

RECEIVED

AUG 31 2022

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED ✓

SEP 07 2022

DEPT OF WATER RESOURCES
SOUTHERN 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. 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?
72-234	Yes ☐	Yes ☐		Yes ☐	Yes ☐
72-235	Yes ☐	Yes ☐		Yes ☐	Yes ☐
72-4130	Yes ☐	Yes ☐		Yes ☐	Yes ☐
72-16770	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Timothy Leuzinger, Gary Leuzinger, Karen A Dowton
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): West Pass Ranch LLC
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or
1050 North Briar Lane Boise Idaho 83712
Mailing address City State Zip
mkboren@gmail.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: March 29, 2021
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):
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.

8. Signature: [Signature] Member 8/12/22
Signature of new owner/claimant Title, if applicable Date
Michael Boreg
Print name
- Signature: _____
Signature of new owner/claimant Title, if applicable Date

- Print name

SUPPORT DATA

IN FILE # 72-234

Received by Ku Date 8/31/22 For IDWR Office Use Only: Receipt No. C113870 Receipt Amt. \$100-

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 KA Date 12-07-2022

SCANNED

JAN 11 2023

Recording Requested By and
When Recorded Return to:
Joshua J. Leonard
Clark Wardle LLP
P.O. Box 639
Boise, Idaho 83701

Instrument # 260103

CHALLIS, CUSTER, IDAHO
03-31-2021 03:10:30 No. of Pages: 5
Recorded for: PIONEER TITLE CANYON - CALDWELL
Lura H. Baker Fee: \$15.00
Ex-Officio Recorder Deputy: KW

SPACE ABOVE THIS LINE FOR
RECORDER'S USE ONLY

SPECIAL WARRANTY DEED

Special Warranty Deed made this 29 day of March, 2021, between TIMOTHY LEUZINGER (also shown of record as Timothy George Leuzinger), an unmarried man dealing with his sole and separate property, as to a 20% interest in Parcel I and all of Parcel II; SYDNEY DOWTON (who erroneously acquired title as Sidney Dowton) and KAREN DOWTON, husband and wife as to a 40% interest in Parcel I; and GARY LEUZINGER and LINDA LEUZINGER, husband and wife as to a 40% interest in Parcel I (collectively, "Grantor"); and West Pass Ranch LLC, an Idaho limited liability company ("Grantee"), whose current address is c/o Clark Wardle LLP, Attn: Joshua J. Leonard, P.O. Box 639, Boise, ID 83702, witnesseseth:

That Grantor, for and in consideration of the sum of Ten Dollars and No Cents (\$10.00), and other good and valuable consideration, the receipt whereof is hereby acknowledged, does, by these presents, grant, sell and convey unto Grantee and its successors and assigns forever, all the following described real estate situated in the County of Custer, State of Idaho:

SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN.

Together with all and singular the buildings, improvements, easements, rights, tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, including, without limitation, all development rights, air rights, mineral rights, water and water rights (including both hot and cold water rights) owned or used in connection with the above-described real property (collectively, "Appurtenances"), the rents, issues and profits thereof, and all estate, right, title, and interest in and to the property, as well in law as in equity, except as expressly provided otherwise herein.

To have and to hold, all and singular the above-described premises together with the Appurtenances unto Grantee and its heirs and assigns forever.

Grantor makes no covenants or warranties with respect to title, express or implied, other than that previous to the date of this instrument, Grantor has not conveyed the same estate to any person other than Grantee and that such estate is at the time of the execution of this instrument free from encumbrances done, made or suffered by the Grantor, or any person claiming under Grantor, subject to any and all easements, restrictions, agreements and encumbrances of record or appearing on the land as of the date of this instrument.

[SIGNATURES FOLLOW ON SUBSEQUENT PAGES]

IN WITNESS WHEREOF, Grantor and Grantee each has caused its name to be hereunto subscribed this 29TH day of March, 2021.

