

RECEIVED

NOV 27 2015

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED

NOV 23 2015

WATER RESOURCES
WESTERN REGIONDEPARTMENT 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?
63-8269B	Yes ☒	Yes ☐		Yes ☐	Yes ☐
63-33628	Yes ☐	Yes ☒		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Geraldine Burgess / James Calkins
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Sage Rentals, LLC
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or ☐ and/or
- 6445 Little Freeport Rd. Caldwell ID 83607
Mailing address City State ZIP
- 208-906-4013 jimcalkins2001@yahoo.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: _____
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 # 63-8269B

8. Signature: [Signature] as Sage Rentals LLC Owner/manager 11/23/15
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 12/1/15 Receipt No. 6101285 W043704 Receipt Amt. \$75.00
 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 12-23-15

**PioneerTitleCo.**
GOING BEYOND610 S. Kimball Avenue
Caldwell, ID 83605ELECTRONICALLY RECORDED-DO NOT
REMOVE THE COUNTY STAMPED FIRST
PAGE AS IT IS NOW INCORPORATED AS
PART OF THE ORIGINAL DOCUMENT

File No. 582603 KM/JW

WARRANTY DEED

For Value Received

Geraldine I. Burgess, as separate property

hereinafter referred to as Grantor, does hereby grant, bargain, sell, warrant and convey unto

Sage Rentals LLC

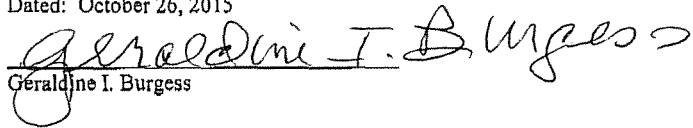
hereinafter referred to as Grantee, whose current address is 6445 Little Freezeout Road Caldwell, ID 83607

The following described premises, to-wit:

See Exhibit A attached hereto and made a part hereof.

To HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee(s), and Grantees(s) heirs and assigns forever. And the said Grantor(s) does (do) hereby covenant to and with the said Grantee(s), the Grantor(s) is/are the owner(s) in fee simple of said premises; that said premises are free from all encumbrances EXCEPT those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee(s); and subject to U.S. Patent reservations, restrictions, dedications, easements, rights of way and agreements, (if any) of record, and current years taxes, levies, and assessments, includes irrigation and utility assessments, (if any) which are not yet due and payable, and that Grantor(s) will warrant and defend the same from all lawful claims whatsoever.

Dated: October 26, 2015


Geraldine I. BurgessState of Arizona, County of Coconino

On this 27th day of October in the year of 2015, before me, the undersigned, a Notary Public in and for said State, personally appeared Geraldine I. Burgess known or identified to me to be the person/persons whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same.

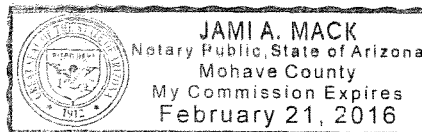
Residing at: 9122 Riverside Dr. Parker, AZ 85344Commission Expires: 2/21/16

EXHIBIT A

A tract of land situated in a portion of the SW 1/4 of Section 36, Township 6 North, Range 3 West, B.M., Gem County, Idaho, more particularly described as follows:

BEGINNING at the Northwest corner of the SW 1/4 of Section 36, Township 6 North, Range 3 West, B.M., Gem County, Idaho, marked by a 2" iron pipe with G.L.O. brass cap; thence North 89°51'40" East, 815.00 feet along the North line of said SW 1/4; thence South 00°29'21" East, 1329.89 feet; thence South 89°44'51" East, 1538.30 feet to a point on the centerline of the County Road known as the Emmett Highway, said point is referred to as Point "A"; thence South 08°39'19" West, 303.65 feet along said centerline; thence South 89°46'00" West, 2304.92 feet to a point on the West line of said SW 1/4 marked by a set 1/2" iron pin with plastic cap PLS 6552; thence North 00°29'21" West, 1644.28 feet along said West line to the REAL POINT OF BEGINNING.

