

RECEIVED

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

MAY 08 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.

DE

Water Right/Claim No.	Split?	Leased to Water Supply Bank?	Water Right/Claim No.	Split?	Leased to Water Supply Bank?
10839	Yes ☐	Yes ☐		Yes ☐	Yes ☐
33 14945	Yes ☐	Yes ☐		Yes ☐	Yes ☐
14946	Yes ☐	Yes ☐		Yes ☐	Yes ☐
14947	Yes ☐	Yes ☐		Yes ☐	Yes ☐
14948	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: MCD LLRV RANCH LLC
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): I-5 PROPERTIES, LP, AN IDAHO LIMITED PARTNERSHIP
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or
- 12570 E HIGHWAY 21 BOISE ID 83716
Mailing address City State Zip
2083444932 cjwhitehead@westerntrailer.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: 2-15-2023
6. Do you own the land identified as the water right place of use? Yes ☒ No ☐
☐ 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 # 33-10839

8. Signature: [Signature] Title, if applicable _____ Date _____
Signature of new owner/claimant
SHANNON A. WHITEHEAD
Print name

Signature: _____ Title, if applicable _____ Date _____
Signature of new owner/claimant
Print name

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Received by KM Date 5-8-23 For IDWR Office Use Only: Receipt No. C116214 Receipt Amt. 125.00
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 5-17-23



0005145339



STATE OF IDAHO
Office of the secretary of state, Phil McGrane
ANNUAL REPORT
Idaho Secretary of State
PO Box 83720
Boise, ID 83720-0080
(208) 334-2301
Filing Fee: \$0.00

For Office Use Only

-FILED-

File #: 0005145339

Date Filed: 3/8/2023 10:36:44 AM

Entity Name and Mailing Address:

Entity Name: I-5 PROPERTIES, LP
The file number of this entity on the records of the Idaho Secretary of State is: 0000029695
Address: SHANNON WHITEHEAD
12570 E HIGHWAY 21
BOISE, ID 83716-9320

Entity Details:

Entity Status: Active-Current
This entity is organized under the laws of: IDAHO
If applicable, the old file number of this entity on the records of the Idaho Secretary of State was: L5185

The registered agent on record is:

Registered Agent: SHANNON A WHITEHEAD
Registered Agent
Physical Address
12570 E HWY 21
BOISE, ID 83716
Mailing Address

Limited Partnership General Partners

Name	Business Address
Jerald M Whitehead	12570 E HIGHWAY 21 BOISE, ID 83716-9320
Shannon A Whitehead	12570 E HIGHWAY 21 BOISE, ID 83716-9320

The annual report must be signed by an authorized signer of the entity.

Job Title: Bookkeeper

Michelle Labrie

Sign Here

03/08/2023

Date

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B0784-0410 03/08/2023 10:36 AM Received by Office of the Idaho Secretary of State



Instrument # 263812
CHALLIS, CUSTER, IDAHO
02-15-2023 12:50:58 No. of Pages: 2
Recorded for: ALLIANCE TITLE - REXBURG OFFICE
Lura H. Baker Fee: \$15.00
Ex-Officio Recorder Deputy: TG

WARRANTY DEED

Alliance Title & Escrow, LLC Order No.:629463

FOR VALUE RECEIVED

McD LLRV Ranch, LLC, an Idaho Limited Liability Company

the grantor(s), do(es) hereby grant, bargain, sell and convey unto

I-5 Properties, LP, an Idaho Limited Partnership

whose current address is

**12750 E. Highway 21
Boise, ID 83716**

the grantee(s), the following described premises, in Custer County, Idaho, TO WIT:

All that certain real property located in Custer County, Idaho, more particularly described as follows:

