

RECEIVED

OCT 19 2022

WATER RESOURCES
WESTERN REGIONSTATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

MAR 06 2023

DEPARTMENT 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 #7 of the instructions.

Water Right/Claim No.	Split?	Leased to Water Supply Bank?	Water Right/Claim No.	Split?	Leased to Water Supply Bank?
3-10232	Yes ☐	Yes ☐		Yes ☐	Yes ☐
3-10231	Yes ☐	Yes ☐		Yes ☐	Yes ☐
3-10230	Yes ☐	Yes ☐		Yes ☐	Yes ☐
3-10229 ND	Yes ☐	Yes ☐		Yes ☐	Yes ☐
3-10228 ND	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Mary Susan Roach and Robert Patrick

Name of current water right holder/claimant

3. New Owner(s)/Claimant(s): Walter Shinen of Magna Lux Holdings LLC

New owner(s) as listed on the conveyance document

Name connector ☐ and ☐ or

339 Airport Rd

Weiser

ID

83672

Mailing address

City

State

Zip

5032008140

walter@magnaluxholdings.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. Do you own the land identified as the water right place of use? Yes ☐ No ☐
- o If no, attach evidence that written notice of the change of water right ownership has been delivered to the landowner of record.

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.
- ☐ 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 # 3-10230

8. Signature: [Signature] 10-18-2022

Signature of new owner/claimant

Title, if applicable

Date

Walter Shinen

Print name

Signature: _____

Signature of new owner/claimant

Title, if applicable

Date

Print name

For IDWR Office Use Only:

Received by CE Date 10/19/2022 Receipt No. W050840 + W050841 Receipt Amt. \$25.00 + \$100.00Active 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 7-24-23

SCANNED

JUL 24 2023

WHEN RECORDED MAIL TO
Title Alliance of Southern Idaho
995 S. Allante Place
Boise, ID 83709
File No. 751-200163

Instrument # 249688
STATE OF IDAHO, COUNTY OF WASHINGTON
2022-10-06 01:35:16 PM No. of Pages: 3
Recorded for: 751 RESWARE IDAHO
DONNA ATWOOD Fee: \$15.00
Ex-Officio Recorder Deputy MMcConnell
Index To: DEED
Electronically Recorded by Simplifile

SPACE ABOVE THIS LINE FOR RECORDER'S USE

WARRANTY DEED

FOR VALUE RECEIVED

Mary Susan Roach, a married woman, as her sole and separate property

GRANTOR hereby GRANT, BARGAIN, SELL, and CONVEY unto:

Magna Lux Holdings, LLC, an Oregon limited liability company

GRANTEE, whose current address is 4568 Cody Way, Silverton, OR 97381 the following described real property situated in Washington County, Idaho more particularly described as follows, to wit:

See attached Exhibit A

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee and Grantee heir and assigns forever. And Grantor is/are the owner 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; and subject to reservations, restrictions, dedications, easements, rights of way and agreements, if any, of record, and general taxes and assessments, (including irrigation and utility assessments, if any) for the current year which are not yet due and payable and the Grantor will warrant and defend the same from all lawful claims whatsoever.

Dated this 5th day of October, 2022.

SCANNED
JUL 24 2023

Mary Susan Roach
 Mary Susan Roach

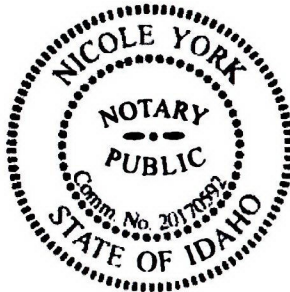
Robert D. Patrick
 Robert D. Patrick

State of Idaho

County of Ada

On this 5th day of October, 2022 before me, the undersigned Notary Public, in and for said State, personally appeared **Mary Susan Roach and Robert D. Patrick**, known to me (or satisfactorily proven) to be the person whose name is/are subscribed to the within instrument and acknowledged that he/she/they executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and affixed my official seal.



[Signature]
 Residing at Nampa, ID Notary Public

My commission expires: 9/25/2023

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 JUL 24 2023

EXHIBIT A

Lots 97, 98 and 99 of Sunnyside Orchard Tract in Section 17, Township 10 North, Range 5 West of the Boise Meridian, as the same is shown on the official plat thereof on file in the Office of the County Recorder of Washington County, Idaho.

SCANNED

JUL 24 2023



IDAHO DEPARTMENT OF
WATER RESOURCES

322 E Front Street, Suite 648, Boise ID 83702 • PO Box 83720, Boise ID 83720-0098
Phone: 208-287-4800 • Fax: 208-287-6700 • Email: idwrinfo@idwr.idaho.gov • Website: idwr.idaho.gov

Governor Brad Little

Director Gary Spackman

July 24, 2023

MAGNA LUX HOLDINGS LLC
339 AIRPORT RD
WEISER ID 83672-5757

Re: Change in Ownership for Water Right No(s): 3-10230, 3-10231 & 3-10232

Dear Water Right Holder(s):

The Department of Water Resources (Department) acknowledges the receipt of correspondence changing ownership of the above referenced water right(s) to you. The Department has modified its records and has enclosed a computer-generated report for you.

