

RECEIVED

FEB 10 2016

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCESDEPT OF WATER RESOURCES Notice of Change in Water Right Ownership
SOUTHERN REGION

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?
37-7319	Yes ☐	Yes ☐	37-22069	Yes ☐	Yes ☐
37-20881	Yes ☐	Yes ☐		Yes ☐	Yes ☐
37-21285	Yes ☐	Yes ☐		Yes ☐	Yes ☐
37-22065	Yes ☐	Yes ☐		Yes ☐	Yes ☐
37-22067	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: 2010-1 RADC/CADC PROPERTY VII LLC

Name of current water right holder/claimant

3. New Owner(s)/Claimant(s): YARD BIRD LLC

New owner(s) as listed on the conveyance document

Name connector

☐ and ☐ or ☐ and/orP.O. BOX 41KETCHUMID83340

Mailing address

City

State

ZIP

208-726-9070

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: January 28, 2016

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.

SUPPORT DATA

IN FILE # 37-7319

- ☐ 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]

Signature of new owner/claimant

Manager
Title, if applicable2-1-2016
Date

Signature: _____

Signature of new owner/claimant

Title, if applicable

Date

For IDWR Office Use Only:

Received by DMDate 2-10-2016Receipt No. SB35268Receipt Amt. \$150-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 _____

SPECIAL WARRANTY DEED

This Special Warranty Deed is made effective as of 1/28/16, 2016 (the "Effective Date"), between 2010-1 RADC/CADC PROPERTY VII, LLC, a Delaware limited liability company ("Grantor"), and YARD BIRD, LLC, an Idaho limited liability company, having an address of 313 N. Main Street, Halley, ID 83333 ("Grantee").

PO Box 41, Ketchum, Id 83340

Grantor, for and in consideration of Ten Dollars (\$10.00) and other valuable consideration, the receipt of which is hereby acknowledged, does hereby sell and convey unto Grantee and its heirs and assigns, the following parcel of real property located in Blaine County, Idaho, more particularly described as follows (the "Property"):

LOTS 1, 4 AND 5 OF CROY CREEK RANCH SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDED AS INSTRUMENT NO. 379602, RECORDS OF BLAINE COUNTY IDAHO.

LOT 3A OF A REPLAT OF LOT 3, BLOCK 1, CROY CREEK RANCH SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDED AS INSTRUMENT NO. 382432, RECORDS OF BLAINE COUNTY, IDAHO.

PARCEL A OF SUNSET MEADOW ESTATES SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDED AS INSTRUMENT NO. 299102, RECORDS OF BLAINE COUNTY, IDAHO.

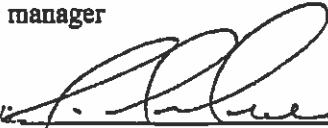
PARCEL A OF BULLION CREEK SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDED AS INSTRUMENT NO. 398295 AND A PLAT COPY RECORDED AS INSTRUMENT NO. 402814, RECORDS OF BLAINE COUNTY, IDAHO.

SUBJECT TO: (a) easements, restrictions, declarations, reservations, agreements, instruments and other matters of record; (b) any zoning law or ordinance affecting the Property; (c) taxes and assessments, general and special; (d) the rights of the public in and to parts thereof in streets, roads or alleys; and (e) the matters described on Schedule A;

TO HAVE AND TO HOLD the Property, with all rights, privileges, appurtenances, and immunities belonging thereto. Grantor will Warrant and Defend the title to the Property unto Grantee and its heirs and assigns forever, against the lawful claims of all persons claiming under Grantor (subject to all encumbrances, matters, items, rights and other exceptions described above), but against no other claims (including (i) claims by any other person or entity, (ii) any and all encumbrances shown of record as of the Effective Date, and (iii) general taxes for the calendar year 2016 and thereafter and any special taxes becoming a lien after the Effective Date).

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed to be effective as of the Effective Date.

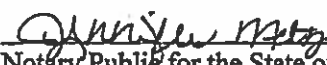
2010-1 RADC/CADC PROPERTY VII, LLC
By: MREC Funding, LLC, its manager
By: Mariner Real Estate Management, LLC,
its manager

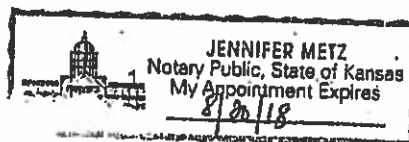
By: 
Name: Terry Anderson
Title: Co-President

State of Kansas)
)ss.
County of Johnson)

On this 28th day of January, 2016, before me, a Notary Public in and for said state, personally appeared Terry Anderson, who is personally known to me, and in his capacity as Co-President of Mariner Real Estate Management, LLC, manager of MREC Funding, LLC, manager of 2010-1 RADC/CADC Property VII, LLC, acknowledged to me that pursuant to proper authority of such company, he executed the foregoing on behalf of such company.