**Township 11 North, Range 25 East, Boise Meridian
Section 13: Southwest Quarter Southwest Quarter, East Half Southwest Quarter, Southeast Quarter
Section 24: Northwest Quarter, East Half Southwest Quarter, Northwest Quarter Southwest Quarter, North Half Northeast Quarter, Southeast Quarter Northeast Quarter, Southeast Quarter
Section 25: Northeast Quarter Northeast Quarter
Section 36: East Half**

**Township 11 North, Range 26 East, Boise Meridian
Section 4: Lots 2, 3, 4, South Half Northwest Quarter, Southwest Quarter Northeast Quarter, South Half
Section 5: Southeast Quarter
Section 8: Northeast Quarter, Southeast Quarter Southwest Quarter, Southwest Quarter Southeast Quarter, East Half Southeast Quarter
Section 9: Northwest Quarter, West Half Southwest Quarter, North Half Northeast Quarter, Southwest Quarter Northeast Quarter
Section 17: East Half Northwest Quarter, Southwest Quarter, East Half
Section 18: Southeast Quarter Southeast Quarter
Section 19: Lots 3 and 4, East Half Southwest Quarter, Northwest Quarter Southeast Quarter, East Half Southeast Quarter, Southwest Quarter Northeast Quarter, East Half Northeast Quarter
Section 20: Northwest Quarter Northwest Quarter, South Half Northwest Quarter, Southwest Quarter, North Half Northeast Quarter
Section 29: West Half, West Half East Half
Section 30: Lot 1, Northeast Quarter Northwest Quarter, Southwest Quarter Southeast Quarter, Northwest Quarter Northeast Quarter, East Half East Half.**

EXCEPTING THEREFROM any house trailer or mobile home standing on the premises.

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TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee(s), that (s)he is/are the owner(s) in fee simple of said premises; that they are free from all encumbrances Except: Current Year Taxes, conditions, covenants, restrictions, reservations, easements, rights and rights of way, apparent or of record.

And that (s)he will warrant and defend the same from all lawful claims whatsoever.

Dated: February, 2023

McD LRV Ranch, LLC

Peter McDermott
Peter McDermott, Managing Member

Lori McDermott
Lori McDermott, Managing Member

State of Colorado } ss
County of Arapahoe }

On this 13th day of February, 2023, before me, the undersigned, a Notary Public in and for said state, personally appeared Peter McDermott and Lori McDermott known or identified to me to be the Managing Member in the Limited Liability Company known as McD LRV Ranch, LLC who executed the foregoing instrument in said LLC name.

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

Olga A. Pillitteri
Notary Public for the State of Colorado
Residing at: Denver
Commission Expires: 7/16/24

