

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED

NOV 07 2024

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.

Water Right/Claim No.	Split?	Leased to Water Supply Bank?	Water Right/Claim No.	Split?	Leased to Water Supply Bank?
65-5903	Yes ☐	Yes ☐		Yes ☐	Yes ☐
<u>SPLIT INTO</u>	Yes ☐	Yes ☐		Yes ☐	Yes ☐
<u>65-24342</u>	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Everett E Loomis and Myron D. Loomis
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Forever Ranch II, LLC Attn. Steve Urke, Urke and Stoller LLP
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or
- 11811 North Tatum Boulevard, Suite 1060 Phoenix AZ 85028
Mailing address City State Zip
(480) 209-1620 steveu@urkecpa.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: 10/23/2024
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 # 65-5903

8. Signature: Mrs. Liane B. Carr 11/01/2024
Signature of new owner/claimant Title, if applicable Date
Liane Carr
Print name
- Signature: [Signature] 11/01/2024
Signature of new owner/claimant Title, if applicable Date
True Carr
Print name

Received by KM Date 11/7/24 For IDWR Office Use Only: Receipt No. C119348 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 [Signature] Date 1-21-25



Instrument # 2024-465941
Valley County, Cascade, Idaho
10/24/2024 09:45:33 AM No. of Pages: 3
Recorded for: AMERITITLE - CASCADE
Douglas Miller Fee: \$15.00
Deputy Relliott
Electronically Recorded

WARRANTY DEED

Order No.: 646076AM

FOR VALUE RECEIVED

Christine R. Pappas, an unmarried woman

the grantor(s), do(es) hereby grant, bargain, sell and convey unto

Forever Ranch II, LLC, an Idaho limited liability company

whose current address is:

c/o Amy Holm, Millemann Pemberton & Holdm LLP PO Box 1066
McCall, ID 83638

the grantee(s), the following described premises, in Valley County, Idaho,
TO WIT:

The NE 1/4 (Northeast Quarter) of Section 24, Township 16 North, Range 3 East, Boise Meridian, Valley County, Idaho.

EXCEPTING THEREFROM:

A parcel of land being a portion of the South 1/2 of the Northeast 1/4 of Section 24, Township 16 North, Range 3 East, Boise Meridian, Valley County, Idaho and described as follows:
Basis of Bearing being the East line of said Northeast 1/4 derived from found monuments and taken as South 00°07'48" East and the distance between monuments being 2615.69 feet.
BEGINNING at a point from which an aluminum cap marking the Southeast corner of said South 1/2 bears South 85°08'13" East a distance of 1740.14 feet,
Thence North 89°39'21" West a distance of 200.00 feet;
Thence North 00°20'39" East a distance of 217.80 feet;
Thence South 89°39'21" East a distance of 200.00 feet;
Thence South 00°20'39" West a distance of 217.80 feet to the POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM:

(Parcel 1 aka Lot 1)

A parcel of land located in a portion of the NE1/4 of Section 24, T. 16N., R3E., Boise Meridian, Valley County, Idaho being more particularly described as follows.

BEGINNING at an aluminum cap monument marking the north 1/4 corner of said Section 24, CP&F Inst. No. 433861, corner records of said Valley County;
Thence a bearing of S 00°03'20"W. a distance of 1223.15 feet, on the west boundary of said Section 24 to a point on the centerline of the East Fork of the Roseberry Ditch, from which a set 5/8" rebar (witness corner) bears N 00°03'20"E., a distance of 31.45 feet;
Thence a bearing of N 72°34'36" E, a distance of 299.60 feet on the centerline of said East Fork of the Roseberry Ditch to a point, from which a set 5/8" rebar (witness corner) bears N 17°25'24"W, a distance of 30.00 feet;
Thence on said centerline 345.60 feet on the arc of a curve to the right, said curve having a radius of 450.00 feet, a delta angle of 44° 00' 12" and a long chord which bears S 85°25'18"E, a distance of 337.17 feet, to a point, from which a set 5/8" rebar (witness corner) bears N 26°34'48"E, a distance of 30.00 feet;

