

DE

JUN 16 2014

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

WATER 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.

Water Right/Claim No.	Split?	Water Right/Claim No.	Split?	Water Right/Claim No.	Split?
DEC 63-23699	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐

2. Previous Owner's Name: Margaret and Raymond Perez
Name of current water right holder/claimant

3. New Owner(s)/Claimant(s): Broad Oak Properties, LLC
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or ☐ and/or
- 3055 WILJAN CT. SANTA ROSA CA 95407
Mailing address City State ZIP
- (707) 974-8734 jle@sonomaprecision.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: 1-15-2014
6. If the water right described herein has been rented from the Water Supply Bank, rental proceeds will be disbursed in the following manner regardless of any arrangements between the buyer(s) and seller(s) to the contrary:
- Rental payments will go to the lessor(s) of record at the beginning of the rental season.
 - If a change in ownership is processed by the Department during a rental season, rental payment will be made to the person or entity who is the lessor of record at the beginning of that rental season.
 - New lessor(s) of record will receive payment after the following rental season.
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.

8. Signature: Robert Levinson Mgr. 6-11-14
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 J-S + range Date 6-16-14 Receipt No. W042233 Receipt Amt. 25.00
Approved by RS Processed by BB Date 9/9/14



PioneerTitleCo.

GOING BEYOND

1872 South Eagle Road
Meridian, ID 83642

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

2014-001794

RECORDED

01/15/2014 03:42 PM

CHRIS YAMAMOTO
CANYON COUNTY RECORDER

Pgs=2 MBROWN \$13.00

TYPE: DEED
PIONEER TITLE CANYON - CALDWELL
ELECTRONICALLY RECORDED

File No. 545200

WARRANTY DEED

For Value Received

Shasta Rene' (formerly known as Roberts) VanSchoiack, Succesor Trustee, under the Virgie L.
VanSchoiack Living Trust dated July 11, 2007; and First Amendment dated April 12, 2010, and Second
Amendment dated April 13, 2010

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

Broad Oak Properties, LLC

hereinafter referred to as Grantee, whose current address is 3055 Wiljan Court Santa Rosa, CA 95407

The following described premises, to-wit:

A parcel of land situated in the Northeast quarter of the Northeast quarter of Section 25, Township 2
North, Range 2 West, Boise-Meridian, Canyon County, State of Idaho, more particularly described as
follows:

COMMENCING at a rebar marking the Northeast corner of said Section 25; thence along the North
boundary of said Section 25,

South 89° 49' 19" West a distance of 924.84 feet to a rebar marking the Northeast corner of Parcel 1
as shown on Record of Survey Instrument No. 9613186; thence, along the North boundary of said
Section 25 and the North boundary of said Parcel 1, South 89° 49' 19" West a distance of 373.18 feet
to a magnetic nail and the REAL POINT OF BEGINNING; thence, along the North boundary of said
Section 25 and the North boundary of said Parcel 1,

South 89° 49' 19" West a distance of 30.00 feet to a rebar marking the Northwest corner of said
Parcel 1; thence, along the West boundary of said Parcel 1,

South 00° 16' 35" West a distance of 610.69 feet to a rebar marking the Southwest corner of said
Parcel 1; thence, along the South boundary of said Parcel 1

South 89° 23' 16" East a distance of 403.17 feet to a rebar marking the Southeast corner of said
Parcel 1; thence, along the East boundary of said Parcel 1,

North 00° 16' 35" East a distance of 238.64 feet to a point, from which a 5/8 inch by 30 inch rebar
with a PLS 9584 cap bears South 89° 49' 19" West a distance of 2.00 feet; thence

South 89° 49' 19" West a distance of 373.18 feet to a 5/8 inch by 30 inch rebar with a PLS 9584 cap;
thence

North 00° 16' 35" East a distance of 377.61 feet to a 5/8 inch by 30 inch rebar with a PLS 9584 cap
on the North boundary of said Parcel 1 and the REAL POINT OF BEGINNING.

SUBJECT TO a 30-foot easement along the West boundary as setforth in Deeds, Instrument No's.
755617 and 842071.

TOGETHER WITH a 30 foot easement as setforth in Deed recorded under Instrument No.
200451022.

