Subject Property the above-referenced life estate shall immediately terminate and Grantor shall have no further rights or interests of any nature whatsoever in the Subject Property.

During the term of the life estate reserved herein, Grantor shall pay all costs associated with maintenance of, and utility services provided to, the Subject Property and shall bear all risk of loss related to the Subject Property and any improvements located thereon. Grantor shall comply with the duties of a holder of a life estate set forth in Idaho Code Section 55-311.

Grantor hereby acknowledges and agrees that the reservation of the life estate described herein shall not limit or restrict in any way the development of the adjacent real property or any portion thereof, and that Grantor shall cooperate with Grantee as is reasonably necessary to facilitate Grantee's development of the adjacent real property.

Grantor hereby covenants that, during the term of the life estate reserved herein, the Subject Property shall not be used for any purpose other than residential and agricultural purposes and that no new buildings or structures shall be built or placed on the Subject Property.

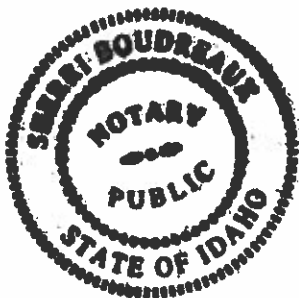
Witness the hand of said Grantor this 28th day of December, 2012.

Maxine E. Mace
Maxine E. Mace

STATE OF IDAHO)
) ss.
County of Ada)

On this 20th day of December, 2012, before me,
Sheri Boudreau, a Notary Public in and for said state, personally
appeared Maxine E. Mace, known or identified to me to be the person whose name is
subscribed to the foregoing instrument, and acknowledged to me that she executed the
same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal
the day and year in this certificate first above written.



Sheri Boudreau
Notary Public for Idaho
Residing at Nampa, ID
My commission expires 6/26/2018

SCHEDULE I

Legal Description of Subject Property

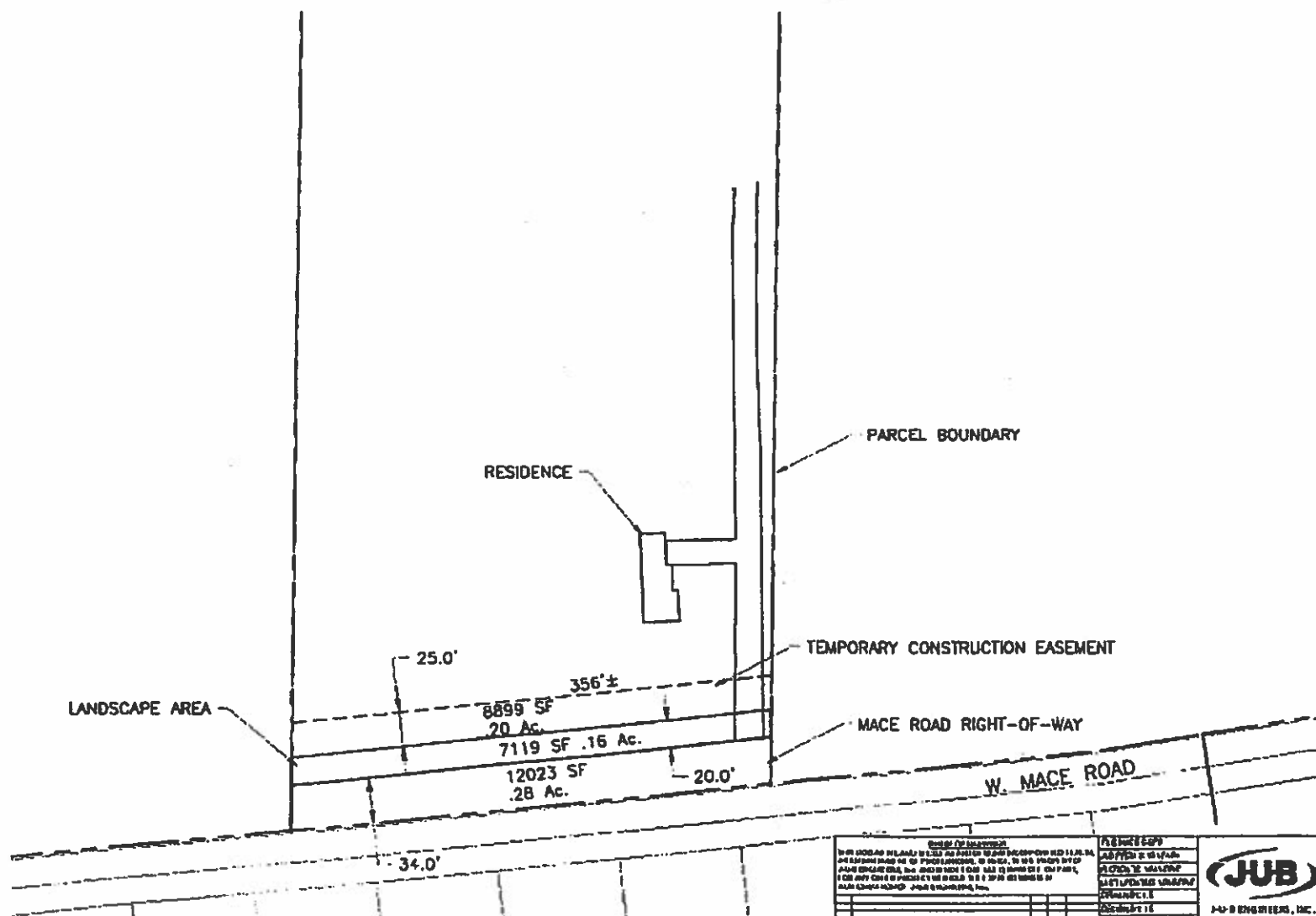
PAR #2500 of N2 SEC 17 4N 1E R/S #4674 #1805-S #99057363
#99031105 #99058777. +/- 7.45 acres