Thence on said centerline a bearing of S 63°25'12"E, a distance of 151.23 feet, to a point, from which a set 5/8" rebar (witness corner) bears N 00°03'20"E, a distance of 33.53 feet;
Thence a bearing of N 00°03'20"E, a distance of 1214.33 feet, to a point on the north boundary of said Section 24, from which a set 5/8" rebar (witness corner) bears S 00°03'20"W, a distance of 35.00 feet;
Thence on said north boundary of Section 24 a bearing of N 88°57'49"W, a distance of 757.31 feet to the TRUE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM:

(Parcel 2 aka Lot 2)

A parcel of land located in a portion of the NE1/4 of Section 24, T. 16N., R.3E., Boise Meridian, Valley County, Idaho being more particularly described as follows.

BEGINNING at a found brass cap monument marking the northeast corner of said Section 24, CP&F Inst. No. 155643, corner records of said Valley County:

Thence a bearing of S 00°06'16" W., a distance of 451.98 feet, on the east boundary of said Section 24 to a point, from which a set 5/8" rebar (witness corner) bears N 89°53'44" W., a distance of 35.00 feet;

Thence a bearing of N 89°53'44" W., a distance of 1864.75 feet, to a set 5/8" rebar;

Thence a bearing of N 00°03'20" E., a distance of 482.31 feet, to a point on the north boundary of said Section 24, from which a set 5/8" rebar (witness corner) bears S 00°03'20"W., a distance of 35.00 feet;

Thence on said north boundary of Section 24 a bearing of S 88°57'49"E., a distance of 1865.41 feet to the TRUE POINT OF BEGINNING

ALSO EXCEPTING THEREFROM:

(Parcel 3 aka Lot 3)

A parcel of land located in a portion of the NE 1/4 of Section 24, T.16N, R3E., Boise Meridian, Valley County, Idaho being more particularly described as follows.

COMMENCING at a found brass cap monument marking the northeast corner of said Section 24, CP&F Inst. No. 155643, corner records of said Valley County;

Thence a bearing of S 00°06'16" W., a distance of 451.98 feet, on the east boundary of said Section 24 to a point, being the POINT OF BEGINNING, from which a set 5/8" rebar (witness corner) bears N 89°53'44"W, a distance of 35.00 feet;

Thence continuing on said east boundary a bearing of S 00°06'16" W, a distance of 467.24 feet, to a point, from which a set 5/8" rebar (witness corner) bears N 89°53'44"W, a distance of 35.00 feet;

Thence a bearing of N 89°53'44"W, a distance of 1864.35 feet, to a set 5/8" rebar Thence a bearing of N 00°03'20"E, a distance of 467.24 feet, to a set 5/8" rebar;

Thence a bearing of S 89°53'44"E, a distance of 1864.75 feet, to the TRUE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM:

(Parcel 4 aka Lot 4)

A parcel of and located in a portion of the NE 1/4 of Section 24., T.16N., R.3E., Boise Meridian. Valley County, Idaho being more particularly described as follows:

COMMENCING at a found brass cap monument marking the northeast corner of said Section 24, CP&F Inst. No. 155643, corner records of said Valley County;

Thence a bearing of S 00°06' 16" W., a distance of 919.22 feet on the east boundary of said Section 24 to a point, being the POINT OF BEGINNING, from which a set 5/8" rebar (witness corner) bears N 89°53'44"W., a distance of 35.00 feet;

Thence continuing on said east boundary a bearing of S 00°06'16" W., a distance of 491.51 feet, to a point, from which a set 5/8" rebar (witness corner) bears N 89°53'44"W., a distance of 35.00 feet;

Thence a bearing of N 89°53'44' W., a distance of 1510.78 feet, to a point, on the centerline of the East Fork of the Roseberry Ditch, from which a set 5/8" rebar (witness corner) bears S 89°53'44" E., a distance of 42.67 feet;