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


Notary Public for the State of Kansas
Commission Expires: 8/21/18





AMENDMENT TO CERTIFICATE OF ORGANIZATION LIMITED LIABILITY COMPANY

Title 30, Chapters 21 and 25, Idaho Code

Base Filing fee: \$30.00.

Complete and submit the application in duplicate.

FILED EFFECTIVE

2016 JAN 28 AM 9:48

SECRETARY OF STATE
STATE OF IDAHO

1. The name of the limited liability company is:
Yard Bird LLC,
2. The date the certificate of organization was originally filed : February 4, 2005
3. The name of the limited liability company is amended to:

4. The complete street and mailing addresses of the principal office is amended to:
471 E. 10th Street, Suite B12, Ketchum, Idaho 83340
(Street Address)
PO Box 41, Ketchum, Idaho 83340
(Mailing Address, if different)
5. The mailing address for future correspondence (annual reports) is amended to:
PO Box 41, Ketchum, Idaho 83340
(Address)
6. The name and address of the managers/members shall be amended as follows:
Add: ☐ Delete: ☒ Peter Whitehead 105 Willow Circle, Hailey, ID 83333
(Name) (Address)
Add: ☒ Delete: ☐ GM Ventures, LLC PO Box 41, Ketchum, ID 83340
(Name) (Address)
Add: ☐ Delete: ☐ See attachment for changes
(Name) (Address)

7. Signature of a manager, member, or authorized person.

Printed Name: Preston Ziegler, Manager

Signature:

Printed Name: _____

Signature: _____

Secretary of State use only

IDAHO SECRETARY OF STATE

01/28/2016 05:00

CK: 32699 CT: 20168 BH: 1510838

10 30.00 = 30.00 ORGAN AMEN #2

W36417

**Attachment to
Amendment to Certificate of Organization
Of
YARD BIRD, LLC**

6. The names and addresses of the managers/members shall be amended as follows:

Delete: Preston Ziegler 106 Willow Road, Halley, Idaho 83333

Add: Cameron Lucas Macdonald PO Box 2358, Ketchum, Idaho 83340

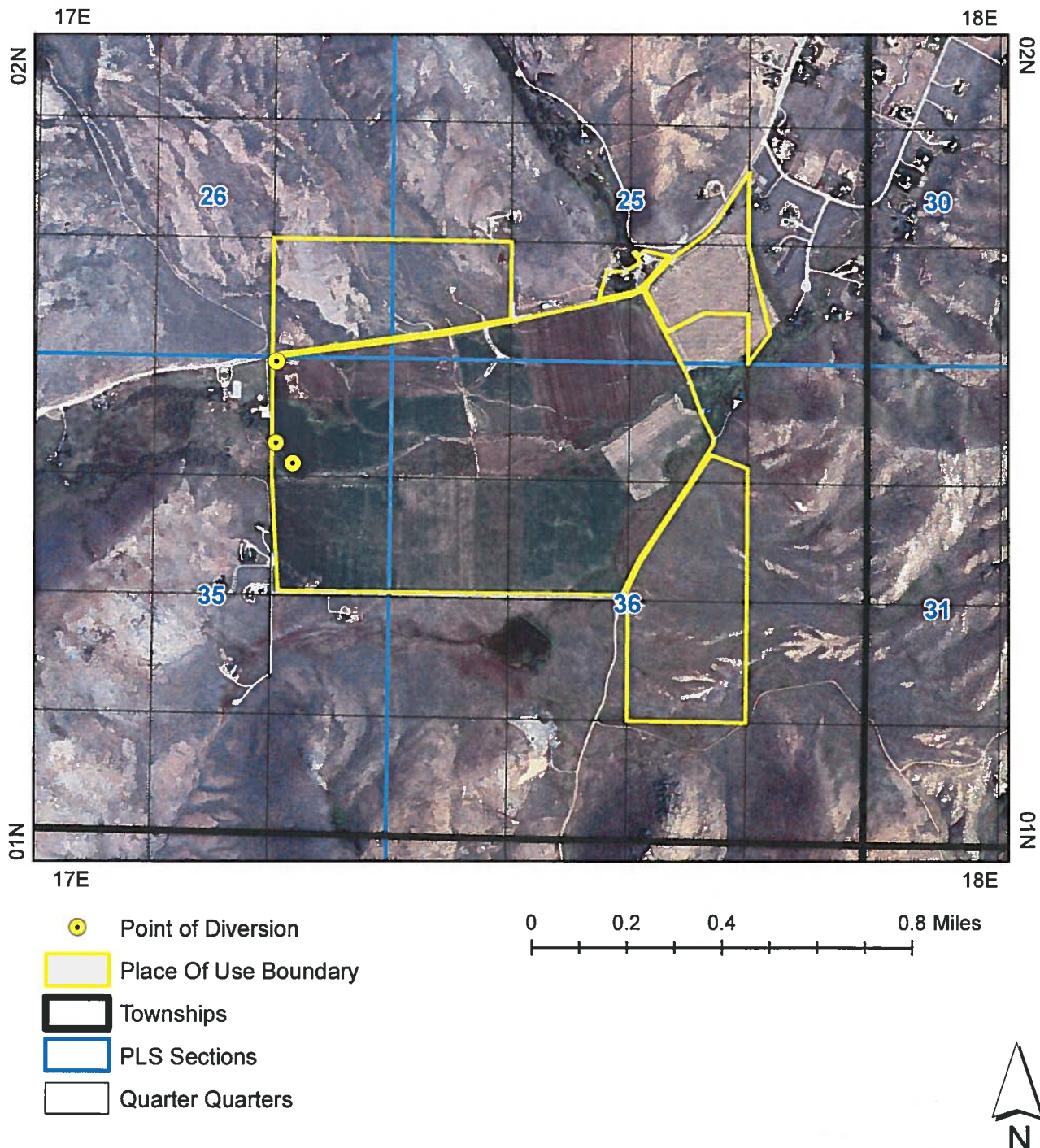
Add: Jamie Rebecca Macdonald PO BOX 2358 Ketchum, Idaho 83340