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,

SCANNED

SEP 17 2014



Pioneer Title Co.
GOING BEYOND

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

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COMMENCING at a rebar marking the Northeast corner of said Section 25; thence along the North boundary of said Section 25,

South 89° 49' 19" West a distance of 924.84 feet to a rebar marking the Northeast corner of Parcel 1 as shown on Record of Survey Instrument No. 9613186; thence, along the North boundary of said Section 25 and the North boundary of said Parcel 1, South 89° 49' 19" West a distance of 373.18 feet to a magnetic nail and the REAL POINT OF BEGINNING; thence, along the North boundary of said Section 25 and the North boundary of said Parcel 1,

South 89° 49' 19" West a distance of 30.00 feet to a rebar marking the Northwest corner of said Parcel 1; thence, along the West boundary of said Parcel 1,

South 00° 16' 35" West a distance of 610.69 feet to a rebar marking the Southwest corner of said Parcel 1; thence, along the South boundary of said Parcel 1

South 89° 23' 16" East a distance of 403.17 feet to a rebar marking the Southeast corner of said Parcel 1; thence, along the East boundary of said Parcel 1,

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North 00° 16' 35" East a distance of 377.61 feet to a 5/8 inch by 30 inch rebar with a PLS 9584 cap on the North boundary of said Parcel 1 and the REAL POINT OF BEGINNING.

SUBJECT TO a 30-foot easement along the West boundary as setforth in Deeds, Instrument No's. 755617 and 842071.

TOGETHER WITH a 30 foot easement as setforth in Deed recorded under Instrument No. 200451022.

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,

SCANNED

SEP 17 2014

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: January 13, 2014

Virgie L VanSchoiack Trust

By Shasta Rene Van Schoiack Successor TTE
Shasta Rene' VanSchoiack, Successor Trustee

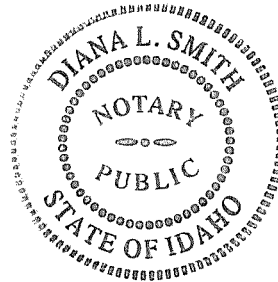
State of Idaho, County of Ada

On this 15 day of January in the year of 2014, before me, the undersigned, a Notary Public in and for said State, personally appeared Shasta Rene' Roberts as Successor Trustee(s) of Virgie L VanSchoiack Trust known or identified to me to be the person/persons whose name(s) is/are subscribed to the within instrument as said Trustee(s), and acknowledged to me that he/she/they executed the same as Trustee(s) of said trust and as his/her/their free and voluntary act and deed of said trust, for the uses and purposes therein mentioned.