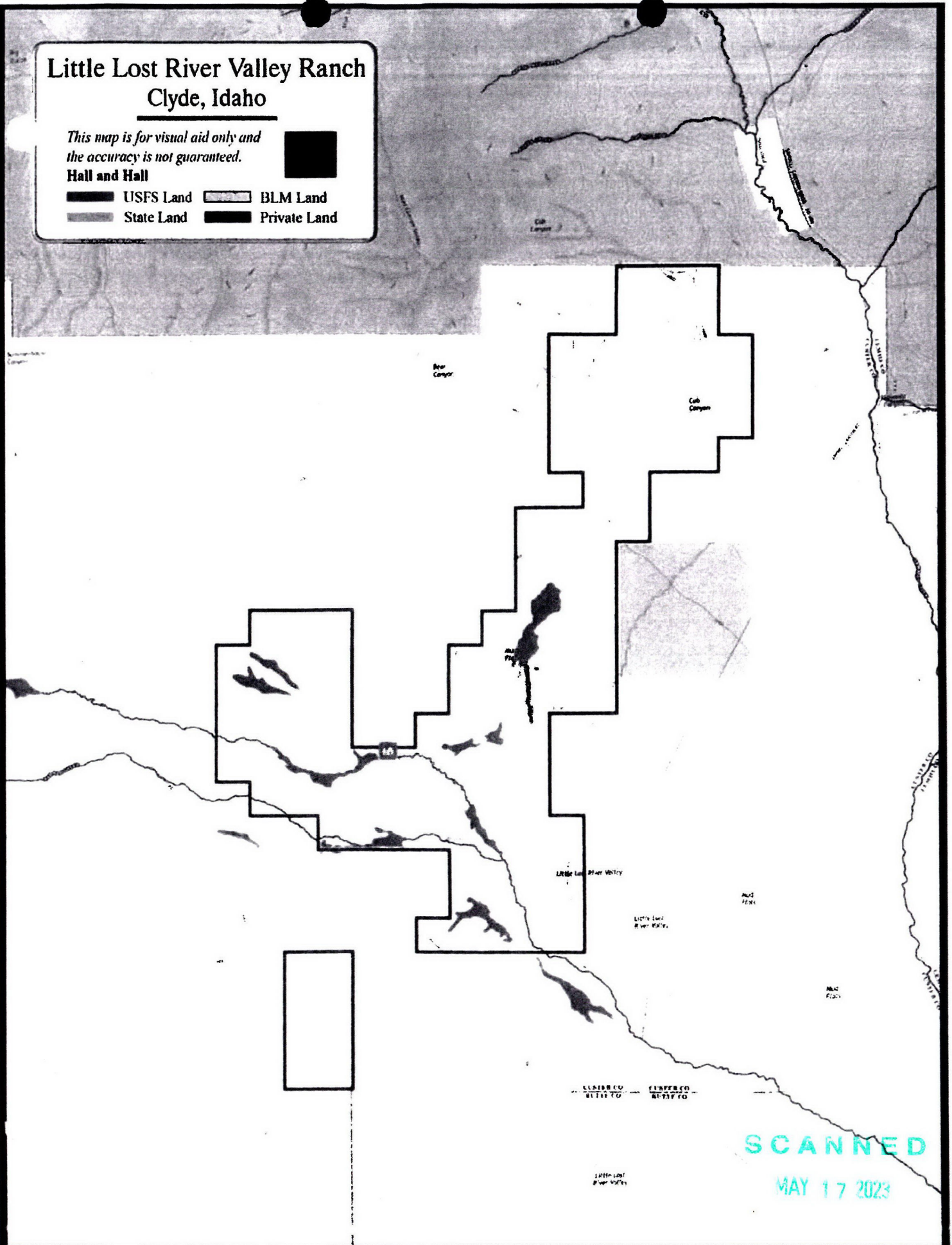


Little Lost River Valley Ranch Clyde, Idaho

*This map is for visual aid only and
the accuracy is not guaranteed.*

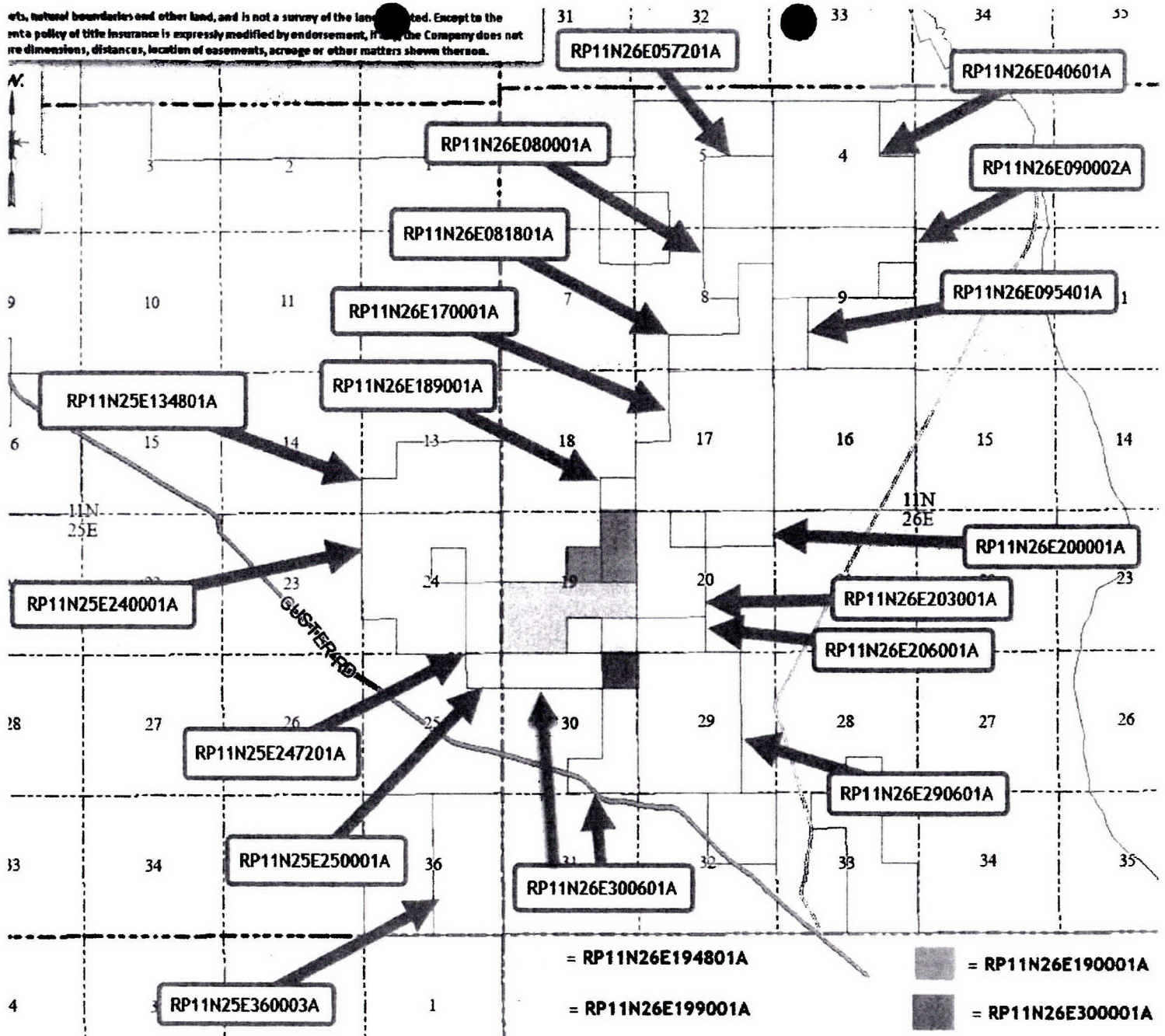
Hall and Hall

 USFS Land	 BLM Land
 State Land	 Private Land



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ets, natural boundaries and other land, and is not a survey of the land. Except to the extent the policy of title insurance is expressly modified by endorsement, it is the Company's policy that the Company does not warrant dimensions, distances, location of easements, acreage or other matters shown thereon.



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File No./Escrow No.: 629463
Officer/Escrow Officer: Sarah MagyarAlliance Title & Escrow, LLC
610 Main St.
Salmon, ID 83467
(208)756-4231

Property Address: NKN PAHSIMEROI RD.
CHALLIS, ID 83226 (CUSTER)
(RP11N26E080001A, RP11N26E194801A, RP11N26E081801A, RP11N26E090002A)

NKN PAHSIMEROI RD
CHALLIS, ID 83226 (CUSTER)
(RP11N25E240001A, RP11N25E247201A, RP11N25E250001A, RP11N25E360003A)

NKN PAHSIMEROI RD
CHALLIS, ID 83226 (CUSTER)
(RP11N26E290601A, RP11N26E300001A, RP11N26E300601A, RP11N25E134801A)

NKN PAHSIMEROI RD
CHALLIS, ID 83226 (CUSTER)
(RP11N26E199001A, RP11N26E200001A, RP11N26E203001A, RP11N26E206001A)

