

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED
JAN 27 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?
65-13072A ✓	Yes ☐	Yes ☐		Yes ☐	Yes ☐
65-23817 ✓	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Steven M. Guthrie
Name of current water right holder/claimant

3. New Owner(s)/Claimant(s): BCB Properties LLC
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or
1801 N. Elder St Nampa ID 83687
Mailing address City State Zip
208 318 4599 Guthrie33@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: 01/27/2023

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.

SUPPORT DATA

IN FILE # 65-13072A

8. Signature: [Signature] Agent BCB Properties LLC 1/27/23
Signature of new owner/claimant Title, if applicable Date
Casey Guthrie
Print name

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

Print name

SCANNED

JAN 30 2023

Received by KU Date 1.27.23 For IDWR Office Use Only: Receipt No. C115177 Receipt Amt. \$50.00

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 1-30-23

Instrument # 282064

IDAHO CITY, BOISE COUNTY, IDAHO

1-27-2023 09:31:52 AM No. of Pages: 2

Recorded for : BCB PROPERTIES, LLC

MARY T. PRISCO Fee: 15.00

Ex-Officio Recorder Deputy

Index to: DEEDS

(Space Above For Recorder's Use)

QUIT CLAIM DEED

For good and valuable consideration, the receipt of which is hereby acknowledged, **Stephen M. Guthrie**, a married man but as his sole and separate property ("Grantor"), grants, bargains, sells, conveys, and warrants to **BCB Properties, LLC**, an Idaho limited liability company ("Grantee"), whose address is 1801 N. Elder St., Nampa, ID 83687, and its successors and assigns forever, the following described real property in Washington County, Idaho:

Legal Description: T8N R5E Section 6, Lot 3 Block 1, Granite Heights Segregation Plat.

Physical Address: 181 Southfork Rd., Garden Valley, ID 83622.

SUBJECT TO taxes and assessments for the year 2022 and all subsequent years.

This conveyance shall include any and all estate, right, title, interest, appurtenances, tenements, hereditaments, reversions, remainders, easements, rents, issues, profits, rights-of-way, water rights, and mineral rights in anywise appertaining to the property herein described as well in law as in equity.

To have and to hold the said property with appurtenances unto the Grantee and Grantee's successors and assigns forever.

IN WITNESS WHEREOF, the Grantor has executed this instrument on this 8th day of September, 2022.

GRANTOR:

Stephen M. Guthrie



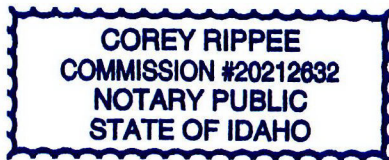
SCANNED

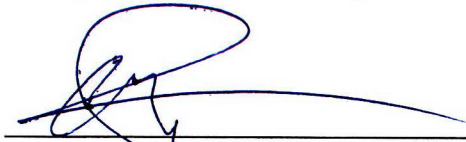
JAN 30 2023

STATE OF IDAHO)
) ss.
County of Canyon)

On this 8th day of September, 2022, before the undersigned notary public for said state, personally appeared **Stephen M. Guthrie**, known or identified to me to be the person that executed the instrument and acknowledged to me that she executed the same.

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





NOTARY PUBLIC FOR IDAHO
Residing at 3468 W. Sylvia Dr., Meridian Id
My Commission Expires 6-21-27

SCANNED

IAN 30 2023



0004929177

**STATE OF IDAHO***Office of the secretary of state, Lawrence Denney***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 #: 0004929177

Date Filed: 9/30/2022 6:09:09 PM

Entity Name and Mailing Address:

Entity Name: BCB PROPERTIES, LLC
The file number of this entity on the records of the Idaho
Secretary of State is: 0004419328
Address: 1801 N ELDER ST
NAMPA, ID 83687-3079

Entity Details:

Entity Status: Active-Existing
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:

The registered agent on record is:

Registered Agent: BEAU GUTHRIE
Registered Agent
Physical Address
1801 N ELDER ST
NAMPA, ID 83687
Mailing Address
1801 N ELDER ST
NAMPA, ID 83687-3079

Limited Liability Company Managers and Members

Name	Title	Business Address
BEAU GUTHRIE	Member	1801 N ELDER ST NAMPA, ID 83687
CASEY GUTHRIE	Member	1801 N ELDER ST NAMPA, ID 83687
BRADY GUTHRIE	Member	1801 N ELDER ST NAMPA, ID 83687