63 - 8269B
63 - 33628

INSTR. NO. 304114
PAGES 1 OF 3

Instrument # 304114

EMMETT, GEM, IDAHO

11-6-2015 02:40:20 PM No. of Pages: 3

Recorded for : HAWLEY TROXELL

SHELLY TILTON

Fee: \$6.00

Ex-Officio Recorder Deputy

Index to: QUIT CLAIM DEED

[Signature]

WHEN RECORDED

RETURN TO:

Jason Melville

Hawley Troxell Ennis & Hawley

P.O. Box 1617

Boise, Idaho 83701-1617

RECEIVED

DEC 04 2015

DEPARTMENT OF
WATER RESOURCES

SEND TAX NOTICES TO:

Sage Rentals, LLC

Attn: Managers James Calkins and Bonnie Calkins

6445 Little Freezeout Road

Caldwell, ID 83607

QUITCLAIM DEED

GRANTORS, **James Calkins** and **Bonnie Calkins**, husband and wife, do hereby REMISE, RELEASE and forever QUITCLAIM, unto GRANTEE **SAGE RENTALS, LLC**, an Idaho limited liability company, whose current address is 6445 Little Freezeout Road, Caldwell, Idaho 83607, and to Grantee's successors and assigns, all of Grantors' right, title and interest in and to the real property situated in Gem County, Idaho, more particularly described as follows:

See attached Exhibit 1.

TOGETHER with all tenements; water, oil, gas, and mineral rights; irrigation and ditch shares; hereditaments; and appurtenances there unto belonging.

In construing this deed, and where the context so requires, the singular includes the plural and the masculine, the feminine and the neuter.

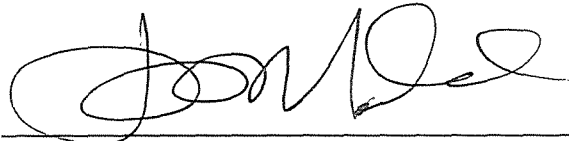
IN WITNESS WHEREOF, Grantors have hereunto subscribed their names to this instrument this 21 day of October, 2015.

[Signature]
James Calkins

[Signature]
Bonnie Calkins

STATE OF IDAHO)
 : ss.
County of Ada)

On this 21 day of October, 2015, before me, the undersigned, a Notary Public, personally appeared **James Calkins** and **Bonnie Calkins**, 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.



Notary Public for Idaho

Residing at: Boss Fruit

My commission expires: 12/26/2015

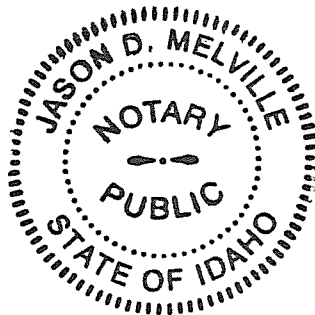


EXHIBIT 1

The following describes a parcel of real property being a portion of the Southwest Quarter (SW¼) of Section 36, Township 6 North, Range 3 West, Boise Meridian, Gem County, Idaho, also being a portion of that certain Warranty Deed, filed in the office of the Gem County Recorder under Instrument Number 286559, being more particularly described as follows:

Commencing at the Northwest Corner of said SW¼ of Section 36, Thence, along the northerly line of said SW¼, N89°51'40"E, 815.00 feet, to the POINT OF BEGINNING

Thence, continuing N89°51'40"E, 1211.97 feet,
 Thence, S00°13'47"E, 826.15 feet,
 Thence, N89°51'40"E, 419.01 feet, to the centerline of Emmett Highway,
 Thence, along said centerline, S09°20'38"W, 485.91 feet,
 Thence, parallel with and thirty-five (35) northerly of the southerly boundary of said Warranty Deed, N89°44'51"W, 915.20 feet, to a tangent curve to the right,
 Thence, 116.08 feet, on the arc of said curve, having a radius of 100.00 feet a central angle of 66°30'36" and being subtended by a chord which bears N56°29'28"W, 109.67 feet,
 Thence, N23°14'15"W, 183.41 feet,
 Thence, N14°59'04"W, 124.91 feet,
 Thence, S89°30'49"W, 435.98 feet.
 Thence, N00°29'31"W, 951.67 feet, to the Point Of Beginning.

