

RECEIVED

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AUG 05 2022

DEPARTMENT OF
WATER RESOURCES

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

JUL 29 2022

NOTICE OF CHANGE IN WATER RIGHT OWNERSHIP

Department of Water Resources
Eastern Region

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?
73-12248	Yes ☒	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Chris Drakos Enterprises, Inc.
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Ellis Ridge Ranch, LLC (Constantine Rodatos and Amanda Serradell, Member Mgrs)
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or
- 3021 Salinas Hwy Monterey CA 93940
Mailing address City State Zip
- 415-760-6627 (Constantine [goes by Dean]) deanrodatos@gmail.com / amanda.serradell@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: 03-25-2022
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: Constantine Rodatos 7/18/2022 | 12:22:54 PM
Signature of new owner/claimant Title, if applicable Date

Amanda Serradell
Signature of new owner/claimant Title, if applicable Date 7/25/2022 | 9:08:55 PM E

Print name

Received by M. Petter Date 7-29-22 For IDWR Office Use Only: Receipt No. E048357 Receipt Amt. 25.00

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 SP Date 11/21/22

SCANNED
DEC 16 2022

Instrument # 262304

CHALLIS, CUSTER, IDAHO

03-25-2022 12:50:11 No. of Pages: 4

Recorded for: TITLEONE - TWIN FALLS

Lura H. Baker Fee: \$15.00

Ex-Officio Recorder Deputy: TH

Sun Valley Title

 A TitleOne Company

SVT Order No.: 22441050

AT&E Order No.: 595550

Quitclaim Deed

For value received, **Chris Drakos Enterprises, Inc., a Nevada corporation**

Does hereby convey, release, remise, and forever quit claim unto

Ellis Ridge Ranch, LLC, an Idaho limited liability company, as to an undivided 26.53% interest and Custer Road LLC, an Idaho limited liability company, as to an undivided 73.47% interest, tenants in common

whose current address is 3021 Salinas Hwy, Monterey, CA 93940,

Any and all water rights including Water Right #73-12248 appurtenant to the following described premises:

See Exhibit A, attached hereto and incorporated herein.

To have and to hold the said premises, unto the said grantees, heirs and assigns forever.

Remainder of this page intentionally left blank.

Instrument # 262304

Date: 3-7-22
Chris Drakos
Chris Drakos

State of Idaho, County of Bingham, ss.

On this 7 day of March in the year of 2022, before me, the undersigned, a Notary Public in and for said State, personally appeared Chris Drakos known or identified to me to be the President of the corporation that executed the instrument or the person who executed the instrument on behalf of said corporation, and acknowledged to me that such corporation executed the same.

Lori Frederick, Notary Public
Residing at: Blackfoot, ID
My Commission Expires: 8-16-2022
(seal)

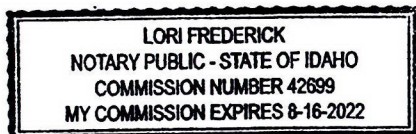


EXHIBIT A **LEGAL DESCRIPTION OF THE PREMISES**

Parcel I:
Township 16 North, Range 20 East, Boise Meridian, Custer County, Idaho.
Section 25: Northwest Quarter Southwest Quarter

Also:

A fraction of the Northeast Quarter Southwest Quarter, Section 25, Township 16 North, Range 20 East, Boise Meridian, Custer County, Idaho, more particularly described as follows:

Beginning at the Southwest corner of said Northeast Quarter Southwest Quarter of Section 25, run thence East along the Southerly boundary of the Northeast Quarter Southwest Quarter of Section 25, a distance of 374.0 feet; thence
North 20°58'East, 449.5 feet; thence
North 6°26'West, 360.4 feet; thence
North 36°54'West, 464.6 feet; thence
North 19°39'West, 181.7 feet to a point on the Northerly boundary of the Northeast Quarter Southwest Quarter of Section 25; thence
West along the Northerly boundary of the Northeast Quarter Southwest Quarter of Section 25 a distance of 153.8 feet to the Northwest corner of the Northeast Quarter Southwest Quarter of Section 25; thence
South along the Westerly boundary of the Northeast Quarter Southwest Quarter of Section 25, a distance of 1320.0 feet to the Point of Beginning.