Thence on said centerline 302.61 feet on the arc of a curve to the left, said curve having a radius of 1000.00 feet, a delta angle of 17°20'17" and a long chord which bears N 54°45'03" W., a distance of 301.46 feet to a point, from which a set 5/8" rebar (witness corner) bears N 26°34'48" E., a distance of 30.00 feet;

Thence on said centerline a bearing of N 63°25'12" W., a distance of 119.36 feet, to a point, from which a set 5/8" rebar (witness corner) bears N 00°03'20" E., a distance of 33.53 feet:
Thence a bearing of N 00°03'20" E., a distance of 264.77 feet, to a set 5/8" rebar;
Thence a bearing of S 89°53'44" E., a distance of 1864.35 feet, to the TRUE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM:

(Parcel 5 aka Lot 5)

A parcel of land located in a portion of the NE 1/4 of Section 24, T16N., R.3E., Boise Meridian, Valley County, Idaho being more particularly described as follows.

COMMENCING at a found brass cap monument marking the northeast corner of said Section 24, CP&F Inst. No. 155643, corner records of said Valley County:

Thence a bearing of S 00°06'16" W., a distance of 1410.73 feet, on the east boundary of said Section 24 to a point, being the POINT OF BEGINNING, from which a set 5/8" rebar (witness corner) bears N 89°53'44" W., a distance of 35.00 feet;

Thence continuing on said east boundary a bearing of S 00°06'16" W., a distance of 282.43 feet, to a point, from which a set 5/8" rebar (witness corner) bears N 89°53'44" W., a distance of 35.00 feet;

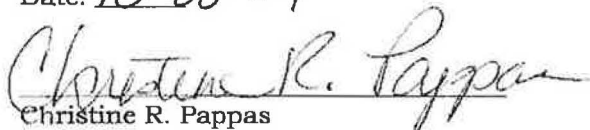
Thence a bearing of N 89°53'44" W., a distance of 987.08 feet, to a set 5/8" rebar;

Thence a bearing of N 00°06'16" E., a distance of 282.43 feet, to a set 5/8" rebar:

Thence a bearing of S 89°53'44" E., a distance of 987.08 feet, to the TRUE POINT OF BEGINNING.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee(s), that (s)he is/are the owner(s) in fee simple of said premises; that they are free from all encumbrances Except: Current Year Taxes, conditions, covenants, restrictions, reservations, easements, rights and rights of way, apparent or of record. And that (s)he will warrant and defend the same from all lawful claims whatsoever.

Date: 10.23.24


Christine R. Pappas

State of Idaho } ss
County of Valley }

On this 23 day of October, 2024, before me, the undersigned, a Notary Public in and for said state, personally appeared Christine R. Pappas, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed 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 the State of Idaho
Residing at: New Meadows
Commission Expires: 7.18.2030

ROBIN RICHARDSON
Notary Public - State of Idaho
Commission Number 59586
My Commission Expires 07-18-2030

State of Idaho
Department of Water Resources
Water Right

65-5903

STOCKWATER

The map depicts the place of use for the water use listed above and point(s) of diversion of this right as currently derived from interpretations of the paper records and is used solely for illustrative purposes. Discrepancies between the computer representation and the permanent document file will be resolved in favor of the actual water right documents in the water right file.