The above described parcel of real property contains 36.271 acres, more or less, and is subject to a right of way for Little Freezeout Road.

Instrument # 290152

EMMETT, GEM, IDAHO

1-15-2013 02:32:04 No. of Pages: 2

Recorded for : ALS LAND SURVEYING & PLANNING

SHELLY TILTON

Ex-Officio Recorder Deputy

Index to: QUIT CLAIM DEED

Fee: 13.00

[Signature]

QUITCLAIM DEED

FOR VALUE RECEIVED,

James Calkins and Bonnie Calkins, husband and wife

do(es) hereby convey, release, remise and forever quitclaim unto

James Calkins and Bonnie Calkins, husband and wife
whose current address is: 6445 Little Freezeout Rd. Caldwell, ID 83607

the following described premises:

See Attached.

TO HAVE AND TO HOLD the said premises, unto the said grantees, heirs and assigns forever.

Dated: January 15, 2013

[Signature]
James Calkins

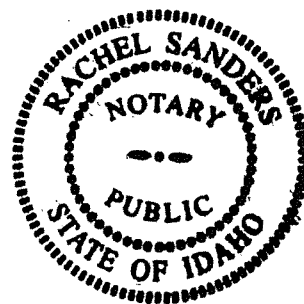
[Signature]
Bonnie Calkins

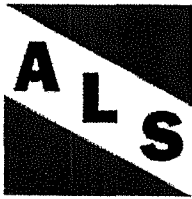
State of Idaho ss
County of Ada

On this 15th day of January, 2013, before me, the undersigned, a Notary Public in and for said state, personally appeared James Calkins and Bonnie Calkins, 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 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.

[Signature]
the undersigned
Notary Public for the State of Idaho
Residing at: Meridian, ID
Commission Expires: 07/02/2013





Unlimited Boundaries, Inc. dba ALS
LAND SURVEYING & PLANNING

1103 W. Main St.
Middleton, Idaho 83644
208-585-5858 (p) 208-585-9001 (f)

INSTRU. NO. 290152
PAGES 2 OF 2

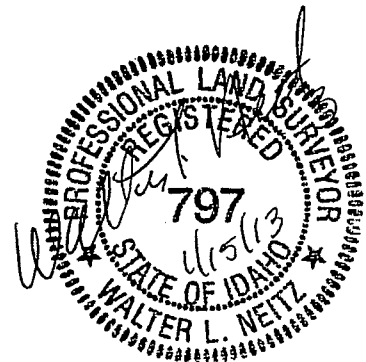
DESCRIPTION OF A
HOME PARCEL
FOR
JAMES AND BONNIE CALKINS

The following describes a parcel of real property being a portion of the Southwest Quarter (SW $\frac{1}{4}$) of Section 36, Township 6 North, Range 3 West, Boise Meridian, Gem County, Idaho, also being a portion of that certain Warranty Deed, filed in the office of the Gem County Recorder under Instrument Number 286559, being more particularly described as follows:

Commencing at the Northwest Corner of said SW $\frac{1}{4}$ of Section 36, Thence, along the northerly line of said SW $\frac{1}{4}$, N89°51'40"E, 815.00 feet, Thence, S00°29'31"E, 951.67 feet, to the POINT OF BEGINNING.

Thence, N89°30'49"E, 435.98 feet,
Thence, S14°59'04"E, 124.91 feet,
Thence, S23°14'15"E, 183.41 feet, to to a tangent curve to the left,
Thence, 116.08 feet, on the arc of said curve, having a radius of 100.00 feet a central angle of 66°30'36" and being subtended by a chord which bears S56°29'28"E, 109.67 feet,
Thence, parallel with and thirty-five (35) northerly of the southerly boundary of said Warranty Deed, S89°44'51"E, 915.20 feet, to the centerline of Emmett Highway,
Thence, along said centerline S09°20'38"W, 35.44 feet, to the Southeast Corner of said Warranty Deed,
Thence, N89°44'51"W, 1538.30 feet. to the Southwest Corner of said Warranty Deed,
Thence, N00°29'31"W, 378.22 feet, to the Point Of Beginning.

The above described parcel of real property contains 5.178 acres, more or less, and is subject to a right of way for Little Freezeout Road.



