

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED

NOV 08 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.

Water Right/Claim No.	Split?	Leased to Water Supply Bank?	Water Right/Claim No.	Split?	Leased to Water Supply Bank?
79-4060	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: WILSON, FORREST G
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): CJ LAND & CATTLE, LLC
New owner(s) as listed on the conveyance document

99 PULLMAN WAY

Mailing address

408-995-0795

Telephone

SAN JOSE

City

jim@coastal-lumber.com

Email

Name connector

☐ and ☐ orCA

State

95111

Zip

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: 10/11/2022
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: [Signature] Authorized Member 10/26/2022
Signature of new owner/claimant Title, if applicable Date
JAMES ZUBILLAGA
Print name

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

For IDWR Office Use Only:

Received by [Signature] Date 11-8-22 Receipt No. C114599 Receipt Amt. 25

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 11/23/22

NOV 28 2022

RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:

Instrument # 538132

IDAHO COUNTY, IDAHO,

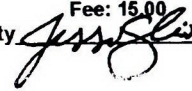
10-11-2022 02:07:09 PM No. of Pages: 3

Recorded for : MATT JESSUP

KATHY M. ACKERMAN

Ex-Officio Recorder Deputy

Fee: 15.00



(Space Above For Recorder's Use)

QUITCLAIM DEED

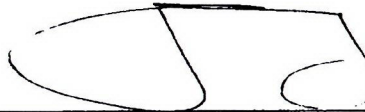
For value received C4 RANCH, LLC, an Idaho limited liability company, of 99 Pullman Way, San Jose, CA 95111, ("Grantor"), does hereby release and forever *QUITCLAIM* unto CJ LAND & CATTLE, LLC, a California limited liability company, of 99 Pullman Way, San Jose, CA 95111, their successors and assigns forever, all of their interest in and to the following described real property situate in Idaho County, State of Idaho:

See Exhibit A, attached hereto and incorporated herein by this reference.

IN WITNESS WHEREOF, the Grantor has executed this instrument on this 20th day of September, 2022.

C4 RANCH, LLC

By



JAMES ZUBILLAGA,
Manager

CALIFORNIA NOTARY ACKNOWLEDGEMENT

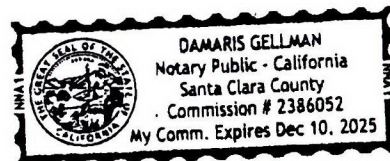
State of California
County of Santa Clara

On Sept. 28, 2022 before me, Damaris Gellman, Notary Public
(insert the name and title of the officer)
personally appeared James P. Hagan

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature

DGellman

(SEAL)

SCANNED
NOV 28 2022

EXHIBIT A

Township 27 North, Range 1 East, Boise Meridian Idaho County, Idaho

Section 24: A parcel of land located in the NE $\frac{1}{4}$ SW $\frac{1}{4}$, which is more particularly described from a survey recorded February 22, 2002, as Instrument No. 421163, records of Idaho County, Idaho as follows:

Commencing at the section corner common to Sections 23, 24, 25, and 26;
thence N 89°49'59" E, 1326.125 feet, along the section line, to the West 1/16th corner common to Sections 24 and 25;
thence N 00°33'54" W, 2077.259 feet along the 1/16 section line;
thence N 86°59'37" E, 273.748 feet to the True Point of Beginning;
thence N 11°56'07" E, 575.646 feet along the property line to a point on the North line NE $\frac{1}{4}$ SW $\frac{1}{4}$;
thence N 89°56'30" E, 932.073 feet to the center $\frac{1}{4}$ corner;
thence S 00°28'40" E, 787.599 feet along the East line of NE $\frac{1}{4}$ SW $\frac{1}{4}$;
thence S 78°10'15" W, 606.631 feet;
thence N 58°29'19" W, 401.769 feet;
thence N 41°23'10" W, 183.647 feet back to the True Point of Beginning.
Sometimes known as Assessor's Tax No. 119.

SCANNED
NOV 7 8 2022

Instrument # 558130

IDAHO COUNTY, IDAHO,

10-11-2022 02:07:09 PM No. of Pages: 4

Recorded for : IDAHO COUNTY TITLE

KATHY M. ACKERMAN

Ex-Officio Recorder Deputy

Fee: 15.00

WARRANTY DEED

GRANTOR, FORREST G. WILSON, a single man, of 208 Slippy Creek Rd., White Bird, ID 83554, for good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey to GRANTEE, C4 RANCH, LLC, an Idaho limited liability company, of 99 Pullman Way, San Jose, CA 95111, and the Grantee's successors and assigns forever, all of the following described real estate located in the County of Idaho, State of Idaho, to wit:

See Schedule C, attached hereto and incorporated herein by this reference;

RESERVING UNTO THE GRANTOR A LIFE ESTATE FOR HIS LIFE, IN AND TO THE ABOVE-DESCRIBED PROPERTY SUBJECT TO THE TERMS OF A LIFE ESTATE AGREEMENT EXECUTED CONTEMPORANEOUSLY HERewith.