NKN PAHSIMEROI RD
CHALLIS, ID 83226 (CUSTER)
(RP11N26E040601A, RP11N26E057201A)

NKN PAHSIMEROI RD
CHALLIS, ID 83226 (CUSTER)
(RP11N26E095401A, RP11N26E170001A, RP11N26E190001A, RP11N26E189001A)

Buyer: I-5 PROPERTIES, LP, AN IDAHO LIMITED PARTNERSHIP
12750 E. Highway 21
Boise, ID 83716

Settlement Date: 2/15/2023

Disbursement Date: 2/15/2023

Description	Buyer	
	Debit	Credit
Deposits, Credits, Debits		
Sale Price of Property		
Deposit		
Proceeds from 1031 Exchange from TitleOne Exchange Company		
Refund of Earnest Money from Personal Funds to (DISABLED) I-5 Properties, LP, an Idaho Limited Partnership		
Provisions		
County Taxes 1/1/2023 to 2/15/2023 @ \$2,535.92/Year		
Title Charges		
Title - Settlement or closing fee to Alliance Title & Escrow, LLC (reduced from \$10,450.00)		
Title - eRecording Fee paid to Simplifile - Buyer/Borrower to Alliance Title & Escrow, LLC		
Title - Wire Processing Fee to Alliance Title & Escrow, LLC		
Government Recording and Transfer Charges		
Recording fees: Deed \$15.00		
Additional Settlement Charges		
Invoice 36751 to Thomson Byron, LLP \$6,000.00		
	Debit	Credit
Subtotals		
Due From Buyer		
Totals		

CONSUMER PROTECTION ALERT: Alliance Title & Escrow, LLC does not deliver wire instructions via e-mail to you or your agent, without a verbal request and confirmation of receipt, to include verification of the accuracy of wire information. If you wish to wire funds for closing, please ask your escrow officer for wire account information and options to deliver that information to you.



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

May 17, 2023

I-5 PROPERTIES LP
12570 E HIGHWAY 21
BOISE ID 83716-9320

Re: Change in Ownership for Water Right No(s): 33-10839, 33-14946, 33-14947, 33-14945, 33-14948

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.

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)

c: Water District No. 33

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Hersley, Jean

From: Whitehead, Clint <Cjwhitehead@westerntrailer.com>
Sent: Wednesday, May 17, 2023 10:50 AM
To: Hersley, Jean
Subject: RE: change in water right ownership for I-5 Properties LP
Attachments: warranty deed I-5 properties.pdf

CAUTION: This email originated outside the State of Idaho network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact your agency service desk with any concerns.

Yes that is the correct Basin 33.
See attached warranty deed for the Land we purchased and are switching water rights over to our name.
Please let me know if you need anything else.
Thank you
Clint

Clint Whitehead
Western Trailer
208-850-7015

From: Hersley, Jean <Jean.Hersley@idwr.idaho.gov>
Sent: Wednesday, May 17, 2023 10:38 AM
To: Whitehead, Clint <Cjwhitehead@westerntrailer.com>
Subject: [External Email] change in water right ownership for I-5 Properties LP

Dear Interested Parties:

The Department of Water Resources (Department) acknowledges receipt of your Notice of Change in Water Right Ownership (Notice) to update what I believe are water rights 33-10839, 33-14946, 33-14947, 33-14945, 33-14948. There was not a Basin listed on your form. Please confirm the water rights are in Basin 33.

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

☒ Copy of 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 was conveyed.

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. You may provide the requested information by email to file@idwr.idaho.gov Attn: Jean or mail to IDWR, PO Box 83720, Boise, ID, 83720-0098.

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 update ownership or your address are available from any office of the Department or on the Department's website.

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MAY 17 2023

If you have any questions regarding this matter, please contact me at (208) 287-4942.



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

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MAY 17 2023