Date created: 11/3/2024

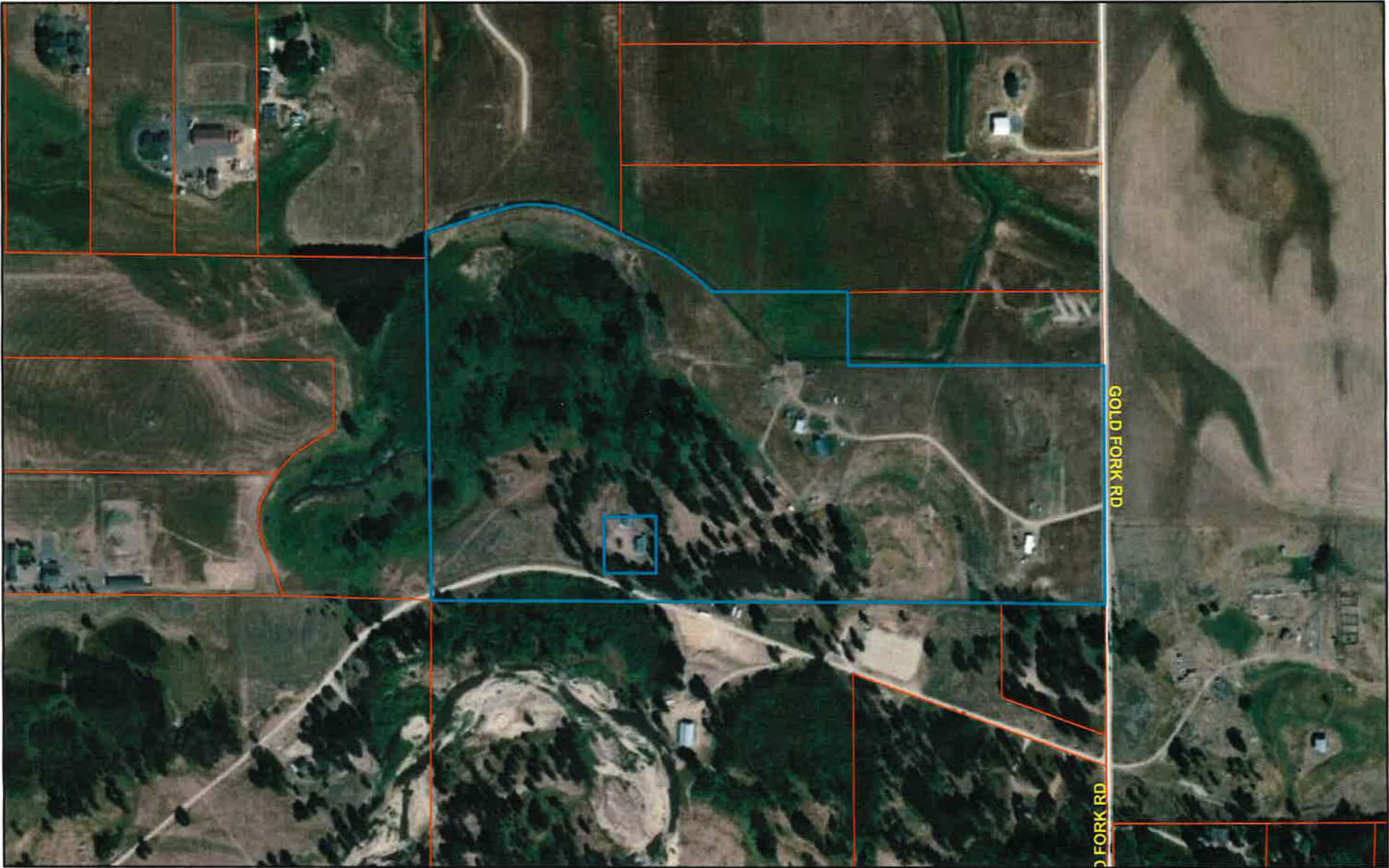


Legend

- Quarter Quarters
- PLS Sections
- Townships
- Place of Use Boundary
- Point of Diversion

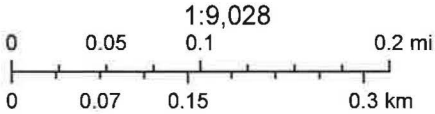


Assessor's Map & Parcel Viewer



11/3/2024, 6:20:53 PM

 Parcel Summary & Improvement Report



Maxar



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 Mathew Weaver

January 24, 2025

FOREVER RANCH II LLC
ATTN: STEVE URKE
URKE & STROLLER LLP
11811 N TATUM BLVD STE 1060
PHOENIX AZ 85028-1618

Re: Change in Water Right Ownership: 65-5903 (Split into 65-5903 and **65-24342**),

Dear Water Right Holder(s):

The Department of Water Resources (Department) acknowledges the receipt of correspondence changing ownership of a portion of the above referenced water right(s) to you. The Department has modified its records based on the information received and has enclosed a computer-generated report for you.

