

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED
DEC 12 2022
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?
65-8650 ✓	Yes ☐	Yes ☐		Yes ☐	Yes ☐
65-8651 ✓	Yes ☐	Yes ☐		Yes ☐	Yes ☐
65-8850	Yes ☐	Yes ☐		Yes ☐	Yes ☐
65-11324	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Eagle Springs Ranch LLC
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Charter Ranch LLC
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or
- | | | | |
|-----------------|----------------------|-------|-------|
| P.O. Box 4 | Garden Valley | ID | 83622 |
| Mailing address | City | State | Zip |
| (208) 462-3777 | dkweil@earthlink.net | | |
| 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: June 1, 2020
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: Linda Weihenster Manager 11/14/2022
 Signature of new owner/claimant Title, if applicable Date
LINDA WEIHENSTER
 Print name

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

Received by KM Date 12.12.22 **For IDWR Office Use Only:** Receipt No. 2114859 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 dh Date 12/27/22

SCANNED

JAN 03 2023 \$100 -

QUITCLAIM DEED

FOR VALUE RECEIVED, LINDA L. WEILMUNSTER, as Personal Representative of the Estate of Donald K. Weilmunster, (also known as Don K. Weilmunster), whose address is PO Box 4, Garden Valley, ID 83622-0004, Grantor, hereby conveys, releases, remises, and forever quitclaims unto CHARTER RANCH LLC, an Idaho limited liability company, whose address is P.O. Box 4, Garden Valley, ID 83622, Grantee, all of Grantor's right, title and interest, in that certain property located in Boise County, Idaho which is more particularly described as follows:

The Parcels identified as Parcels 13, 15, 16 and 18 in the attached Exhibit A,

Subject to: (i) easements, rights-of way, and dedications shown on the recorded plat for Southfork Landing Subdivision Phase 1 and as necessary to implement the Master Plan for the Southfork Landing PUD, as approved by Boise County, and (ii) all other easements and encumbrances of record or visible on the property.

DATED this 1st day of June, 2020.

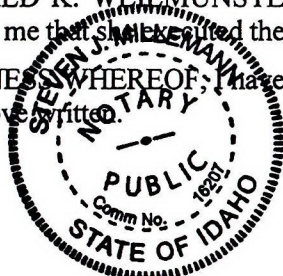


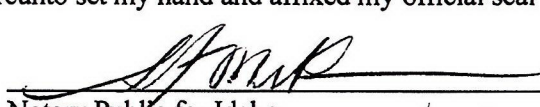
LINDA L. WEILMUNSTER, Personal Representative of the estate of DONALD K. WEILMUNSTER (also known as Don K. Weilmunster), deceased.

STATE OF IDAHO)
) : ss
COUNTY OF Boise)

On this 1st day of June, 2020, before me, the undersigned, a notary public in and for said state, personally appeared, LINDA L. WEILMUNSTER, known or identified to me to be the person whose name is subscribed to the within instrument, as Personal Representative of the Estate of DONALD K. WEILMUNSTER (also known as Don K. Weilmunster), deceased, and acknowledged to me that she executed the same as such Personal Representative.

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




Notary Public for Idaho

My commission expires: 5/31/26

EXHIBIT A

This property description is a compilation of public record information, and new descriptions derived from public record information, relevant to the land previously described in Exhibit A of a Judgment and Decree of Foreclosure Case No. CV-2013-127 recorded as Instrument Number 241908, records of Boise County, Idaho.

Parcel 13 (Tract I, Parcel 9 from Judgment and Decree of Foreclosure Case No. CV-2013-127)

The parcel of land located in the Southeast 1/4 of Section 34, Township 9 North, Range 4 East, Boise Meridian, Boise County, Idaho described in Exhibit A of Special Warranty Deed Instrument Number 160073, records of Boise County, Idaho being more particularly described as follows:

COMMENCING at the South One Quarter corner of said Section 34, Thence North 89°49'56" East 1026.83 feet along the South line of said Section 34 to the **POINT OF BEGINNING**:

Thence continuing North 89°49'56" East 601.33 feet;
Thence North 00°33'06" West 630.30 feet;
Thence North 89°58'10" East 325.89 feet;
Thence North 00°31'43" West 629.51 feet;
Thence South 89°53'35" East 652.32 feet to the 1/16th corner;
Thence North 00°28'57" West 78.61 feet;
Thence South 87°50'16" West 675.28 feet;
Thence North 02°03'52" West 279.00 feet;
Thence North 90°00'00" West 898.97 feet;
Thence South 00°36'19" East 1592.51 feet to the **POINT OF BEGINNING**.