Also:

A parcel of land located in the Southeast Quarter Southeast Quarter of Section 26, South half Southwest Quarter, Section 25, and the Northeast Quarter Northwest Quarter, Section 36, Township 16 North, Range 20 East, Boise Meridian, Custer County, Idaho, more particularly described as follows:

Commencing at the Southwest Section corner of said Section 25;
Thence North 00°21'56" West the basis of bearing of this description, 1332.10 feet, to the Northwest corner of the Southwest Quarter Southwest Quarter of said Section 25 (the South 1/16th of said Section 25 and 26) which is the Point of Beginning; thence
North 89°54'35" East, 1313.62 feet to the Northeast corner of the Southwest Quarter Southwest Quarter of said Section 25; thence
North 89°54'35" East along the North line of the Southeast Quarter Southwest Quarter of said Section 25, 374.00 feet; thence
South 01°41'06" East, 224.84 feet; thence
South 07°21'33" East, 161.88 feet; thence
South 29°34'09" East, 204.85 feet; thence
South 41°11'29" East, 249.23 feet; thence
South 22°41'34" West, 78.02 feet; thence
South 32°29'25" West, 146.75 feet; thence
South 81°58'48" West, 219.56 feet; thence
South 27°31'11" West, 412.44 feet; thence
North 54°58'26" West, 211.01 feet to the intersection with the North right of way line of the county road; thence along the said North right of way line the following ten (10) courses:
North 62°11'10" West, 69.86 feet; thence

Instrument # 262304

North 62°26'55" West, 872.45 feet; thence along an arc of a curve to the left 204.11 feet, having a delta of 10°46'27", a radius of 1085.44 feet and a long chord of
North 67°50'08" West, 203.81 feet; thence
North 73°13'22" West, 9.07 feet; thence along the arc of a curve to the left 205.07 feet, having a delta of 13°51'44", a radius of 847.61 feet; and a long cord of
North 80°09'25" West, 204.57 feet; thence
North 87°05'27" West, 69.18 feet; thence along the arc of a curve to the right 205.08 feet, having a delta of 71°57'46", a radius of 163.28 feet, and a long cord of
North 51°06'34" West, 191.86 feet; thence
North 15°07'41" West, 87.70 feet; thence along the arc of a curve to the left 261.71 feet, having a delta of 9°28'39", a radius of 1582.16 feet and a long cord of
North 19°52'02" West, 261.41 feet; thence
North 24°36'24" West, 235.13 feet to the intersection of the North line of the Southeast Quarter Southeast Quarter of Section 26; thence leaving said right of way
North 89°55'03" East along the North line of the Southeast Quarter Southeast Quarter of said Section 26, 371.86 feet to the Point of Beginning.

Excepting therefrom road right of way:

Parcel II:

Together with a 15 foot easement located in the Northwest Quarter Northeast Quarter Northwest Quarter, Section 36, Township 16 North, Range 20 East, Boise Meridian, Custer County, Idaho, for maintenance, replacement and repair of a certain electric motor, pump, pipeline and for the roadway servicing the same, as further described in Instrument No. 215655, records of Custer County, Idaho.

Instrument # 263009

CHALLIS, CUSTER, IDAHO

07-12-2022 03:31:40 No. of Pages: 4

Recorded for: TITLEONE - TWIN FALLS

Lura H. Baker Fee: \$15.00

Ex-Officio Recorder Deputy: TH

Sun Valley Title

 A TitleOne Company

SVT Order No.: 22441050

AT&E Order No.: 595550

Quitclaim Deed

For value received, **Custer Road LLC, an Idaho limited liability company, as to an undivided**

73.47% interest

Does hereby convey, release, remise, and forever quit claim unto

Ellis Ridge Ranch, LLC, an Idaho limited liability company

whose current address is 3021 Salinas Hwy, Monterey, CA 93940,

the grantee, the following described premises:

See Exhibit A, attached hereto and incorporated herein.

To have and to hold the said premises, unto the said grantees, heirs and assigns forever.

Remainder of this page intentionally left blank.

Date: 07/12/2022

Custer Road LLC

By: Accruit Exchange Accommodation Services LLC

Matthew Douglas

By: Matthew Douglas, Director

STATE OF Colorado, County of Denver, ss.

On this 12th day of July 2022, before me, the undersigned, a Notary Public in and for said State, personally appeared Matthew Douglas, known or identified to me to be the Director of Accruit Exchange Accommodation Services LLC, said limited liability company known to me to be the Manager of Custer Road LLC, the limited liability company that executed the instrument and acknowledged to me that he/she/they executed the same for and on behalf of said limited liability company and that said limited liability company executed on behalf of Custer Road LLC.

