

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

Notice of Change in Water Right Ownership

RECEIVED
JUL 23 2014
DEPARTMENT OF
WATER RESOURCES

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?
~~55-13887~~ 141	Yes ☐	55-13893	Yes ☐	55-4028	Yes ☐
~~55-13888~~ 142	Yes ☐	55-13892	Yes ☐		Yes ☐
~~55-13889~~ 143	Yes ☐	55-13891	Yes ☐		Yes ☐
~~55-13916~~ 144	Yes ☐		Yes ☐		Yes ☐
~~55-13917~~ 145	Yes ☐	55-4029	Yes ☐		Yes ☐

2. Previous Owner's Name: QUINTANA RANCH L.P.
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): BOULDER CREEK RANCH LLC
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or ☐ and/or
- 410 S. ORCHARD ST. #174 BOKE ID 33705
Mailing address City State ZIP
- 208 963 109103 Kim@dancafe.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 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.
- SUPPORT DATA**
IN FILE # 55-4028

SUPPORT DATA
IN FILE # 55-4028

8. Signature: Ann Thon member Signature of new owner/claimant Title, if applicable Date 7/22/14
- Signature: _____ Signature of new owner/claimant Title, if applicable Date _____

For IDWR Office Use Only:

Received by AS Date 7-23-14 Receipt No. COM 124 Receipt Amt. \$125
Approved by _____ Processed by [Signature] Date 7-24-14



PioneerTitleCo.
GOING BEYOND

610 S. Kimball Avenue
Caldwell, ID 83605

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

File No. 552761

Instrument # 284286
MURPHY, OWYHEE, IDAHO
2014-07-16 01:35:09 No. of Pages: 5
Recorded for: PIONEER TITLE COMPANY/OWYHEE
ANGELA BARKELL Fee: \$22.00
Ex-Officio Recorder Deputy: map
Index To: DEED WARRANTY
Electronically Recorded by Simplifile

WARRANTY DEED

For Value Received

The Quintana Ranch Limited Partnership

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

Boulder Creek Ranch, LLC, an Idaho limited liability company

hereinafter referred to as Grantee, whose current address is 410 S. Orchard Ste., #176, Boise, ID 83705

The following described premises, to-wit:

See Exhibit A attached hereto and made a part hereof.

Together with all right title and interest in the following:

See Exhibit B attached hereto and made a part hereof for BLM Grazing Rights.

See Exhibit C attached hereto and made a part hereof for State of Idaho Grazing Leases.

See Exhibit D attached hereto and made a part hereof for Water Rights.

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: July 2, 2014

The Quintana Ranch Limited Partnership

By: Timothy M. Quintana
Timothy M. Quintana, General Partner

State of Idaho, County of Canyon

On this 15th day of July in the year of 2014, before me, the undersigned, a Notary Public in and for said State, personally appeared The Quintana Ranch Limited Partnership 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: Wilder
Commission Expires: 1-27-17

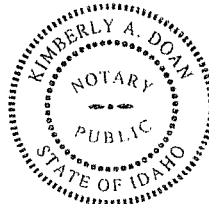


EXHIBIT A

IN TOWNSHIP 6 SOUTH, RANGE 3 WEST, BOISE MERIDIAN, OWYHEE COUNTY, IDAHO

Section 18: Government Lots 1, 2, 3 and 4, East Half of the West Half, East Half
Section 19: East Half, East Half of the Southwest Quarter
Section 20: Government Lots 1, 2, 3, 4 and 5, South Half of the South Half, Northwest Quarter
Section 29: East Half
Section 30: Government Lots 1, 2, 3 and 4, East Half of the West Half

IN TOWNSHIP 6 SOUTH, RANGE 4 WEST, BOISE MERIDIAN, OWYHEE COUNTY, IDAHO

Section 24: East Half of the Southeast Quarter
Section 25: East Half of the Northeast Quarter, Southwest Quarter of the Northeast Quarter, North Half of the Southeast Quarter, Southwest Quarter of the Southeast Quarter, Southwest Quarter
Section 30: Government Lot 4, Southeast Quarter of the Southwest Quarter
Section 31: Government Lot 1