State of Idaho
Department of Water Resources

Water Right 37-7319

IRRIGATION

The map depicts the place of use for the water use listed above and point(s) of diversion of this right as currently derived from interpretations of the paper records and is used solely for illustrative purposes. Discrepancies between the computer representation and the permanent document file will be resolved in favor of the actual water right documents in the water right file.

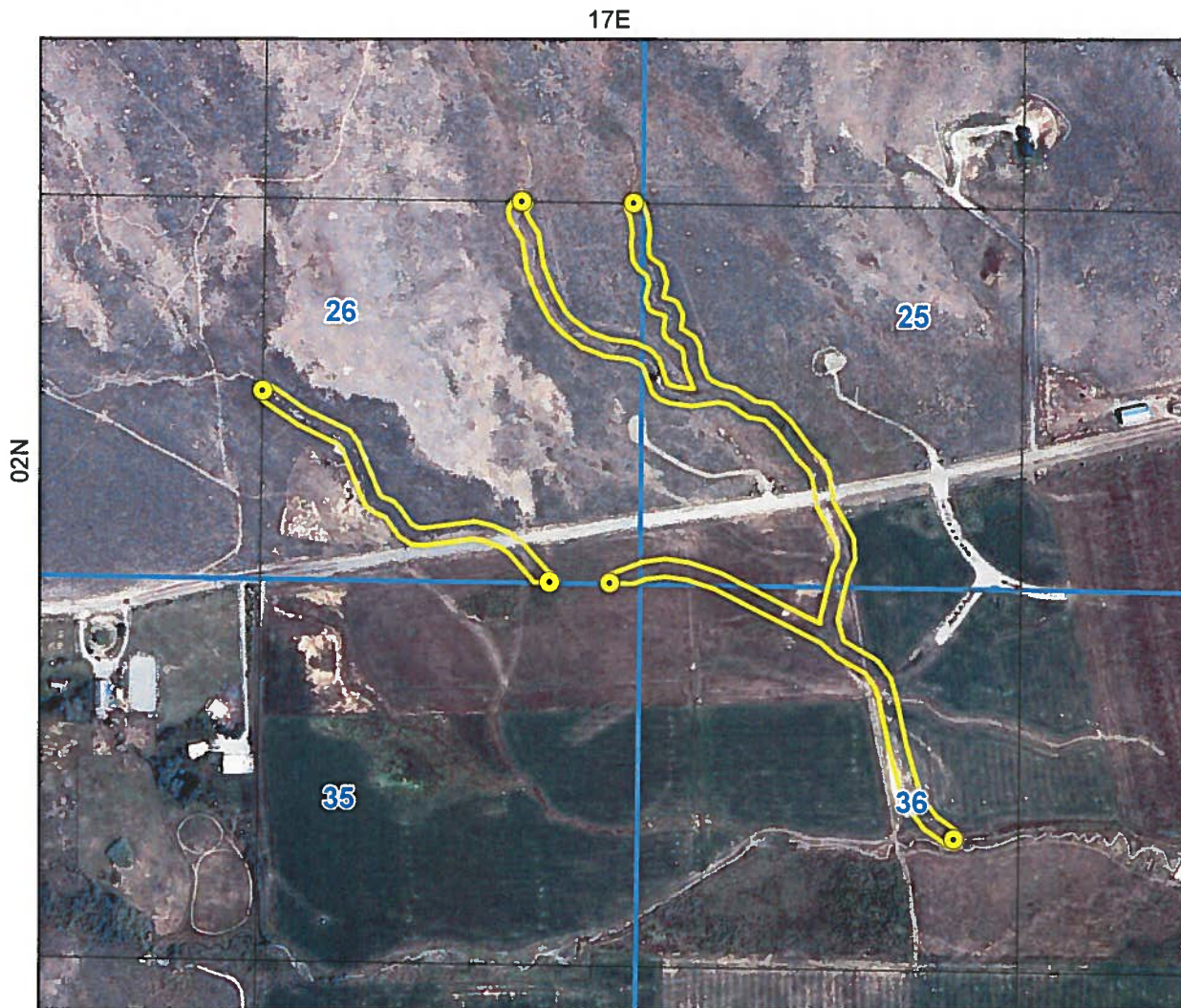


State of Idaho
Department of Water Resources

Water Right
37-20881

STOCKWATER