Parcel 15 (Tract I, Parcel 12 from Judgment and Decree of Foreclosure Case No. CV-2013127)
A parcel of land located in a portion of the Southeast 1/4 of Section 34, Township 9 North, Range 4 East, Boise Meridian being more particularly described as follows:

BEGINNING at the Northwest corner of said Southeast 1/4, said Northwest corner being on the boundary of the Southfork Landing Phase-I Subdivision Plat recorded as Instrument Number 216477, records of Boise County;
Thence along the North line of said Southeast 1/4 and continuing along said subdivision boundary South 89°37'10" East 13.87 feet;
Thence leaving said North line and continuing along said subdivision boundary 431.94 feet along a non-tangent curve to the left; said curve having a radius of 425.00 feet, a delta angle of 58°13'54", and a chord bearing and distance of South 40°46'00" East 413.59 feet;
Thence South 69°52'56" East 906.26 feet;

Thence 306.94 feet along a curve to the left; said curve having a radius of 525.00 feet, a delta angle of 33°29'54", and a chord bearing and distance of South 86°37'53" East 302.59 feet;
 Thence 364.37 feet along a reverse curve to the right; said curve having a radius of 575.00 feet, a delta angle of 36°18'26", and a chord bearing and distance of South 85°13'37" East 358.30 feet;
 Thence 224.76 feet along a reverse curve to the left; said curve having a radius of 325.00 feet, a delta angle of 39°37'28", and a chord bearing and distance of South 86°53'09" East 220.31 feet;
 Thence 331.11 feet along a reverse curve to the right; said curve having a radius of 275.00 feet, a delta angle of 68°59'12", and a chord bearing and distance of South 72°12'21" East 311.47 feet,
 Thence South 37°42'47" East 336.50 feet;
 Thence 72.63 feet along a curve to the left; said curve having a radius of 175.00 feet, a delta angle of 23°46'46", and a chord bearing and distance of South 49°36'10" East 72.11 feet;
 Thence 74.61 feet along a reverse curve to the right; said curve having a radius of 125.00 feet, a delta angle of 34°11'53", and a chord bearing and distance of South 44°23'35" East 73.51 feet to the East line of said Section 34;
 Thence leaving said subdivision boundary continuing along said East line South 00°29'01" East 49.68 feet to the Southeast corner of Charter's Mtn. Ranch Condominiums and Subdivision No. 1, recorded as Instrument Number 112105 and vacated by Instrument Number 220111, records of Boise County;
 Thence leaving said East line and continuing along the southerly boundary of said Charter's Mtn. Ranch Condominiums and Subdivision;
 Thence South 87°51'31" West 66.80 feet;
 Thence North 25°01'33" West 125.66 feet;
 Thence North 38°15'04" West 338.84 feet;
 Thence North 79°56'44" West 247.30 feet;
 Thence South 81°47'51" West 118.14 feet;
 Thence leaving said southerly boundary and continuing along the West line of the parcel of land described in a Quitclaim Deed recorded as Instrument Number 207931, records of Boise County South 02°02'37" East 150.22 feet;
 Thence leaving said West line North 90°00'00" West 898.87 feet
 Thence South 00°36'19" East 1592.51 feet to the South line of said Section 34;
 Thence continuing along said South line South 89°49'56" West 1026.83 feet to the South 1/4 corner of said Section 34;
 Thence leaving said South line and continuing along the West line of said Southeast 1/4 of Section 34 North 00°40'02" West 2536.87 feet to the **POINT OF BEGINNING**.