GRANTOR:

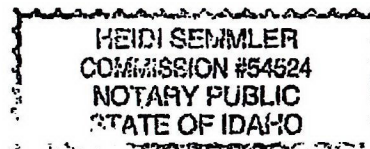
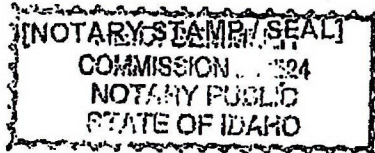
TIMOTHY LEUZINGER, an unmarried man dealing with his sole and separate property,

By: *Timothy Leuzinger*
Timothy Leuzinger

State of IDAHO)
County of Unhi) ss.

This record was acknowledged before me on 3/29/21 [date] by TIMOTHY LEUZINGER.

Heidi Semmler
Signature of Notary Public
My Commission expires: May 19, 2021



SYDNEY M. AND KAREN DOWTON,
husband and wife,

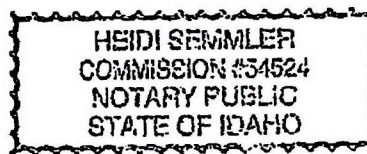
By: *Sydney M Dowton*
Sydney M. Dowton

State of IDAHO)
County of Lemhi) ss.

This record was acknowledged before me on 3/29/21 [date] by SYDNEY ~~M.~~
DOWTON.

Heidi Semmler
Signature of Notary Public
My Commission expires: May 19, 2021

[NOTARY STAMP / SEAL]



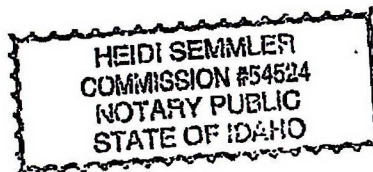
By: *Karen Dowton*
Karen Dowton

State of IDAHO)
County of Lemhi) ss.

This record was acknowledged before me on 3/29/21 [date] by KAREN
DOWTON.

Heidi Semmler
Signature of Notary Public
My Commission expires: May 19, 2021

[NOTARY STAMP / SEAL]

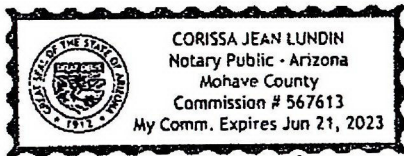


GARY AND LINDA LEUZINGER,
husband and wife,

By: *Gary Leuzinger*
Gary Leuzinger

State of ARIZONA)
) ss.
County of Mohave)

This record was acknowledged before me on 3-29-2021 [date] by GARY LEUZINGER.



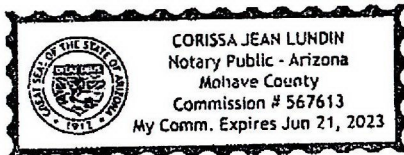
[NOTARY STAMP / SEAL]

C. Lundin
Signature of Notary Public
My Commission expires: 6-21-2023

By: *Linda Leuzinger*
Linda Leuzinger

State of ARIZONA)
) ss.
County of Mohave)

This record was acknowledged before me on 3-29-2021 [date] by LINDA LEUZINGER.



[NOTARY STAMP / SEAL]

C. Lundin
Signature of Notary Public
My Commission expires: 6-21-2023

EXHIBIT A
Legal Description of Property

Parcel I:

Tracts A, B, and C of Homestead Entry Survey #597, and Tracts A and B of Homestead Entry #722, embracing a portion of approximately Section 29, 30, 31, and 32, Township 8 North, Range 17 East, Boise Meridian, LESS the following described tract, to-wit:

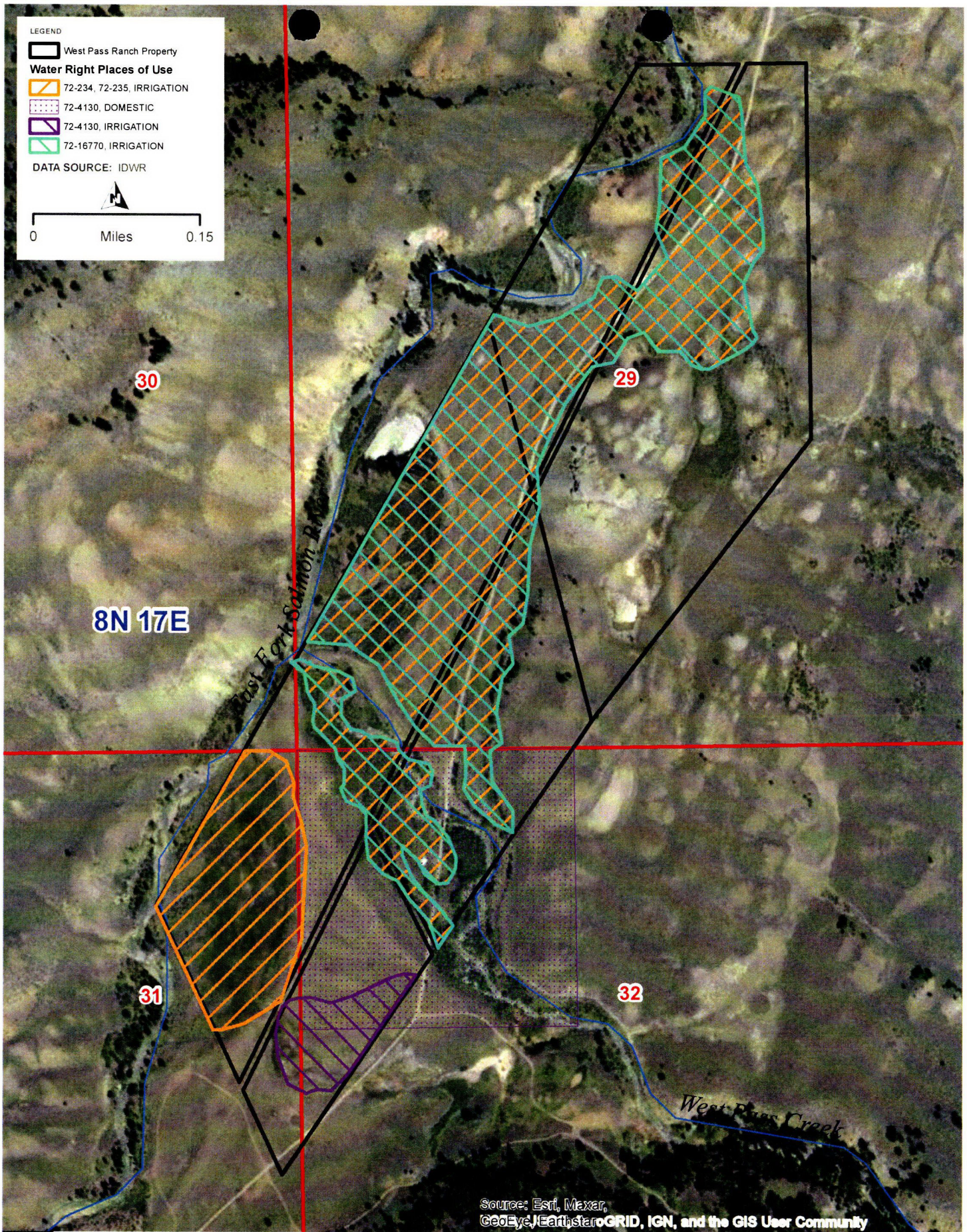
A fraction of Tract B. of H.E.S. No. 722 in approximate unsurveyed Section 29, Township 8 North, Range 17 East, Boise Meridian, Custer County, Idaho, according to the plat accepted by the U.S. Surveyor General's Office at Boise, Idaho, August 18, 1920, described as:

Beginning at Corner No. 6 of said H.E.S.; thence North $13^{\circ}38'$ West, 850 feet to Corner No. 7 of said H.E.S.; thence North $31^{\circ}00'$ East along the Northwesternly boundary of said H.E.S. 307 feet; thence South $13^{\circ}38''$ East, 850 feet, more or less, to the Northwesternly line of the road; thence South $26^{\circ}44'$ West along said Northwesternly line of said road 307 feet to the POINT OF BEGINNING.