The map depicts the place of use for the water use listed above and point(s) of diversion of this right as currently derived from interpretations of the paper records and is used solely for illustrative purposes. Discrepancies between the computer representation and the permanent document file will be resolved in favor of the actual water right documents in the water right file.



-  Point of Diversion
-  Place Of Use Boundary
-  Townships
-  PLS Sections
-  Quarter Quarters

0 0.075 0.15 0.3 Miles



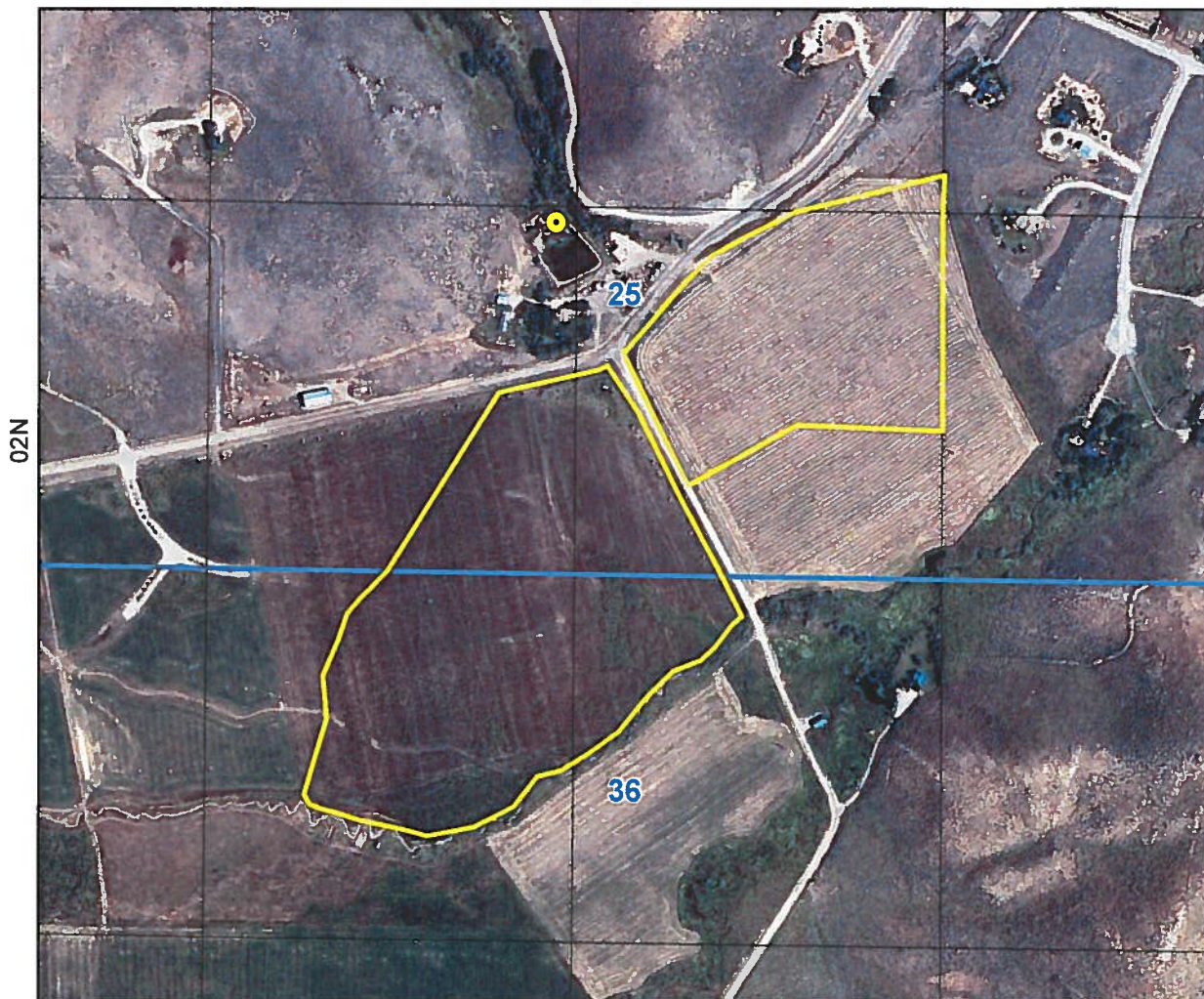
State of Idaho
Department of Water Resources