TOGETHER WITH, all improvements, water, water rights, ditches, ditch rights, easements, hereditaments, and appurtenances thereto.

SUBJECT TO:

- 1) General taxes for the year 2022, which are a lien, not yet due and payable.
- 2) Easement, including the terms and provisions thereof, by and between ELLIS HARNESS, a bachelor, R.H. RICE and JENNIE RICE, his wife, and THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY, a California corporation, recorded January 21, 1931, under Instrument No. 94799, Book 59 page 171; and Assignment of Easement, recorded September 30, 1968, under Instrument No. 232099, Book 109 page 178; all records of Idaho County, Idaho.
- 3) Easement, including the terms and provisions thereof, by and between BEN LARGE, and GEM STATE TEL. CO., recorded June 7, 1965, under Instrument No. 219747, Book 103 page 90; and Quitclaim Deed, recorded March 15, 1994, under Instrument No. 373279; all records of Idaho County, Idaho.
- 4) Rights and easements in favor of the public for recreational uses of Slippy Creek.
- 5) Easement granted in Statement as to Sale of Real Property, including the terms and provisions thereof, by and between JOSEPH P. WILSON and ADELAIDE (ADA) C. WILSON, and JOHN H. BRADBURY, recorded May 31, 1989, under Instrument No. 347604, records of Idaho County, Idaho.

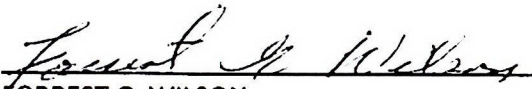
- 6) Matters as shown on Survey No. S-631, recorded February 2, 1990, under Instrument No. 351874; Survey No. S-939, recorded July 22, 1994, under Instrument No. 375484; Survey No. S-1936, recorded February 22, 2002, under Instrument No. 421163; Survey No. S-2180, recorded August 10, 2004, under Instrument No. 436818; Survey No. S-2306, recorded May 23, 2005, under Instrument No. 441706; Survey No. S-2326, recorded July 29, 2005, under Instrument No. 442865; Survey No. S-2406, recorded February 3, 2006, under Instrument No. 446515; Affidavit of Scrivener's Error, recorded March 31, 2011, under Instrument No. 477863; and Survey No. S-2481, recorded September 12, 2006, under Instrument No. 450861, all records of Idaho County, Idaho.
- 7) Easement granted in Warranty Deed, including the terms and provisions thereof, by and between JOSEPH P. WILSON and ADELAIDE (ADA) WILSON, husband and wife, and DONALD L. WRIGHT and BARBARA J. WRIGHT, husband and wife, recorded January 24, 1992, under Instrument No. 362016, records of Idaho County, Idaho.
- 8) Water Right License, including the terms and provisions thereof, by and between STATE OF IDAHO, and JOE WILSON and ADA C. WILSON, recorded April 17, 1996, under Instrument No. 386321; Quitclaim Deed, recorded August 1, 2013, under Instrument No. 490975; and Quitclaim Deed, recorded August 1, 2013, under Instrument No. 490976; all records of Idaho County, Idaho.
- 9) Grant of Easement, including the terms and provisions thereof by and between JOSEPH P. WILSON and ADELAIDE C. WILSON, husband and wife, and PEGGY J. MAREK, individually, and PEGGY J. MAREK, as Personal Representative of the Estate of JACK J. MAREK, recorded March 30, 2001, under Instrument No. 416140, records of Idaho County, Idaho.
- 10) Terms and provisions as set forth in Quitclaim Deed, by and between JOSEPH P. WILSON and ADA C. WILSON, husband and wife, and FORREST G. WILSON and JOYCE WILSON, recorded February 19, 2002, under Instrument No. 421098, and Quitclaim Deed, recorded December 15, 2009, under Instrument No. 470089, all records of Idaho County, Idaho.
- 11) Release of Easement, including the terms and provisions thereof, by and between THOMAS KILGORE and KATHRYN KILGORE, husband and wife, and FORREST WILSON and JOYCE WILSON, husband and wife, recorded April 5, 2016, under Instrument No. 503707, records of Idaho County, Idaho.