Parcel 16 (Tract III from Judgment and Decree of Foreclosure Case No. CV-2013-127)

That parcel of land described in a Bargain and Sale Deed recorded as Instrument# 210968, records of Boise County, said parcel being all of the Northeast 1/4 of the Southeast 1/4 of the Southeast 1/4 of Section 34; All of the North 1/2 of the Southeast 1/4 of the Southeast 1/4 of the Southeast 1/4 of said Section 34; All of the Southwest 1/4 of the Southwest 1/4 of Section 35; All of the Southeast 1/4 of the Southwest 1/4 of said Section 35; All of Government Lots 5 and 6 of said Section 35; and a portion of Government Lot 7, lying West of Alder Creek in said Section 35; ALL being located in Township 9 North, Range 4 East, Boise Meridian, Boise County, Idaho being more particularly described as follows:

BEGINNING at the Section Corner common to Sections 34 and 35, Township 9 North., Range 4 East., Boise Meridian, and Section 2 and 3, Township 8 North., Range 4 East., B.M., Thence, along the section line common to said Section 35 and 2, N 89° 53' 02" E 1118.08 feet (formerly S 89° 30' 00" E 1118.29 feet) to a found two inch diameter Pipe marking the real point of beginning of Crosstimber Ranch Subdivision No. 1, as shown on the Official Plat, recorded as Instrument No. 161524, records of Boise County, Idaho;

Thence, continuing along said section line and along the North boundary of said Crosstimber Ranch Subdivision No. 1, N 89° 53' 02" E 210.39 feet (formerly 210.30');

Thence leaving said section line and continuing along said Crosstimber Ranch Subdivision No. 1 boundary line the following bearings and distances:

N 0°36' 38" W 635.20 feet (formerly N 0° 00' 24" E 635.26 feet);

Thence, N 89° 32' 39" E 1327.38 feet (formerly S 89° 50' 03" E 1327.55 feet);

Thence, N 0° 37' 48" W 16.99 feet (formerly N 0° 04' 57" W 17.02 feet);

Thence, N 89° 52' 58" E 80.84 feet (formerly S 89° 30' 00" E 80.97 feet) to the Northeast corner of said Crosstimber Ranch Subdivision No. 1 also being the Northwest Corner of Creekside at Crosstimber Ranch Subdivision, as shown on the Official Plat, recorded as Instrument No. 178921, Records of Boise County, Idaho;

Thence, leaving the North boundary line of said Crosstimber Ranch Subdivision No. 1 and along the North boundary line of said Creekside at Crosstimber Ranch Subdivision, N 89° 52' 58" E 390.03 feet (formerly S 89° 30' 00" E) to a point marking the intersection of the North boundary line of said Creekside at Crosstimber Ranch Subdivision and the centerline of Alder Creek;

Thence, leaving the North boundary line of said Creekside at Crosstimber Ranch Subdivision and meandering along the centerline of Alder Creek the following bearings and distances:

Thence N 05° 30' 07" E 181.28 feet;

Thence N 13° 34' 30" W 177.09 feet;

Thence N 4° 41' 31" E 254.56 feet;

Thence N 10° 55' 22" E 129.14 feet;

Thence N 29° 13' 05" E 214.95 feet;

Thence N 51° 30' 40" E 249.86 feet;

Thence N 80° 23' 47" E 114.44 feet;

Thence N 47° 29' 59" E 182.40 feet to a point marking the intersection of the centerline of said Alder Creek and the ordinary highwater line of the left bank of the South Fork of the Payette River;

Thence leaving said centerline and meandering along the ordinary highwater line of the left bank of said South Fork of the Payette River the following bearings and distances:

N 8° 33' 22" W 185.44 feet;

Thence N 30° 09' 51" W 117.73 feet;

Thence N 57° 38' 45" W 427.63 feet;

Thence N 75° 01' 26" W 618.32 feet;

Thence N 68° 20' 35" W 420.28 feet;

Thence N 72° 28' 05" W 511.40 feet;

Thence S 80° 17' 18" W 762.73 feet;

Thence N 69° 19' 47" W 207.11 feet;

Thence N 59° 58' 59" W 265.67 feet;

Thence N 47° 03' 51" W 217.40 feet;

Thence N 41° 17' 27" W 695.39 feet to the intersection of said ordinary highwater line and the section line common to said Sections 34 and 35;