More specifically described as

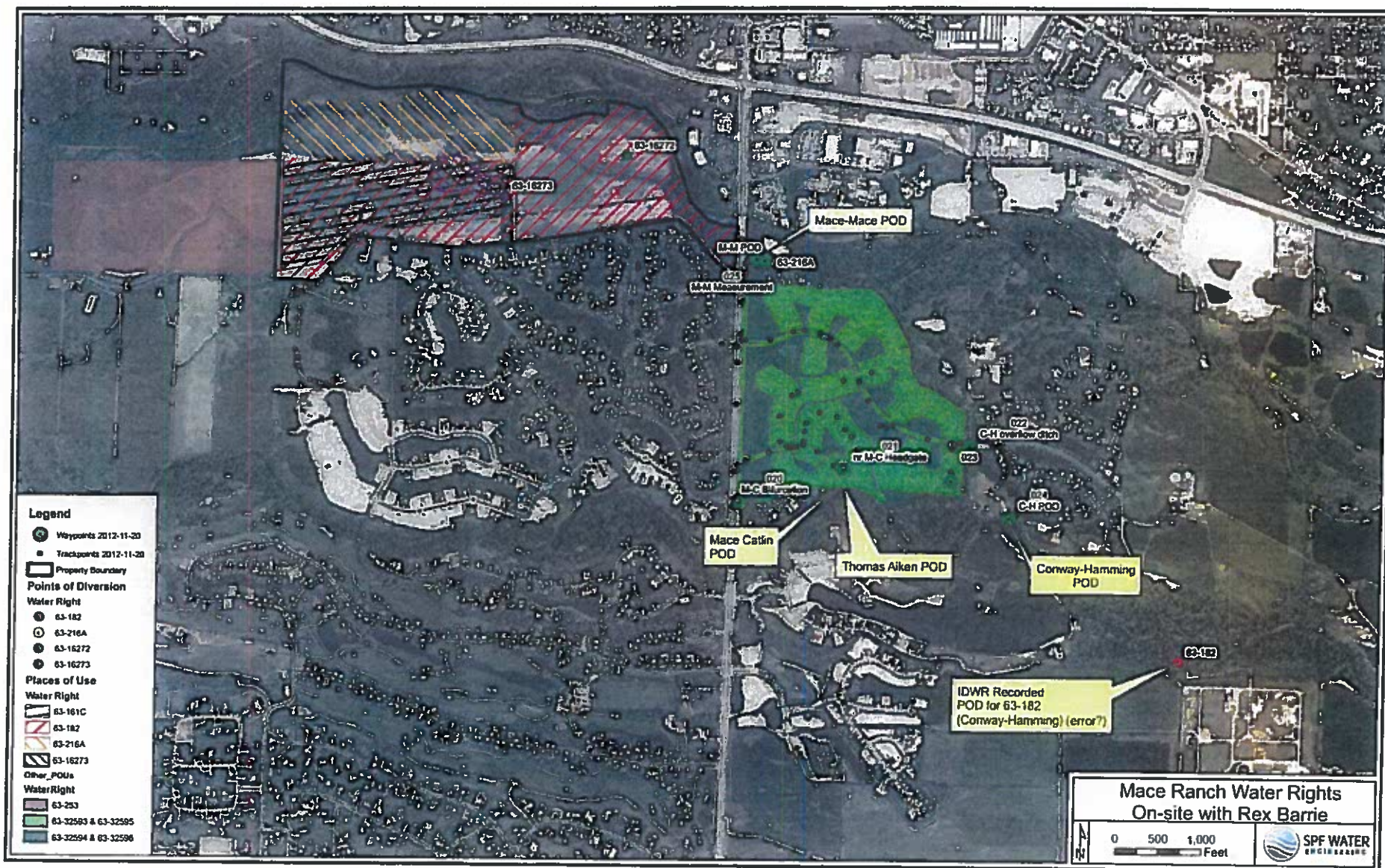
A PORTION OF THE NORTH HALF OF SECTION 17, TOWNSHIP 4 NORTH, RANGE 1 EAST OF THE BOISE MERIDIAN DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 17, TOWNSHIP 4 NORTH, RANGE 1 EAST OF THE BOISE MERIDIAN AND RUNNING THENCE NORTH 89°51'13" WEST 2665.59 FEET TO THE CENTER QUARTER CORNER OF SAID SECTION; THENCE NORTH 1°11'45" EAST 377.81 FEET ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION TO THE PROPERTY LINE AGREED UPON BY WARREN AND MACE AS SHOWN ON RECORD OF SURVEY NO. 306 AND RECORDED AS INSTRUMENT NO. 8151134, RECORDS OF ADA COUNTY, IDAHO (SAID POINT ALSO BEING THE POINT OF BEGINNING); THENCE NORTH 84°27'59" EAST 45.70 FEET ALONG SAID PROPERTY LINE; THENCE NORTH 1°11'45" EAST 914.86 FEET; THENCE SOUTH 88°02'37" WEST 320.34 FEET; THENCE SOUTH 12°42'09" WEST 168.79 FEET; THENCE SOUTH 1°11'45" WEST 773.58 FEET TO SAID PROPERTY LINE; THENCE NORTH 84°27'59" EAST 310.27 FEET ALONG SAID PROPERTY LINE TO THE POINT OF BEGINNING.