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

Job Title: Chief Risk Officer

Corey Rippee

Sign Here

09/30/2022

Date

B0744-7996 09/30/2022 6:09 PM Received by Office of the Idaho Secretary of State

SCANNED

JAN 30 2023

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED

OCT 28 2022

NOTICE OF CHANGE IN WATER RIGHT OWNERSHIP

DEPARTMENT OF
WATER RESOURCES

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?
65-13072A	Yes ☐	Yes ☐		Yes ☐	Yes ☐
65-23817	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: INDIA HUMPHREYS & SHANE HUMPHREYS
Name of current water right holder/claimant

3. New Owner(s)/Claimant(s): STEVEN M. GUTHRIE
New owner(s) as listed on the conveyance document

Name connector ☐ and ☐ or

1801 N. EIDER
Mailing address

NAMPA
City

ID 83706
State Zip

208 844 9424
Telephone 425-503-3025

SGUTHRIE@HBSPECIALTYFOODS.COM
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: 9/7/2022

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).
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 - o \$100 per *split* water right.
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- ☐ 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 # 65-13072A

8. Signature: [Signature] 10-28-2022
Signature of new owner/claimant Title, if applicable Date
STEVEN M. GUTHRIE
Print name

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

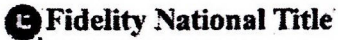
SCANNED

OCT 31 2022

Received by KU Date 10-28-22 For IDWR Office Use Only: Receipt No. 2114484 Receipt Amt. \$ 50.00

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 10-31-22



Escrow No.: 34602234539-KY

AT - 617192

WARRANTY DEED

FOR VALUE RECEIVED

Denise Humphreys, an unmarried woman and Shane Humphreys and India Leila Humphreys, husband and wife

GRANTOR(S), does(do) hereby GRANT, BARGAIN, SELL AND CONVEY unto:

Steven M. Guthrie, a married man as his sole and separate property

GRANTEE(S), whose current address is: **1801 N. Elder, C/O Corey Rippee, Nampa, ID 83687**

the following described real property in Boise County, Idaho, more particularly described as follows, to wit:

Lot 3 in Block 1 of Granite Heights Segregation Plat, according to the official plat thereof, filed as Instrument No. 151866, official records of Boise County, Idaho

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said heirs and assigns forever. And the said Grantor(s) does(do) hereby covenant to and with the said Grantee(s), that Grantor(s) is/are the owner(s) 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(s); 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 that Grantor(s) will warrant and defend the same from all lawful claims whatsoever.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Effective this 7th day of September 2022

SCANNED

OCT 31 2022

WARRANTY DEED

(continued)

Denise C Humphreys
Denise Humphreys

Shane Humphreys
Shane Humphreys

India Leila Humphreys
India Leila Humphreys

STATE OF Idaho, COUNTY OF Ada, -ss.

On this 16th day of September, 2022, before me, the undersigned, a Notary Public in and for said State, personally appeared Denise Humphreys known or identified to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she/they executed the same.

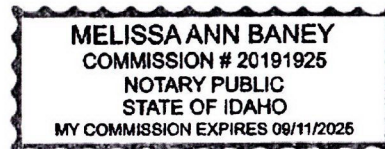
Signature: Melissa Baney

Name: Melissa Baney

Residing at: Boise, ID

My Commission Expires: 9/11/25

(SEAL)



STATE OF Idaho, COUNTY OF Ada, -ss.

On this 16th day of September, 2022, before me, the undersigned, a Notary Public in and for said State, personally appeared Shane Humphreys and India Leila Humphreys known or identified to me to be the persons whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same.

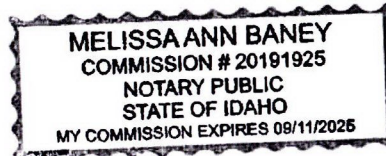
Signature: Melissa Baney

Name: Melissa Baney

Residing at: Boise, ID

My Commission Expires: 9/11/25

(SEAL)



SCANNED

OCT 31 2022



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

January 30, 2023

BCB PROPERTIES LLC
1801 N ELDER ST
NAMPA ID 83687-3079

Re: Change in Ownership for Water Right No(s): 65-13072A & 65-23817

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. 65

SCANNED

JAN 30 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

October 31, 2022

STEVEN M GUTHRIE
1801 N ELDER ST
NAMPA ID 83687-3079

Re: Change in Ownership for Water Right No(s): 65-13072A & 65-23817

Dear Water Right Holder(s):

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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. 65

SCANNED
OCT 31 2022