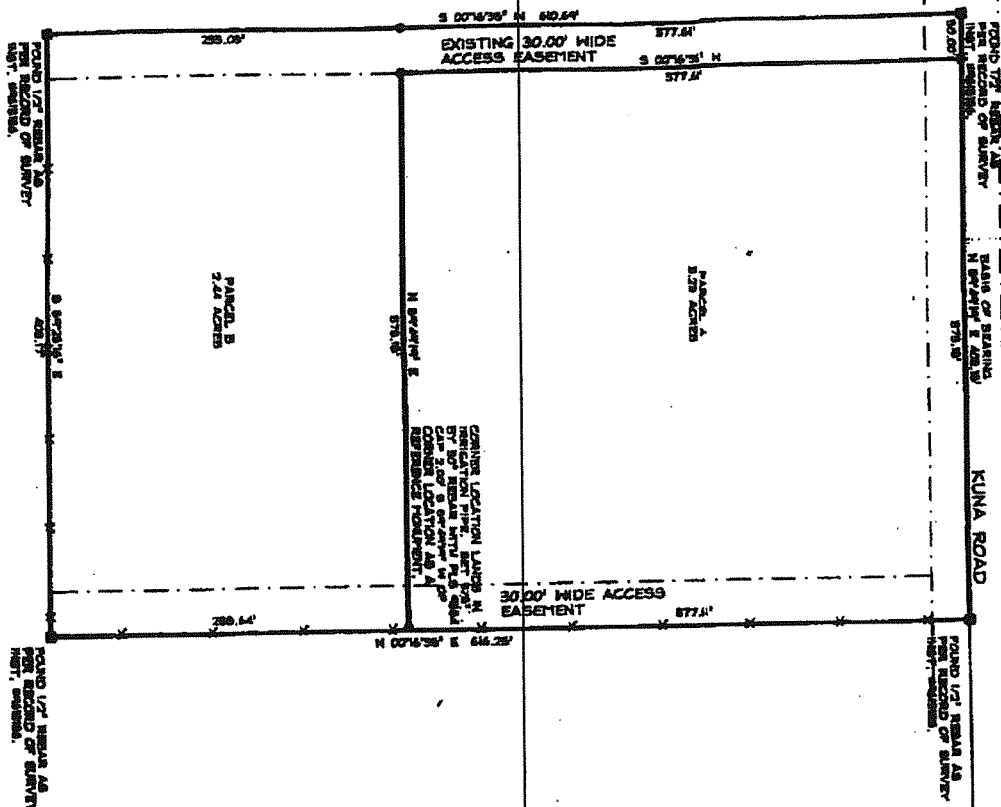
Residing at: _____

Commission Expires: _____

Diana L. Smith
Commission Expires 04-05-2019
Residing Meridian Idaho

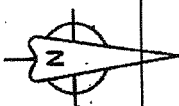


RECORD OF SURVEY SECTION 25, T2N, R2W, B.M. CANYON COUNTY, IDAHO



LEGEND

- SECTION CORNER FOUND AS NOTED
- PROPERTY CORNER FOUND AS NOTED
- SET 5/8" X 3/4" REBAR WITH PLS 4854 CAP
- SET MAGNETIC NAIL IN PAVEMENT
- BOUNDARY DETERMINED THIS SURVEY
- EASEMENT
- ENCE



REQUESTED BY Joe Hale
CANYON CNTY RECORDER
G NOEL HALES
TYPE Met Fee 12.00

2003 OCT 30 PM 3 02

RECORDED

2003 OCT 30 PM 3 02

RECORDERS CERTIFICATE

BEING A RECORDED SURVEY, I, JON H. GETTICK, DO HEREBY CERTIFY THAT THE RECORD OF SURVEY IS CORRECT AND ACCURATE AND WAS PREPARED FROM THE NOTES OF AN ACTUAL SURVEY MADE BY ME AND UNDER MY SUPERVISION IN ACCORDANCE WITH THE LAWS OF THE STATE OF IDAHO AND AT THE REQUEST OF WHOM WAS SUBMITTED.

SURVEYOR'S CERTIFICATE

BEING A RECORDED SURVEY, I, JON H. GETTICK, DO HEREBY CERTIFY THAT THE RECORD OF SURVEY IS CORRECT AND ACCURATE AND WAS PREPARED FROM THE NOTES OF AN ACTUAL SURVEY MADE BY ME AND UNDER MY SUPERVISION IN ACCORDANCE WITH THE LAWS OF THE STATE OF IDAHO AND AT THE REQUEST OF WHOM WAS SUBMITTED.

BASIS OF BEARING

SOUTH 89°49'17" WEST ALONG THE NORTH BOUNDARY BETWEEN THE NORTHWEST CORNER OF SECTION 25, TOWNSHIP 2 NORTH, RANGE 2 WEST, BOISE MERIDIAN, AND THE NORTHWEST CORNER OF PARCEL 1, AS SHOWN ON RECORD OF SURVEY WEST, 6943158.

PURPOSE OF SURVEY

TO LOCATE AND DESCRIBE TWO PARCELS WITHIN PARCEL 1 OF RECORD OF SURVEY WEST, 6943158, AS PER CLIENT INSTRUCTIONS.

Doetsche Surveying & Mapping
P.O. Box 655, 475 W. 3rd, Boise, ID 83724
PH: (208) 860-4547

DATE	10/30/2003	BY	JHG
DRAWN BY	JHG	CHECKED BY	JHG

INSTRUMENT NO.

200367894

016-516



CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT
1115 Albany Street • Caldwell, Idaho • 83605 • Phone (208) 454-7458
Fax: (208) 454-6633 www.canyoncounty.org/dsd

DECISION
ADMINISTRATIVE LAND DIVISION
(8)(A), (8)(B) AND (8)(C)
CANYON COUNTY CODE 07-12-07(8)

Virgie Van Schoiack	LS2003-436
PROPERTY OWNER/APPLICANT	DSD CASE NUMBER
ASSESSOR ACCOUNT(S)	R:29786

Administrative Land Division Applied For

- ☐ MORE THAN 40 ACRES (8)(A)
☒ LESS THAN 40 ACRES (8)(B)
☐ NON-VIABLE FARMLAND (8)(C)

☐ Also includes adjustment of original lot line(s).