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

[Signature]

NOTARY PUBLIC

Residing in: Colorado

My Commission Expires: 02/09/2025

(seal)

Notarized online using audio-video communication

SAWYER JAMES HALSTEAD
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20214005411
MY COMMISSION EXPIRES FEBRUARY 9, 2025

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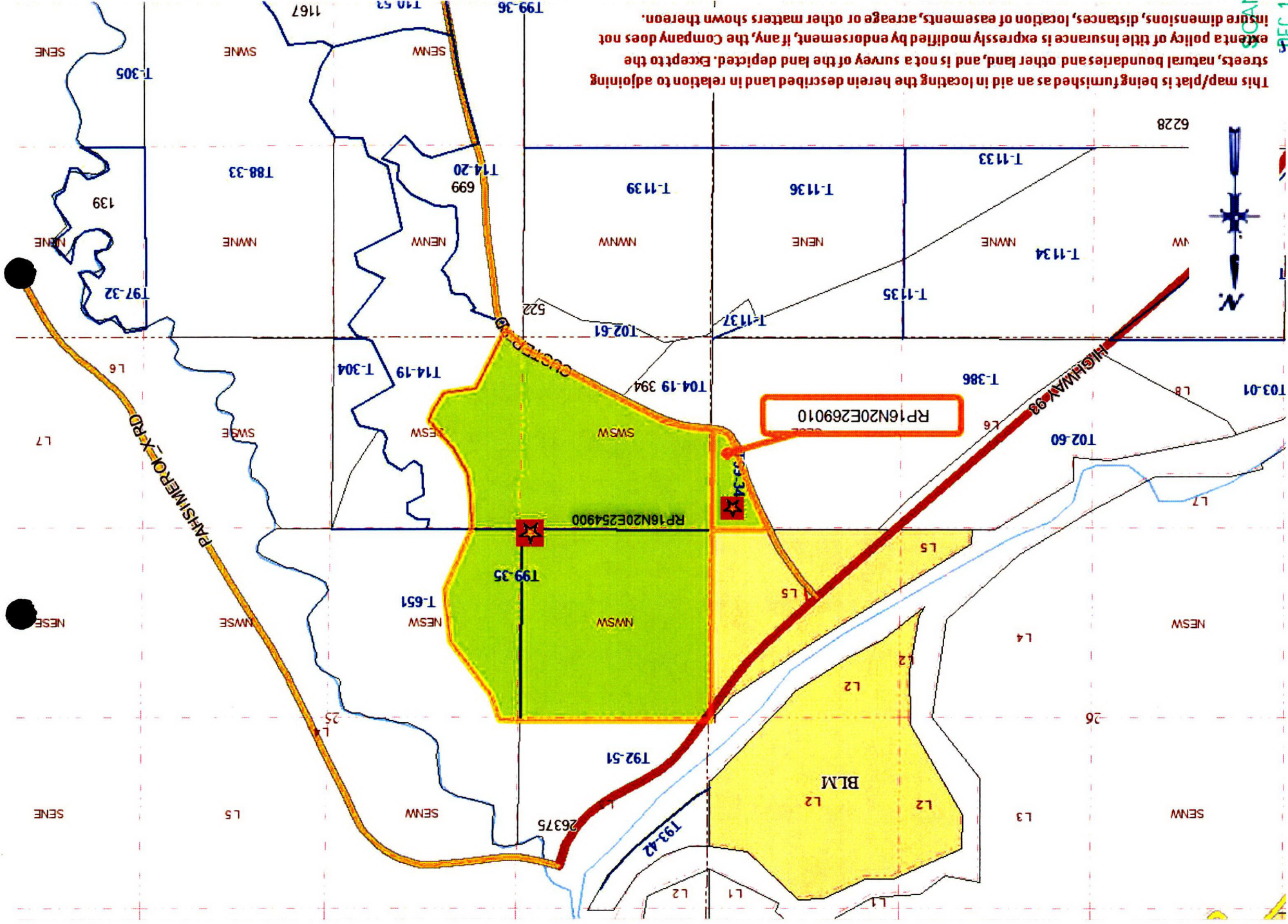
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Including any and all water rights including Water Right #73-12248 appurtenant to the above described premises.

This map/plot is being furnished as an aid in locating the herein described land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.





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

November 21, 2022

ELLIS RIDGE RANCH LLC
3021 SALINAS HWY
MONTEREY CA 93940-5777

Re: Change in Ownership for Water Right No(s): 73-12248

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)287-4921.

Sincerely,

Sidney Palmer
Technical Records Specialist 1

Enclosure(s): TED O NEAL - WATERMASTER

SCANNED
DEC 16 2022