EXHIBIT A
Mace Frontage Improvement Area



JUB ENGINEERS, INC.





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

June 7, 2016

GARDNER MACE RANCH LC
101 S CAPITOL BLVD STE 1700
BOISE ID 83702

RE: Notice of Ownership Change in Water Right No. 63-161CF

Dear Applicants,

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

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.

Please 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. Change reporting forms are available from any office of the Department, or at www.idwr.idaho.gov.

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

Sincerely,

Chad Jones
Office Specialist II
Western Regional Office

Enclosures

Cc: SPINK BUTLER LLP
251 E FRONT ST STE 200
PO BOX 639
BOISE ID 83701

ZIONS FIRST NATIONAL BANK
ONE S MAIN ST STE 470
SALT LAKE CITY UT 84133

SPINK BUTLER

ATTORNEYS AT LAW

TERESA J. TURNER, PARALEGAL

(208) 388-0035

TTURNER@SPINKBUTLER.COM

May 16, 2016

RECEIVED

MAY 19 2016

WATER RESOURCES
WESTERN REGION

Idaho Department of Water Resources
Western Region
2735 Airport Way
Boise, ID 83705-5082

**Re: Notice of Change in Water Right Ownership for 63-161CF
SB Matter No.: 23297.9**

Dear Sir or Madam:

On behalf of Gardner Mace Ranch, L.C., enclosed for filing is the original executed Notice of Change in Water Right Ownership for 63-161CF, together with: (i) three recorded deeds evidencing the transfer; (ii) aerial map depicting place of use, and (iii) our check in the amount of \$25.00 for the processing fee.

Please send written acknowledgment of this transfer to Geoff Wardle at this office. Thank you.

Sincerely,



Teresa J. Turner
Paralegal

Enclosures

MICHAEL T. SPINK JOANN C. BUTLER T. HETHE CLARK GEOFFREY M. WARDLE TARA MARTENS MILLER

251 E FRONT ST • SUITE 200 • PO BOX 639 • BOISE, IDAHO 83701 • 208.388.1000 • FAX 208.388.1001 • SPINKBUTLER.COM