The application was to divide approximately 5.68 acres into 2 parcels described as follows:

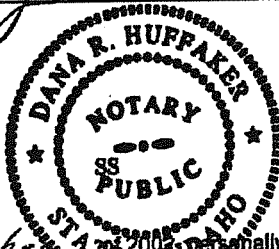
PARCEL A: 3.23 acres
PARCEL B: 2.44 acres

The application documents, including the meets and bounds description(s) and, if applicable, the record of survey and/or perpetual easement(s) for ingress/egress evidence the land division tentatively approved. Therefore, the administrative land division is hereby approved.

[Signature]
Director / Staff

10/30/03
Date

State of Idaho)
County of Canyon County)



On this 30 day of October, 2003, I personally appeared before me, Dana R Huffaker, and satisfactorily proved to me to be the signer of the above instrument by the oath of Susan Huusperger, a competent and credible witness for that purpose, by me duly sworn, and that he/she executed the same.

Notary: Dana R Huffaker
My Commission Expires: 4/30/05



P. O. Box 855, 478 W. 3rd Street, Kuna, Idaho 83634
Ph: (208) 860-4347

Property Description
for
Parcel A

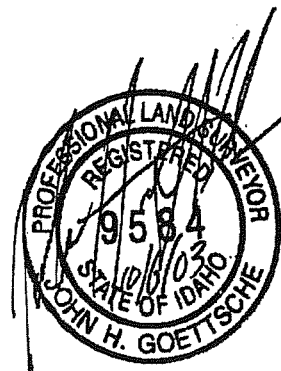
A parcel of land situated in the Northeast Quarter of the Northeast Quarter of Section 25, Township 2 North, Range 2 West, Boise Meridian, Canyon County, State of Idaho, more particularly described as follows:

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Containing 3.23 acres, more or less.

Subject to a 30.00 foot wide access easement along the East boundary of the herein-above described parcel of land.

Subject to any existing easement recorded, unrecorded, written, or unwritten.



Property Description
for
Parcel B

A parcel of land situated in the Northeast Quarter of the Northeast Quarter of Section 25, Township 2 North, Range 2 West, Boise Meridian, Canyon County, State of Idaho, more particularly described as follows:

Commencing at a rebar marking the Northeast Corner of said Section 25; thence, along the North boundary of said Section 25, South 89°49'19" West a distance of 924.84 feet to a rebar marking the Northeast Corner of Parcel 1 as shown on Record of Survey Instrument Number 9613186; thence, along the North boundary of said Section 25 and the North boundary of said Parcel 1, South 89°49'19" West a distance of 373.18 feet to a magnetic nail and the REAL POINT OF BEGINNING; thence, along the North boundary of said Section 25 and the North boundary of said Parcel 1, South 89°49'19" West a distance of 30.00 feet to a rebar marking the Northwest Corner of said Parcel 1; thence, along the West boundary of said Parcel 1, South 00°16'35" West a distance of 610.69 feet to a rebar marking the Southwest Corner of said Parcel 1; thence, along the South boundary of said Parcel 1, South 89°23'16" East a distance of 403.17 feet to a rebar marking the Southeast Corner of said Parcel 1; thence, along the East boundary of said Parcel 1, North 00°16'35" East a distance of 238.64 feet to a point, from which a 5/8 inch by 30 inch rebar with a PLS 9584 cap bears South 89°49'19" West a distance of 2.00 feet; thence South 89°49'19" West a distance of 373.18 feet to a 5/8 inch by 30 inch rebar with a PLS 9584 cap; thence North 00°16'35" East a distance of 377.61 feet to a 5/8 inch by 30 inch rebar with a PLS 9584 cap on the North boundary of said Parcel 1 and the REAL POINT OF BEGINNING.

Containing 2.44 acres, more or less.

Subject to a 30.00 foot wide access easement along the East boundary of the herein-above described parcel of land.

Subject to a 30.00 foot wide access easement along the West boundary of the herein-above described parcel of land.

Subject to any existing easement recorded, unrecorded, written, or unwritten.