TO HAVE AND TO HOLD the said premises, with their appurtenances, unto the said Grantee, their successors and assigns, forever. And the said Grantor does hereby covenant to and with the said Grantee that they are the owner in fee simple of said premises; that it is free from all encumbrances, and that they will warrant and defend the same from all lawful claims whatsoever, EXCEPT General taxes, easements, reservations, restrictions, and rights of way of record or in use.

Except as otherwise expressly provided in this instrument, Grantor hereby declares, pursuant to Title 5, Chapter 2 of the Idaho Code, that in the event Grantor shall have permitted or suffered, at any time prior to the making of this instrument, any person or entity to possess, use, or occupy the above-described premises, or any portion thereof, for any purpose, with or without the knowledge of Grantor, it was not the intent of Grantor, by permitting or suffering such possession, use, or occupation to thereby define property boundaries or ownership thereof.

In construing this Deed, and where the context so requires, the singular includes the plural and the masculine, the feminine, and the neuter.

IN WITNESS WHEREOF, the said Grantor has hereunto set their hand and seal.

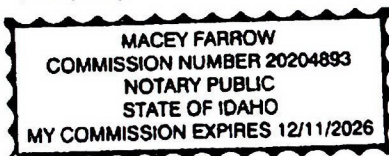

FORREST G. WILSON

STATE OF IDAHO)
 ss
County of Idaho)

On this 23 day of September, 2022, before me, a Notary Public in and for said State, personally appeared FORREST G. WILSON, known or identified to me to be the person whose name is subscribed to the within instrument and acknowledged to me that they freely executed the same.

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

(Notary Seal)




Notary Public for the State of Idaho,
Residing at Cottonwood, therein.
My commission expires 12/11/2026.

SCHEDULE C

Township 27 North, Range 1 East, Boise Meridian Idaho County, Idaho

Section 24: A parcel of land located in the NE $\frac{1}{4}$ SW $\frac{1}{4}$, which is more particularly described from a survey recorded February 22, 2002, as Instrument No. 421163, records of Idaho County, Idaho as follows:

Commencing at the section corner common to Sections 23, 24, 25, and 26;

thence N 89°49'59" E, 1326.125 feet, along the section line, to the West 1/16th corner common to Sections 24 and 25;

thence N 00°33'54" W, 2077.259 feet along the 1/16 section line;

thence N 86°59'37" E, 273.748 feet to the True Point of Beginning;

thence N 11°56'07" E, 575.646 feet along the property line to a point on the North line NE $\frac{1}{4}$ SW $\frac{1}{4}$;

thence N 89°56'30" E, 932.073 feet to the center $\frac{1}{4}$ corner;

thence S 00°28'40" E, 787.599 feet along the East line of NE $\frac{1}{4}$ SW $\frac{1}{4}$;

thence S 78°10'15" W, 606.631 feet;

thence N 58°29'19" W, 401.769 feet;

thence N 41°23'10" W, 183.647 feet back to the True Point of Beginning.

Sometimes known as Assessor's Tax No. 119.

(end)