Water Right
37-21285

IRRIGATION FROM STORAGE

The map depicts the place of use for the water use listed above and point(s) of diversion of this right as currently derived from interpretations of the paper records and is used solely for illustrative purposes. Discrepancies between the computer representation and the permanent document file will be resolved in favor of the actual water right documents in the water right file.

17E



-  Point of Diversion
-  Place Of Use Boundary
-  Townships
-  PLS Sections
-  Quarter Quarters

0 0.075 0.15 0.3 Miles



IN

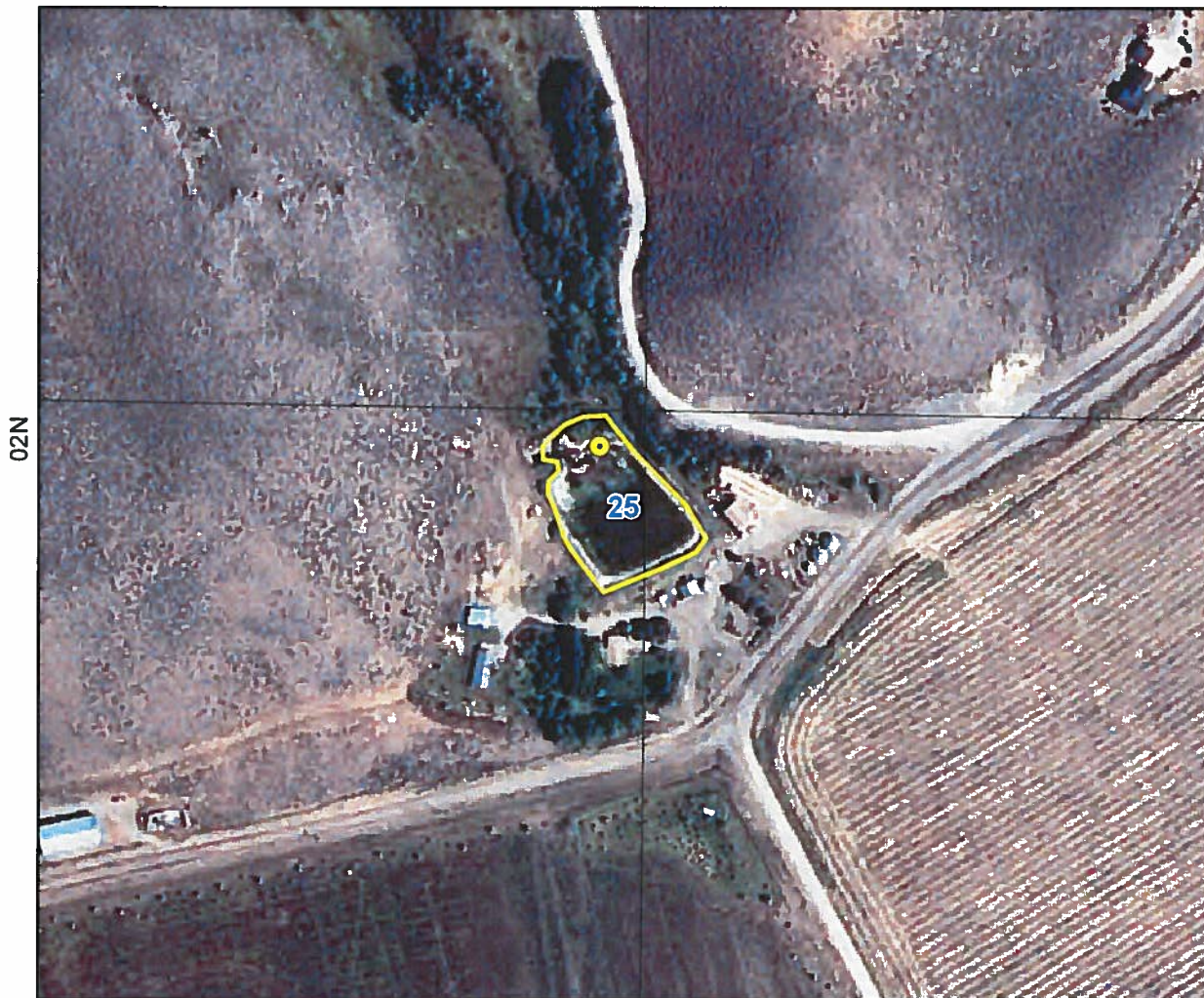
State of Idaho
Department of Water Resources