Thence leaving said ordinary highwater line, and along the section line common to said Section 34 and 35, S 0° 23' 04" E 1104.45 feet (formerly S 0° 28' 57" E 1104.15 feet) to an Aluminum Cap marking the Corner common to said Sections 34 and 35;

Thence continuing along said section line, S 0° 28' 13" E 1255.85 feet (formerly S 0° 28' 57" E 1255.90 feet) to an Aluminum Cap marking the South 1/16 Section Corner common to said Sections 34 and 35;

Thence leaving said section line and along the South 1/16 section line of said Section 34, N 89° 54' 48" W 652.23 feet (formerly N 89° 53' 35" W 651.32 feet) to an Iron Pin marking the Northwest Corner of the Northeast 1/4 of the Southeast 1/4 of the Southeast 1/2 of said Section 34;

Thence leaving said South 1/16 section line and along the West boundary line of the East 1/2 of the Southeast 1/4 of the Southeast 1/4 of said Section 34, S 0° 32' 19" E 944.03 feet (formerly S 0° 31' 43" E) to an Iron Pin marking the Southwest Corner of the North 1/2 of the Southeast 1/4 of the Southeast 1/4 of the Southeast 1/4 of said Section 34;

Thence leaving said west boundary line and along the South boundary line of the North 1/2 of the Southeast 1/4 of the Southeast 1/4 of the Southeast 1/4 of said Section 34, N 89° 52' 51" E 651.48 feet to an Iron Pin on the section line common to said sections 34 and 35, also being the Southeast Corner of the North 1/2 of the Southeast 1/2 of the Southeast 1/4 of the Southeast 1/4 of said Section 34;

Thence, leaving said south boundary line and along the section line common to said Section 34 and 35, S 0° 29' 41" E 313.89 feet to the **POINT OF BEGINNING**;

TOGETHER WITH:

A parcel of land being a portion of the SW 1/4 of the NW 1/4 of Section 35, T.9N., R. 5E., B.M. as shown on the Plat of Southfork Landing Subdivision – Phase 1, Instrument Number 216477, records of Boise County, Idaho as “Excluded (not a part)” on Page 9 of 18 of said Plat and being more particularly described as follows:

COMMENCING at the South 1/16 corner common to Sections 34 and 35, thence following the westerly line of said Section 35, North 00° 29' 01" West 1255.88 feet to the West 1/4 corner of Section 35, Thence leaving said westerly line, North 51° 23' 56" East 258.20 feet to the northerly right-of-way line Freedom Ranch Road and the **POINT OF BEGINNING**;

Thence North 00° 18' 15" East 254.35 feet;
Thence South 88° 08' 01" East 43.66 feet;
Thence South 81° 52' 21" East 66.85 feet;
Thence South 74° 27' 47" East 63.78 feet;
Thence South 67° 10' 22" East 97.45 feet;
Thence South 70° 41' 23" East 79.23 feet;
Thence South 56° 38' 30" East 17.85 feet;
Thence South 40° 49' 26" East 42.27 feet;
Thence South 24° 40' 14" East 78.41 feet;
Thence South 13° 33' 35" East 48.46 feet;
Thence South 42° 47' 05" East 53.00 feet;
Thence South 28° 42' 09" East 39.37 feet;
Thence South 03° 48' 55" East 32.79 feet;

Thence South 10° 05' 01" West 16.61 feet;
Thence South 03° 00' 49" West 13.83 feet;
Thence South 24° 44' 33" West 14.40 feet;
Thence North 65° 15' 27" West 214.35 feet;
Thence 266.58 feet along a curve to the left, said curve having a radius 625.00 feet, delta angle of 24°26'18" and a long chord bearing and distance of North 77° 28' 36" West 264.56 feet;
Thence North 89° 43' 12" West 18.33 feet, to the **POINT OF BEGINNING**.