Your portion of each water right(s) has a specified point of diversion, nature of use and place of use. If you plan to change the authorized point of diversion, nature of use, or place of use, including adding a new point of diversion, you must file an Application for Transfer of Water Right. If you do not plan to change any elements of your water right, then no further action is required at this time.

The portion of the water right retained by the original right holder retains the original water right number. The Department is sending the original right holder a copy of this letter and a computer-generated report showing the changes to the original water right.

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,

Debra Mansfield
Technical Records Specialist 1

Enclosure(s) , CC: EVERETT E LOOMIS, MYRON D LOOMIS



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 Mathew Weaver

January 24, 2025

EVERETT E LOOMIS
PO BOX 205
DONNELLY, ID 83615

Re: Change in Water Right Ownership: 65-5903 (Split into 65-5903 and **65-24342**),

Dear Water Right Holder(s):

The Department of Water Resources (Department) acknowledges the receipt of correspondence changing ownership of a portion of the above referenced water right(s) to you. The Department has modified its records based on the information received and has enclosed a computer-generated report for you.

Your portion of each water right(s) has a specified point of diversion, nature of use and place of use. If you plan to change the authorized point of diversion, nature of use, or place of use, including adding a new point of diversion, you must file an Application for Transfer of Water Right. If you do not plan to change any elements of your water right, then no further action is required at this time.

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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,

Debra Mansfield
Technical Records Specialist 1

Enclosure(s) , CC: MYRON D LOOMIS, FOREVER RANCH II LLC



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 Mathew Weaver

January 24, 2025

MYRON D LOOMIS
PO BOX 51
DONNELLY, ID 83615

Re: Change in Water Right Ownership: 65-5903 (Split into 65-5903 and **65-24342**),

Dear Water Right Holder(s):

The Department of Water Resources (Department) acknowledges the receipt of correspondence changing ownership of a portion of the above referenced water right(s) to you. The Department has modified its records based on the information received and has enclosed a computer-generated report for you.

Your portion of each water right(s) has a specified point of diversion, nature of use and place of use. If you plan to change the authorized point of diversion, nature of use, or place of use, including adding a new point of diversion, you must file an Application for Transfer of Water Right. If you do not plan to change any elements of your water right, then no further action is required at this time.

The portion of the water right retained by the original right holder retains the original water right number. The Department is sending the original right holder a copy of this letter and a computer-generated report showing the changes to the original water right.

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,

Debra Mansfield
Technical Records Specialist 1

Enclosure(s) , CC: EVERETT E LOOMIS, FOREVER RANCH II LLC

Mansfield, Debra

From: Mansfield, Debra
Sent: Tuesday, January 7, 2025 2:49 PM
To: steveu@urkecpa.com
Subject: RE: Received change in Water Right Ownership
Attachments: Forever Ranch II LLC, Regarding Change in Ownership for Water Right 65-5903.pdf

Hello,

The Department of Water Resources received a Notice of Change in Water Right Ownership from you on November 07, 2024 for water right no. 65-5903. On November 12, 2024 the Department sent correspondence requesting the remaining filing fee of \$75 to process the split change in ownership for water right 65-5903. I have attached a copy of that letter for your reference.

As of the date of this email the Department has not received the necessary fees. Please respond to this email within 14 days. If the Department has not received the necessary fee or a reply to this email in 14 days, the Department will return your Notice and it will not be processed.