Water Right
37-21285

IRRIGATION STORAGE

The map depicts the place of use for the water use listed above and point(s) of diversion of this right as currently derived from interpretations of the paper records and is used solely for illustrative purposes. Discrepancies between the computer representation and the permanent document file will be resolved in favor of the actual water right documents in the water right file.

17E



-  Point of Diversion
-  Place Of Use Boundary
-  Townships
-  PLS Sections
-  Quarter Quarters

0 0.035 0.07 0.14 Miles

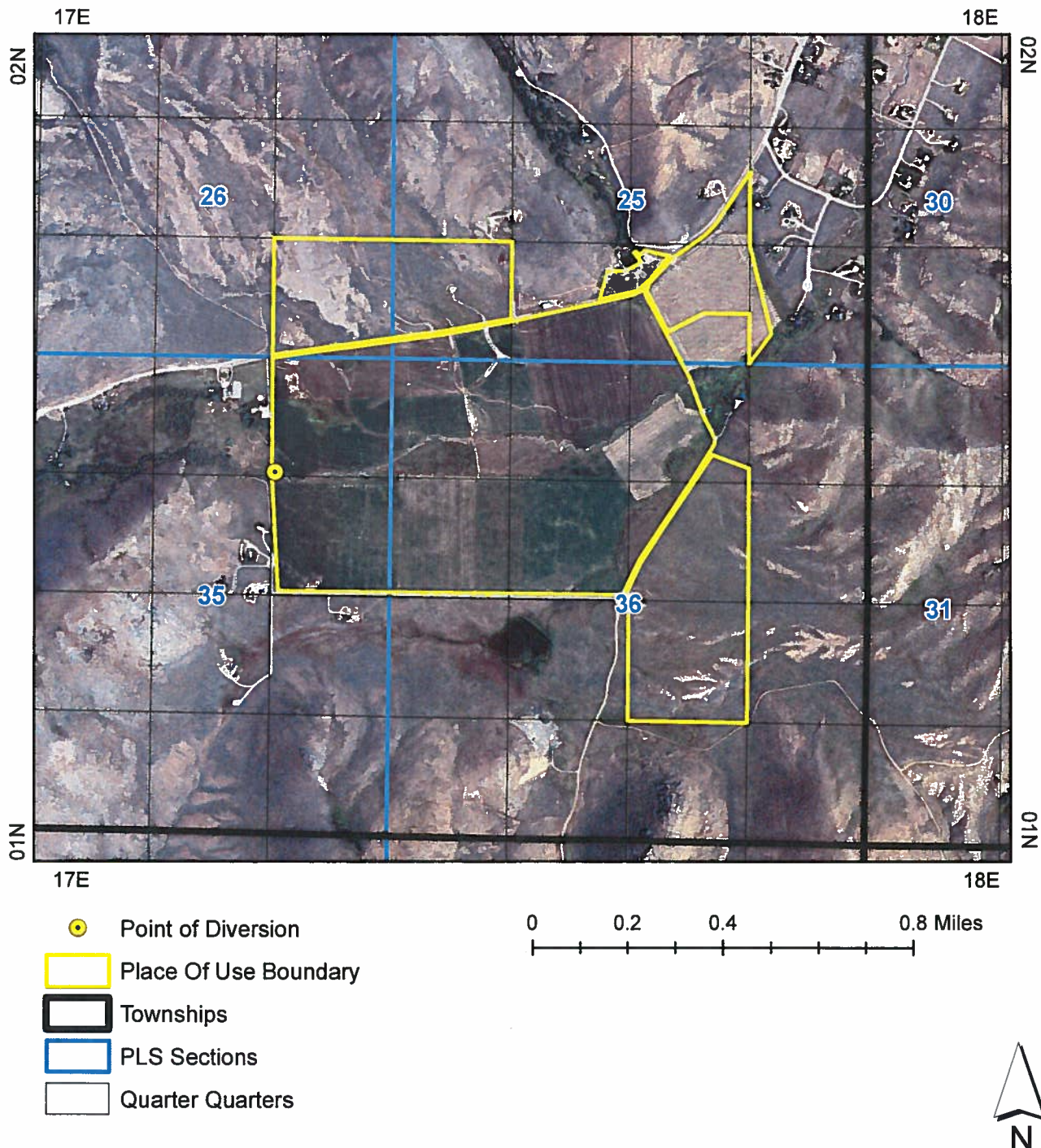


State of Idaho
Department of Water Resources

Water Right
37-22065

IRRIGATION

The map depicts the place of use for the water use listed above and point(s) of diversion of this right as currently derived from interpretations of the paper records and is used solely for illustrative purposes. Discrepancies between the computer representation and the permanent document file will be resolved in favor of the actual water right documents in the water right file.