Mandla Buntali

QUITCLAIM DEED

FOR VALUE RECEIVED,

James Calkins and Bonnie Calkins, husband and wife

do(es) hereby convey, release, remise and forever quitclaim unto

James Calkins and Bonnie Calkins, husband and wife
whose current address is: *6445 Little Freezeout Rd, Caldwell ID 83607*

the following described premises:

See Attached.

TO HAVE AND TO HOLD the said premises, unto the said grantees, heirs and assigns forever.

Dated: January 15, 2013

[Signature]
James Calkins

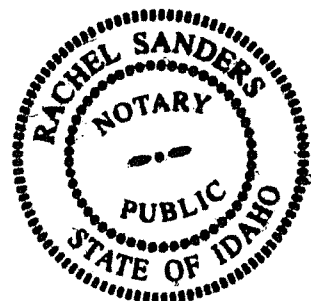
[Signature]
Bonnie Calkins

State of Idaho } ss
County of Ada }

On this 15th day of January, 2013, before me, the undersigned, a Notary Public in and for said state, personally appeared James Calkins and Bonnie Calkins, 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 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.

[Signature]
the undersigned
Notary Public for the State of Idaho
Residing at: Meridian, ID
Commission Expires: 07/02/2013





Unlimited Boundaries, Inc. dba ALS
LAND SURVEYING & PLANNING

1103 W. Main St.
Middleton, Idaho 83644
208-585-5858 (p) 208-585-9001 (f)

INSTRU. NO. 290153
PAGES 2 OF 2

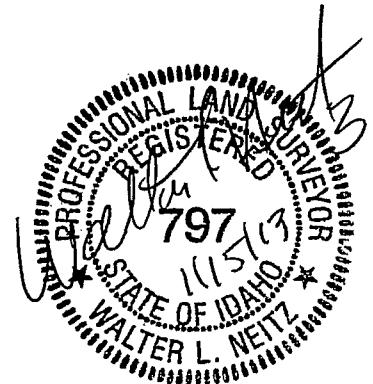
DESCRIPTION OF AN
AGRICULTURAL USE PARCEL
FOR
JAMES AND BONNIE CALKINS

The following describes a parcel of real property being a portion of the Southwest Quarter (SW $\frac{1}{4}$) of Section 36, Township 6 North, Range 3 West, Boise Meridian, Gem County, Idaho, also being a portion of that certain Warranty Deed, filed in the office of the Gem County Recorder under Instrument Number 286559, being more particularly described as follows:

Commencing at the Northwest Corner of said SW $\frac{1}{4}$ of Section 36, Thence, along the northerly line of said SW $\frac{1}{4}$, N89°51'40"E, 815.00 feet, to the POINT OF BEGINNING

Thence, continuing N89°51'40"E, 1211.97 feet,
Thence, S00°13'47"E, 826.15 feet,
Thence, N89°51'40"E, 419.01 feet, to the centerline of Emmett Highway,
Thence, along said centerline, S09°20'38"W, 485.91 feet,
Thence, parallel with and thirty-five (35) northerly of the southerly boundary of said Warranty Deed, N89°44'51"W, 915.20 feet, to a tangent curve to the right,
Thence, 116.08 feet, on the arc of said curve, having a radius of 100.00 feet a central angle of 66°30'36" and being subtended by a chord which bears N56°29'28"W, 109.67 feet,
Thence, N23°14'15"W, 183.41 feet,
Thence, N14°59'04"W, 124.91 feet,
Thence, S89°30'49"W, 435.98 feet.
Thence, N00°29'31"W, 951.67 feet, to the Point Of Beginning.

The above described parcel of real property contains 36.271 acres, more or less, and is subject to a right of way for Little Freezeout Road.



**STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES
WATER SUPPLY BANK LEASE ACCEPTANCE**

This is to certify that: GERALDINE BURGESS
PO BOX 778
MIDDLETON ID 83644
(208 863-4081)

has requested to lease the water right(s) listed below to the Water Supply Bank ("Bank"). The Idaho Water Resource Board ("Board") being authorized to operate a bank and to contract by and through the Director of the Idaho Department of Water Resources ("Director", "Department") the acquisition of water rights for the Board's Bank, agrees to lease the water right to the Bank as follows:

Summary of Water Rights or Portions Leased to the Bank

	<u>Water Right</u>	<u>Lease Rate</u>	<u>Lease Volume</u>	<u>Acre Limit</u>	<u>Total Leased Acres</u>
	63-33628	0.27 CFS	175.5 AF	NA	39.0 AC
COMBINED LEASE TOTALS:		0.27 CFS	175.5 AF	NA	39.0 AC

TERM OF LEASE:

Lease Begin Date: April 15, 2012

Expiration Date: December 31, 2016

RENTAL AVAILABILITY:

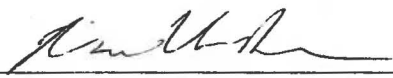
Season of Use: April 15 to September 1

MINIMUM PAYMENT ACCEPTABLE:

Current Rental Rate

Detailed Lease Acceptance attached.

Dated this 18TH day of APRIL, 2012

For 
GARY SPACKMAN, Interim Director
Department of Water Resources

WATER RIGHT NO. 63-33628
WATER SUPPLY BANK LEASE ACCEPTANCE

The water right or portion thereof leased to the bank is described as follows:

Lessor: GERALDINE BURGESS
 PO BOX 778
 MIDDLETON ID 83644
 (208 863-4081)

Priority Date: 02/24/1976

Source: GROUND WATER

<u>BENEFICIAL USE</u>	<u>From</u>	<u>To</u>	<u>Diversion Rate</u>	<u>Volume</u>
IRRIGATION	04/15	to 09/01	0.27 CFS	175.5 AF
	Total:		0.27 CFS	175.5 AF

LOCATION OF POINT(S) OF DIVERSION:

GROUND WATER SE¼SW¼ Sec. 36 Twp 06N Rge 03W GEM County

PLACE OF USE TO BE IDLED UNDER THIS LEASE: IRRIGATION

Twp	Rge	Sec	NE				NW				SW				SE				Totals
			NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	
06N	03W	36										25.0	8.0	6.0					39.0

Total Acres: 39.0

CONDITIONS OF ACCEPTANCE

1. The water rights referenced above will be rented from the bank at the current rental rate.
2. There is no rental payment to the lessor of the water right if the right or a part thereof is not rented from the bank.
3. While a right is in the bank, the lessor may not use the right without approval of the department even if the right is not rented from the bank. Any violation of the terms of this lease may result in enforcement procedures pursuant to Idaho Code § 42-351 for illegal diversion and use of water and may include civil penalties pursuant to Idaho Code § 42-1701B.
4. A right accepted into the bank stays in the bank until the Board releases it, the lease term expires, or upon request from the lessor to change the term of the lease.
5. While a water right is in the bank, forfeiture provisions are stayed.
6. Rental of water under this right is subject to the limitations and conditions of approval of the water right.
7. Failure of the right holder to comply with the conditions of acceptance is cause for the Director to rescind acceptance of the lease.
8. Acceptance of a right into the bank does not, in itself, confirm the validity of the right or any elements of the water right, or improve the status of the right including the notion of resumption of use. It does not preclude the opportunity for review of the validity of this water right in any other department application process.

WATER RIGHT NO. 63-33628
WATER SUPPLY BANK LEASE ACCEPTANCE

CONDITIONS OF ACCEPTANCE

9. In accordance with Idaho Code § 42-248 and 42-1409(6), all owners of water rights are required to notify the department of any changes in mailing address or change in ownership of all or part of a water right. Notice must be provided within 120 days of the change.
10. Upon acceptance of a water right into the Board's water supply bank, the owner of the right may withdraw the right within thirty (30) days of acceptance into the bank if the owner does not agree with the conditions of acceptance.
11. The use of water for irrigation under this right may begin as early as March 1 and may continue to as late as November 15, provided other elements of the right are not exceeded. The use of water before April 15 and after September 1 under this remark is subordinate to all water rights having no subordinated early or late irrigation use and a priority date earlier than the date a partial decree is entered for this right.

The water right(s) is leased to the bank subject to all prior water rights and shall be administered in accordance with Idaho law and applicable rules of the Department of Water Resources.