Updating the ownership record for a water right does not reconfirm the validity of the right. When processing a Notice of Change in Water Right Ownership, the Department does not review the history of water use to determine if the right has been forfeited or deliberately abandoned 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 Idaho Code §§ 42-222 and 42-223.

Also, the ownership of water rights 3-10228 & 3-10229. The place of use appurtenant to these rights was not conveyed in the warranty deed submitted with the ownership change request. A refund of \$50 has been requested and will be sent to Paul Shinen under separate cover from the State Controller's office.

Please note, water right owners are required to report any change of water right ownership and any change of mailing address to the Department within 120 days of the change. Reporting forms are available from any office of the Department, or from the Department's website.

If you have any questions concerning the enclosed information, please contact me at (208) 287-4942.

Sincerely,

Jean Hersley
Technical Records Specialist 2

Enclosure(s)

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JUL 24 2023

Idaho Department of Water Resources Receipt
Receipt ID: W050841

Payment Amount \$100.00 Date Received 10/19/2022 Region WESTERN

Payment Type Charge Card

Payer SHINEN, PAUL

Comments OWNERSHIP CHANGE FOR MAGNA LUX HOLDINGS LLC
WRNO 3-10232, 3-10231, 3-10230, 3-10229, 3-10228
ORDERID: 54315124
LOCAL REFID: OXKLplhU/kC6kow+T82FFQ==
TOTAL PAID: \$104.00(FEES: \$4.00)
AUTH_CODE: 08690G
REC DATE: 10/19/2022 03:09:55 PM MDT
DOCUMENT NUMBER: R230313

Fee Details

Amount	Description	PCA	Fund	Fund Detail	Subsidiary	Object
\$100.00	OWNERSHIP CHANGES/SECURITY INTERESTS	62140	0229	21		1155

Signature Line (Department Representative)

Please refund \$50 to:

Paul Shinen
339 Airport Rd
Weiser, ID 83672

Water rights 3-10228 and 3-10229 were not updated. Thank you.

Jean Hersley

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JUL 24 2023

Hersley, Jean

From: Hersley, Jean
Sent: Monday, July 24, 2023 11:13 AM
To: IdwrPayable
Subject: Refund
Attachments: Shinen for Magna Lux Holdings.docx

Please process the attached refund as soon as possible. Thank you.



Jean Hersley
Technical Records Specialist II
Idaho Dept Water Resources
(208) 287-4942

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JUL 24 2023

Hersley, Jean

From: Hersley, Jean
Sent: Tuesday, July 18, 2023 2:48 PM
To: wrecord@co.washington.id.us
Subject: warranty deed- instrument no. 249688

The Department of Water Resources is trying to update ownership of water rights. I need a warranty deed, instrument # 249688 to be able to complete this. Can you help? Thank you.



*Jean Hersley
Technical Records Specialist II
Idaho Dept Water Resources
(208) 287-4942*

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JUL 24 2023



322 E Front Street, Suite 648, Boise ID 83702 • PO Box 83720, Boise ID 83720-0098
Phone: 208-287-4800 • Fax: 208-287-6700 • Email: idwrinfo@idwr.idaho.gov • Website: idwr.idaho.gov

Governor Brad Little

Director Gary Spackman

April 28, 2023

MAGNA LUX HOLDINGS LLC
339 AIRPORT RD
WEISER ID 83672-5757

RE: Water Right No(s): 3-10232, 3-10231, 3-10230, 3-10229, 3-10228
Change in Ownership

Dear Interested Parties:

The Department of Water Resources (Department) acknowledges receipt of your Notice of Change in Water Right Ownership (Notice).

Our review of your Notice indicates that additional information is required before the Department can process the change. The information required is indicated below:

 X Evidence of Water Right Ownership: copy of Deed, or other legal document indicating your ownership of the property and/or water rights in question. The Department acknowledges the Deed of Trust from Manga Lux Holdings LLC to River Run Hospitality LLC, the Title Commitments from Mary Susan Roach to Walter Shinen, and the Title Commitment from Robert Patrick to Walter Shinen. The Department cannot accept Deeds of Trust nor Title Commitments. The Department can accept Warranty Deeds or Quitclaim Deeds that can be acquired from the County Clerk.

Because the Department cannot process the Notice without proper documentation, we will hold any action on your notice pending receipt of the necessary information. If we do not receive the necessary information within 30 days we will return your notice and all attachments and your notice will not be processed.

Also, please note that permit holders are required to report any change of ownership and/or mailing address to the Department within 120 days of the change. Forms to assign ownership or update your address are available from any office of the Department or on the Department's website.

If you have any questions regarding this matter, please contact me at (208)287-4921.

Sincerely,

Sidney Palmer

Sidney Palmer
Technical Records Specialist 1

SCANNED
JUL 24 2023