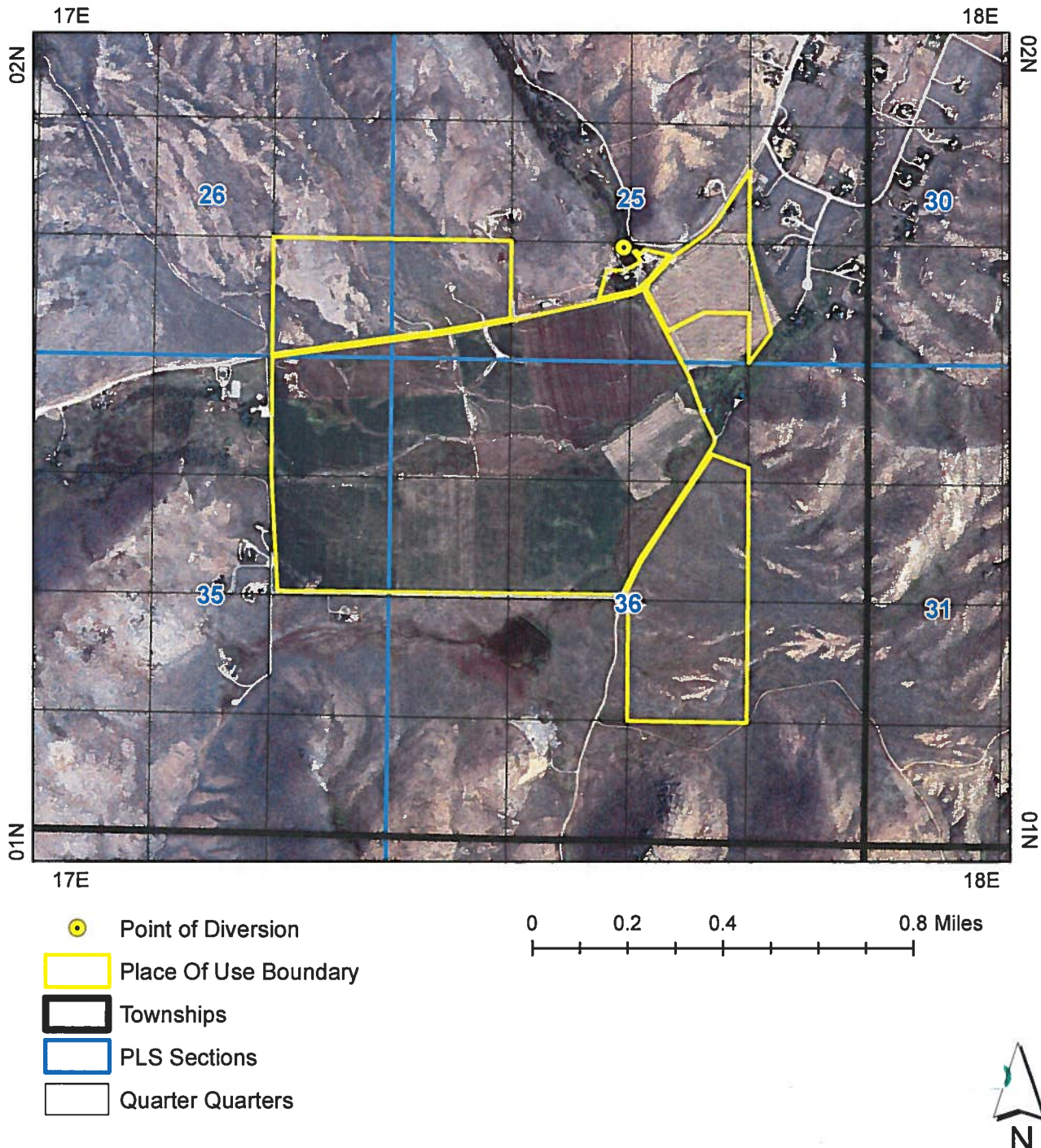
State of Idaho
Department of Water Resources

Water Right

37-22067

IRRIGATION

The map depicts the place of use for the water use listed above and point(s) of diversion of this right as currently derived from interpretations of the paper records and is used solely for illustrative purposes. Discrepancies between the computer representation and the permanent document file will be resolved in favor of the actual water right documents in the water right file.