EXCEPTING THEREFROM:

- (1) Any portion lying within the boundary of the Southfork Landing Subdivision Phase-I Plat recorded as Instrument Number 216477, records of Boise County.
- (2) Any portion lying within the boundary of the Haile Subdivision Plat recorded as Instrument Number 231999, records of Boise County.
- (3) Any portion lying within Riverfront Estates, a subdivision recorded as Instrument Number 254455, records of Boise County, Idaho.
- (4) Any public Right-of-Way for Alder Creek Road.
- (5) Any portion lying within the boundary of Crosstimber Ranch Subdivision No. 1, Instrument Number 161524, records of Boise County, Idaho.
- (6) The following described parcel:

A parcel of land located in the South 1/2 of Section 35, Township 9 North, Range 4 East Boise Meridian, Boise County, Idaho being Quitclaim Deed, Instrument No. 250374 and shown on Record of Survey, Instrument No. 250372, records of Boise County, Idaho being more particularly described as follows:

COMMENCING at southwest corner of said Section 35, Thence following the southerly line of the Southwest 1/4 of said Section 35, North 89°52'53" East 1,328.82 feet to the southeast corner of the Southwest 1/4 of the Southwest 1/4 of said Section 35 and being on the westerly line of Creekside at Crosstimber Ranch Subdivision, Instrument No. 178921, records of Boise County, Idaho. Thence leaving said southerly line and following the westerly line of said Subdivision North 00°36'47" West 635.20 feet to the northwest corner of said Subdivision, Thence leaving said westerly line and following the northerly line of said Subdivision, Thence North 89°32'30" East 1,184.50 feet, Thence leaving said northerly line, North 0°27'30" West 502.63 feet to the **POINT OF BEGINNING**:

Thence 93.75 feet along the arc of a circular curve to the left, said curve having a radius of 175.00 feet, a central angle of 30°41'38", a chord bearing of North 08°44'39" West and chord distance of 92.63 feet;
Thence North 24°05'28" West a distance of 7.51 feet to a point;

Thence North 65°54'32" East a distance of 274.11 feet to a point;
Thence South 09°19'41" East a distance of 233.99 feet to a point hereinafter referred to as
POINT "A"; Thence North 85°39'19" West a distance of 271.79 feet to the **POINT OF
BEGINNING**.

TOGETHER WITH:

A 14' wide ingress and egress easement being 7' on each side of the following described
centerline:

COMMENCING at a point previously referred to as POINT "A", Thence North 85°39'19" West
67.10 feet to the **POINT OF BEGINNING**:

Thence 117.14 feet along a curve to the right, said curve having a radius of 82.00 feet, a central
angle of 81°51'01", a chord bearing and distance of South 14°42'31" West 107.43 feet;
Thence 94.97 feet along a non-tangent curve to the left, said curve having a radius of 132.31 feet,
a central angle of 41°09'36", a chord bearing and distance of South 35°03'13" West 92.95 feet;
Thence 95.75 feet along the arc of a compound curve to the left, said curve having a radius
of 47.00 feet, a central angle of 117°56'49", a chord bearing and distance of South 44°12'03" East
80.55 feet;
Thence North 76°49'32" East 159.26 feet;
Thence South 19°51'26" East 22.36 feet to Westerly right-of-way
line of Alder Creek Road and the **POINT OF TERMINUS**.

Parcel 18 (Tract V from Judgment and Decree of Foreclosure Case No. CV-2013-127)

All of the land within the boundary of the Southfork Landing Subdivision Phase-I Plat recorded
as Instrument Number 216477, records of Boise County, Idaho.

EXCEPT THEREFORM THE FOLLOWING LOTS IN SOUTHFORK LANDING
SUBDIVISION PHASE-I:

In Block 4, Lots 19 and 20;

In Block 5, Lot 20;

In Block 6, Lot 5, Lot 10, and Lot 12;

In Block 7, Lot 43;

In Block 8, Lot 4, Lot 6, Lot 11, and Lot 12;

In Block 11, Lots 1 through 6, and Lots 8 through 12.



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
December 30, 2022

Director Gary Spackman

CHARTER RANCH LLC
PO BOX 4
GARDEN VALLEY ID 83622-0004

Re: Change in Ownership for Water Right Nos: 65-8650, 65-8651, 65-8850, and 65-11324

Dear Water Right Holder:

The Department of Water Resources (Department) acknowledges the receipt of correspondence changing ownership of the above referenced water rights 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) 287-4920 or debbi.judd@idwr.idaho.gov.

Sincerely,

Debbi Judd
Technical Records Specialist

Enclosures

c. Water District 65 – via email

SCANNED
JAN 03 2023