

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

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JUN 30 2023

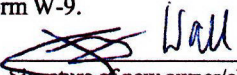
DEPARTMENT OF
WATER RESOURCES

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?
63-22038	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: Rick E Thomas
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): 5727 Hill LLC
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or
- 1775 W State St #363 Boise ID 83702
Mailing address City State Zip
208-274-5536 tommy@flatironboise.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: 4-15-2021
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:  Manager, 5727 Hill LLC 6-27-23
 Signature of new owner/claimant Title, if applicable Date
Thomas Wall
 Print name

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

 Print name

For IDWR Office Use Only:

Received by KU Date 6.30.23 Receipt No. C116674 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 Jmk Date 8-8-23

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AUG 08 2023



Order Number: 21406086

Warranty Deed

For Value Received,

tw **The Estate of Valerie Teresa Thomas, also shown of record as Valerie Jean Thomas and Valerie Thomas, deceased, by Echo D. Garidel, as Personal Representative under Probate Case No. CV01-20-18118, the Grantor, does hereby grant, bargain sell and convey unto, 5727 Hill LLC, an Idaho limited liability company, whose current address is 1775 W. State St. #363, Boise, ID 83702, the Grantee, the following described premises, in Ada County, Idaho, To Wit:**

See Exhibit A, attached hereto and incorporated herein.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, its heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that Grantor is the owner in fee simple of said premises; that they 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 all existing patent reservations, easements, right(s) of way, protective covenants, zoning ordinances, and applicable building codes, laws and regulations, general taxes and assessments, including irrigation and utility assessments (if any) for the current year, which are not due and payable, and that Grantor will warrant and defend the same from all lawful claims whatsoever. Whenever the context so requires, the singular number includes the plural.

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AUG 08 2023

Dated: 4/15/2021

The Estate of Valerie Teresa Thomas

By: Echo D. Garidel
Echo D. Garidel, Personal Representative

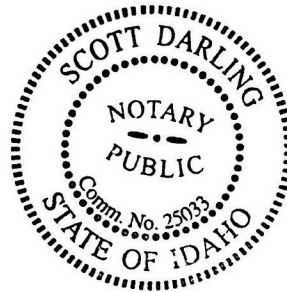
State of Idaho, County of Ad, ss.

On this 15th day of April in the year of 2021, before me, the undersigned, a notary public in and for said state, personally appeared Echo D. Garidel, known or identified to me to be the person whose name is subscribed to the within instrument, as the personal representative of the estate of Valerie Teresa Thomas and acknowledged to me that he/she executed the same as such personal representative of the estate of Valerie Teresa Thomas.



Notary Public
Residing In:
My Commission Expires:
(seal)

Residing at: Boise, ID
Commission expires: 11/28/2025



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AUG 08 2023

EXHIBIT A
LEGAL DESCRIPTION OF THE PREMISES

Parcel I:

Lots 1, 2 and 3 in Block 1 of Seaman Subdivision, according to the official plat thereof, filed in Book 9 of Plats at Page 470, official records of Ada County, Idaho.

Parcel II:

Commencing at a point 810.5 feet South of the Northwest corner of the Northwest quarter Northeast quarter, Section 19, Township 4 North, Range 2 East, Boise Meridian, Ada County, Idaho and continuing; thence South along the Western boundary line of said Northwest quarter Northeast quarter, a distance of 509.5 feet to the Southwest corner of the Northwest quarter Northeast quarter; thence North 89° 49' East a distance of 243.9 feet; thence South 35° 38' East a distance of 51.0 feet to an iron pin on the Northern bank of the Farmer's Union Canal; thence North 53° 34' East a distance of 491.6 feet to an iron pin on the Southern boundary line of the County Hill Road; thence North 51° 56' West along the Southern boundary line of the said County Hill Road a distance of 592.0 feet; thence South 62° 00' West a distance of 230.0 feet to the Place of Beginning.

Excepting therefrom any portion thereof lying within the rights of way for the Farmer's Union Canal and Hill Road.

And excepting that portion of the above described property heretofore conveyed to Fermin and Marian Zubizareta, husband and wife, described as follows, to-wit;

Commencing at the quarter corner common to Sections 18 and 19, Township 4 North, Range 2 East, Boise Meridian; thence South 817.99 feet to the Real Point of Beginning; thence North 62° 00' East a distance of 230.0 feet to a point; thence South 51° 56' East a distance of 200.0 feet to a point; thence South 52° 34' 53" West a distance of 356.89 feet to a point on the North boundary of the Farmer's Union Canal; thence South 31° 06' 01" East a distance of 322.94 feet to a point along the North boundary of the Farmer's Union Canal; thence South 89° 49' West a distance of 78.90 feet along the 1/16th line to a point; thence South a distance of 1327.25 feet to a point on the East-West midsection line; thence along said midsection line South 89° 44' West a distance of 165.0 feet to a point on the North-South midsection line; thence North along said North-South midsection line a distance of 1836.99 feet to the Real Place of Beginning.

Further excepting therefrom:

A tract of land in the Northwest quarter Northeast quarter of Section 19, Township 4 North, Range 2 East, Boise Meridian, Ada County, Idaho, more particularly described as follows:

Commencing at the quarter section corner common to Sections 18 and 19, Township 4 North, Range 2 East, Boise Meridian; thence South along the mid-section line, 817.99 feet to a point; thence

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North 62°00' East, 230.0 feet to a point; thence
South 51°56' East, 200.0 feet to the Real Point of Beginning; thence
South 52°34'53" West, 356.89 feet to a point on the Northerly boundary of the Farmer's Union Canal; thence
South 31°06'01" East, along said canal, 59.60 feet to a point; thence
North 52°34'53" East, 378.79 feet to a point; thence
North 51°56' West, 61.20 feet to the Real Point of Beginning.

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AUG 08 2023

IN THE DISTRICT COURT OF THE FIFTH JUDICIAL DISTRICT OF THE
STATE OF IDAHO, IN AND FOR THE COUNTY OF TWIN FALLS



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

August 08, 2023

5727 HILL LLC
1775 W STATE ST # 363
BOISE ID 83702-3924

Re: Change in Ownership for Water Right No(s): 63-22038

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)

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DEPARTMENT OF
WATER RESOURCES

Hello,

This check is related to the change of ownership application for WR-63-22038 for 5727 Hill LLC.

I appreciate your processing of this application.

If you have any questions my phone number

is 208-813-0025 and email is

tommy@flatironboise.com

Regards,

Tommy Wall

Manager, 5727 Hill LLC

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Attn: Kris Margheim