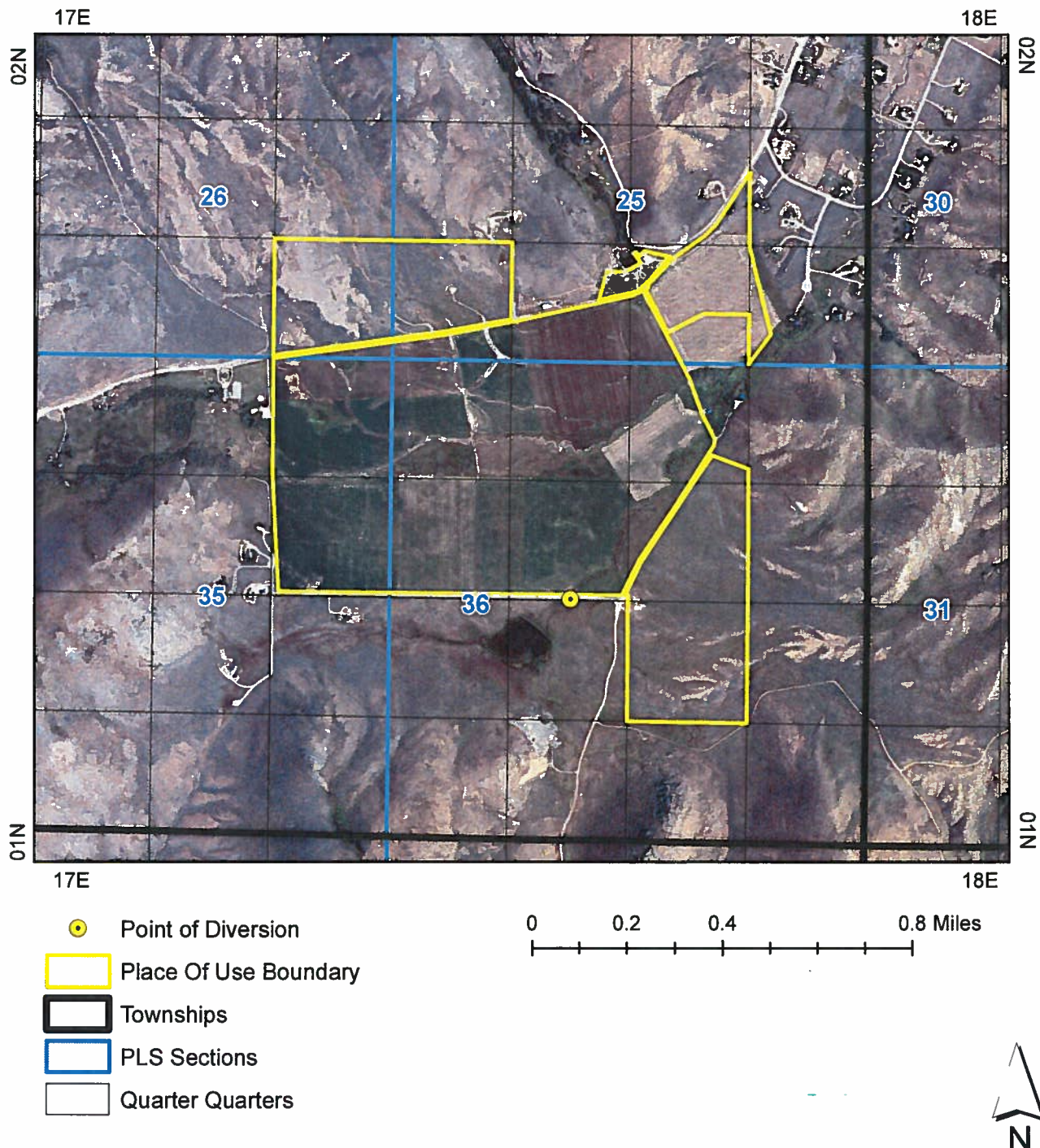


State of Idaho
Department of Water Resources

Water Right
37-22069

IRRIGATION

The map depicts the place of use for the water use listed above and point(s) of diversion of this right as currently derived from interpretations of the paper records and is used solely for illustrative purposes. Discrepancies between the computer representation and the permanent document file will be resolved in favor of the actual water right documents in the water right file.



State of Idaho
Department of Water Resources

Water Right
37-22069

STOCKWATER

The map depicts the place of use for the water use listed above and point(s) of diversion of this right as currently derived from interpretations of the paper records and is used solely for illustrative purposes. Discrepancies between the computer representation and the permanent document file will be resolved in favor of the actual water right documents in the water right file.