Parcel II:

A fraction of Tract B. of H.E.S. No. 722 in approximate unsurveyed Section 29, Township 8 North, Range 17 East, Boise Meridian, Custer County, Idaho, according to the plat accepted by the U.S. Surveyor General's Office at Boise, Idaho, August 18, 1920, described as:

Beginning at Corner No. 6 of said H.E.S.; thence North $13^{\circ}38'$ West, 850 feet to Corner No. 7 of said H.E.S.; thence North $31^{\circ}00'$ East along the Northwesternly boundary of said H.E.S. 307 feet; thence South $13^{\circ}38''$ East, 850 feet, more or less, to the Northwesternly line of the road; thence South $26^{\circ}44'$ West along said Northwesternly line of said road 307 feet to the POINT OF BEGINNING.



WATER RIGHTS OWNERSHIP CHANGE WEST PASS RANCH LLC

SCANNED
JAN 11 2023



IDAHO DEPARTMENT OF
WATER RESOURCES

Southern Region • 650 Addison Ave W, Suite 500 • Twin Falls, ID 83301-5858

Phone: 208-736-3033 • Fax: 208-736-3037 • Email: southerninfo@idwr.idaho.gov • Web: idwr.idaho.gov

Governor Brad Little

Director Gary Spackman

December 07, 2022

WEST PASS RANCH LLC
1050 N BRIAR LN
BOISE ID 83712-6728

Re: Change in Ownership for Water Right No(s): 72-234, 72-235, 72-4130, and 72-16770

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) 293-9916.

Sincerely,

Kent Aasa
Water Resource Agent, Senior

Enclosure(s)
c HDR | SPF
WD 170
WD 72D

RECEIVED

AUG 31 2022



RECEIVED

SEP 07 2022

DEPT OF WATER RESOURCES
SOUTHERN REGION

August 30, 2022

Corey Skinner
Idaho Department of Water Resources
Southern Region Office
650 Addison Ave. W., Suite 500
Twin Falls, Idaho 83301-5858
(Sent via hand delivery to IDWR State Office in Boise)

RE: Application for Permit, Ownership Change – West Pass Ranch LLC

Dear Corey,

On behalf of West Pass Ranch LLC and Mike Boren, we are pleased to submit the enclosed *Application for Permit* for a low temperature geothermal (LTG) well to be constructed near Clayton, Idaho. The application seeks authorization to use LTG water in a swimming pool, hot tub, and/or for residential space-heating depending on the temperature of the resource encountered.

In response to IDWR's standard inquiry concerning the local public interest when processing permit applications in the Upper Salmon River Basin, the permit application proposes construction of a LTG well to a depth of 1,200 feet and a diversion rate of 0.04 cfs for a non-consumptive use. Pumping from the deep aquifer at this location should have a negligible effect on local area stream flows, and water will not be directly discharged to the river. The proposed project should have no effect on stream habitat and endangered species fish of interest at this location.

Also on behalf of West Pass Ranch LLC and Mike Boren, we wish to submit a *Notice of Change in Water Right Ownership* for water rights 72-234, 72-235, 72-4130, and 72-16770, all currently in the names of Timothy Leuzinger, Gary Leuzinger, and Karen A. Dowton.

We understand the total filing fee for the two applications is \$200.00 (\$100 each for the Application for Permit and the Ownership Change). Payment is provided by P-Card. Please contact HDR|SPF with any questions.

Sincerely,
HDR|SPF

Lori Graves
Senior Water Rights Specialist

CC: Mike Boren
Enclosures

hdrinc.com

HDR | SPF, 300 E. Mallard Dr., Suite 350, Boise, ID 83706
(208) 872-9500

SCANNED
JAN 11 2023