Thank you,

Debra Mansfield | Technical Records Specialist 1
IDWR – State Office
322 E Front St, Boise ID 83702-7371
(208) 287-4921 | Debra.Mansfield@idwr.idaho.gov

From: Mansfield, Debra
Sent: Tuesday, November 12, 2024 10:53 AM
To: steveu@urkecpa.com
Subject: RE: Received change in Water Right Ownership

Hello,

Please see the attached letter regarding your change in water right ownership for water right 65-5903. This letter has also been mailed via USPS per Department procedure.

Please, feel free to respond to this email with any questions you may have regarding your ownership change.

Thank you,

Debra Mansfield | Technical Records Specialist 1
IDWR – State Office
322 E Front St, Boise ID 83702-7371
(208) 287-4800 | Debra.Mansfield@idwr.idaho.gov



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 Mathew Weaver

November 12, 2024

FOREVER RANCH II LLC
ATTN: STEVE URKE
URKE & STROLLER LLP
11811 N TATUM BLVD STE 1060
PHOENIX AZ 85028-1618

RE: Change in Ownership for Water Right No(s): **65-5903**

Dear Interested Parties:

The Department of Water Resources (Department) acknowledges receipt of your Notice of Change in Water Right Ownership (Notice).

Our review of your Notice indicates that additional information is required before the Department can process the change. The information required is indicated below:

- Filing Fee for changes resulting from division of a water right - **\$75**

During our review of your Notice and supporting documentation, we found that water right 65-5903 will need to be split to complete your ownership change. The place of use for water right 65-5903 falls onto two other properties: parcel PIN RP16N03E241805, owned by Nicholas Wilson and parcel PIN RP16N03E240511, owned by Brent Elmer. The portion of the right that falls onto these other parcels will need to be split from the current water right.

Effective July 1, 2000, the legislature enacted House Bill No. 545 requiring a filing fee for a change in water right ownership. The fee is \$25 per water right, except for ownership changes resulting in the division of a water right, which is \$100 per water right. All ownership change notices received after June 30, 2000 must include the appropriate filing fees in order to be processed. We have determined that the filing fee for your notice will be **\$75**.

Because the Department cannot process the Notice without proper fees, we will hold any action on your notice pending receipt of the necessary fees. If we do not receive the necessary fees within 30 days we will return your notice and all attachments and your notice will not be processed.

Also, please note that permit holders are required to report any change of ownership and/or mailing address to the Department within 120 days of the change. Forms to assign ownership or update your address are available from any office of the Department or on the Department's website.

If you have any questions regarding this matter, please contact me at (208)287-4800.

Sincerely,

Debra Mansfield
Technical Records Specialist 1

Enclosure(s)

Mansfield, Debra

From: Mansfield, Debra
Sent: Tuesday, November 12, 2024 10:53 AM
To: steveu@urkecpa.com
Subject: RE: Received change in Water Right Ownership
Attachments: Forever Ranch II LLC, Regarding Change in Ownership for Water Right 65-5903.pdf

Hello,

Please see the attached letter regarding your change in water right ownership for water right 65-5903. This letter has also been mailed via USPS per Department procedure.

Please, feel free to respond to this email with any questions you may have regarding your ownership change.

Thank you,

Debra Mansfield | Technical Records Specialist 1
IDWR – State Office
322 E Front St, Boise ID 83702-7371
(208) 287-4800 | Debra.Mansfield@idwr.idaho.gov

**CLIVE J. STRONG
ATTORNEY AT LAW
554 Golf Glen Drive
San Marcos, CA 92069**

RECEIVED
NOV 07 2024
DEPARTMENT OF
WATER RESOURCES

November 4, 2022

Director
Idaho Department of Water Resources

RE: Change of Ownership of Water Right No. 65-5903

Dear Clerk:

Enclosed is a change of ownership form for Water Right 65-5903. Also enclosed is a check for the \$25.00 filing fee.

Regards,



Clive J. Strong
Attorney at Law
554 Golf Glen Drive
San Marcos, CA 92069
clivejstrong@gmail.com
(208) 850-7792