SCANNED
NOV 7 8 2022

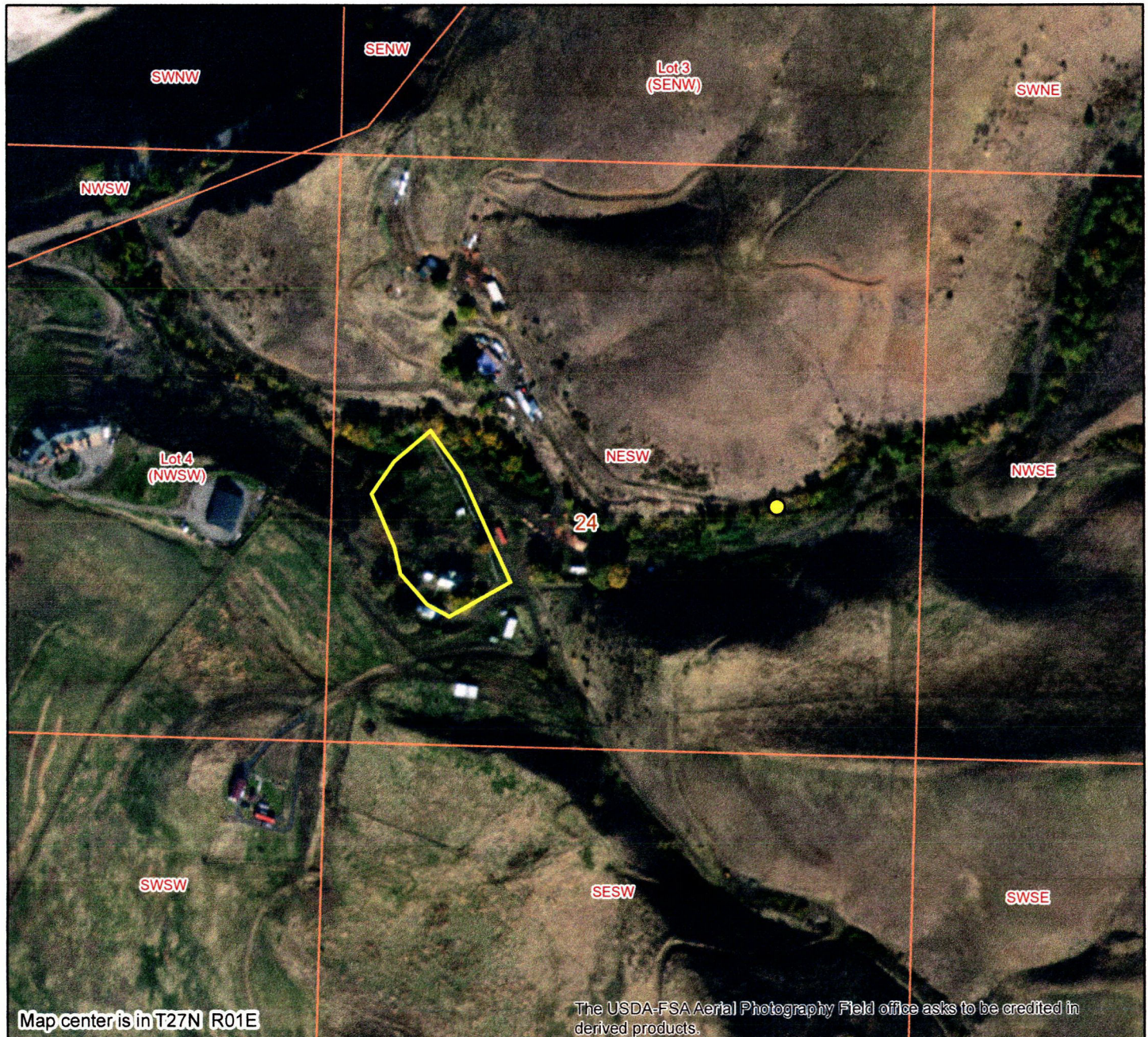
State of Idaho
Department of Water Resources

Water Right

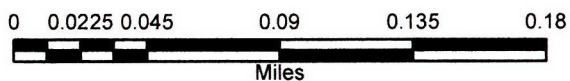
79-4060

IRRIGATION

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: 9/28/2022



Legend

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



State of Idaho
Department of Water Resources

Water Right

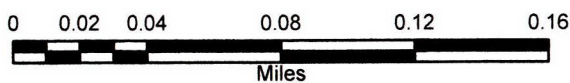
79-4060

IRRIGATION

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: 9/28/2022



Legend

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





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
November 25, 2022

Director Gary Spackman

CJ LAND & CATTLE LLC
99 PULLMAN WAY
SAN JOSE CA 95111-3161

Re: Change in Ownership for Water Right No: 79-4060

Dear Water Right Holder:

The Department of Water Resources (Department) acknowledges the receipt of correspondence changing ownership of the above referenced water right 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,

A handwritten signature in cursive script, appearing to read "Debbi Judd".

Debbi Judd
Technical Records Specialist

Enclosures

SCANNED

NOV 28 2022

MATTHEW L. JESSUP

Attorney at Law

401 W. North Street
P.O. Box 441
Grangeville, Id 83530

Phone: (208) 983-3089
Fax: (208) 983-1401

November 3, 2022

RECEIVED

NOV 08 2022

DEPARTMENT OF
WATER RESOURCES

IDWR State Office
PO Box 83720
Boise, ID 83720-0098

Re: Change in Water Right Ownership

Dear Clerk:

Please find enclosed a *Notice of Change in Water Right Ownership* application with a check in the amount of \$25.00 for the application fee. We have also provided supporting documents for the application including recorded quitclaim and warranty deeds with maps of the water rights.

Please feel free to contact the office with any questions or comments you may have regarding this matter. We look forward to hearing from you.

Regards,

/s/ Tawnya Poxleitner

Paralegal to:

Matthew L. Jessup
Attorney at Law

Enclosures

SCANNED

NOV 28 2022