IN TOWNSHIP 6 SOUTH, RANGE 5 WEST, BOISE MERIDIAN, OWYHEE COUNTY, IDAHO

Section 25: Southeast Quarter of the Southeast Quarter, West Half of the Southeast Quarter, East Half of the Southwest Quarter, Northwest Quarter of the Southwest Quarter, West Half of the Northwest Quarter
Section 26: Southeast Quarter of the Northeast Quarter

IN TOWNSHIP 7 SOUTH, RANGE 4 WEST, BOISE MERIDIAN, OWYHEE COUNTY, IDAHO

Section 6: Government Lot 7, Southeast Quarter of the Southwest Quarter
Section 7: Government Lots 1, 2, 3 and 4, East Half of the West Half
Section 18: Government Lot 1, Northeast Quarter of the Northwest Quarter

IN TOWNSHIP 7 SOUTH, RANGE 5 WEST, BOISE MERIDIAN, OWYHEE COUNTY, IDAHO

Section 1: Southeast Quarter
Section 12: Northeast Quarter of the Northeast Quarter

1412
JMA

EXHIBIT "B"
BLM GRAZING RIGHTS

All grazing rights appurtenant to, or for which the above-described real property stands as base or commensurate lands, including but not limited to the following:

FLINT CREEK-DEER CREEK ALLOTMENT NO. 0503

(United States Department of the Interior, Bureau of Land Management Grazing Record No. 1451)

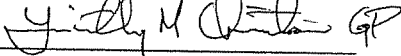
BOULDER FLAT ALLOTMENT NO. 0526

(United States Department of the Interior, Bureau of Land Management Grazing Record No. 1451)

BACHELOR FLAT FENCED FEDERAL RANGE ALLOTMENT NO. 0640

(United States Department of the Interior, Bureau of Land Management)

The Quintana Ranch Limited Partnership

By:  GP

Timothy M. Quintana, General Partner

READ & APPROVED BY:

Boulder Creek Ranch, LLC

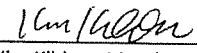
By: 
Kim Kildew, Member

EXHIBIT "C"
STATE OF IDAHO GRAZING LEASES

State Lease No. G6586 for grazing and farming purposes on the following described property in Owyhee County, Idaho:

TOWNSHIP 6 SOUTH, RANGE 5 WEST, BOISE MERIDIAN
Section 36: N 1/2 N 1/2, S 1/2 N 1/2, S 1/2

TOWNSHIP 7 SOUTH, RANGE 4 WEST, BOISE MERIDIAN
Section 16: All
Section 27: W 1/2
Section 28: All

Together with all and singular the buildings, structures, fences, pipes, pipelines, tanks, dams, reservoirs, pumps, pumping equipment and all other improvements and fixtures on or in said property, and any and all water and water rights appurtenant or pertaining to said lands, ditches and ditch rights, flumes, aqueducts, canals, appropriations, franchises, and all other rights and privileges belonging to, or with, leading to, connected with, or usually had or enjoyed in connection with the said property, or any part thereof, and all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and the rents, issues and profits thereof.

The Quintana Ranch Limited Partnership

By: Timothy M. Quintana GP
Timothy M. Quintana, General Partner

READ & APPROVED BY:

Boulder Creek Ranch, LLC

By: Kim Kildew
Kim Kildew, Member

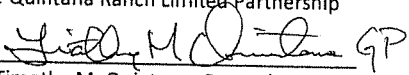
EXHIBIT "D"
WATER RIGHTS

Together with all water and water rights, ditches and ditch rights, stock ponds or conveyances thereto or thereon or appurtenant thereto including those lands associated with exhibits attached hereto as BLM Grazing Rights or State of Idaho Grazing Leases including specifically but not limited to the following described water rights, permits, claims, applications, licenses, or adjudications:

Idaho Department of Water Resources Numbers.

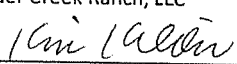
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