

WITHDRAWN COPY

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED

AUG 29 2024

WATER RESOURCES
WESTERN REGION

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?
63-7864	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: J. G. Collias; Lily Collias; James J. Gatziolis; M. K. Gatziolis Trust
3. New Owner(s)/Claimant(s): Name of current water right holder/claimant
GC Kuna Land, L.C., a Utah limited liability company; GC Kuna Land 2, L.C., a Utah limited liability company; and GC Kuna Land 3, L.C., a Utah limited liability company
 New owner(s) as listed on the conveyance document Name connector ☒ and ☐ or
- 201 S. Main Street, Suite 2000 Salt Lake City UT 84111
 Mailing address City State Zip
(208) 246-8909 david@gardnercompany.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: April 18, 2023
6. Do you own the land identified as the water right place of use? Yes ☐ No ☐
☐ 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):
☐ \$25 per *undivided* water right.
☐ \$100 per *split* water right.
☐ 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] Christen Gardner
 Signature of new owner/claimant Title, if applicable Date 8-23-2024
 Print name

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

For IDWR Office Use Only:

Received by CC Date 8-29-24 Receipt No. W052170 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 _____ Date _____

ADA COUNTY RECORDER Trent Tripple
BOISE IDAHO Pgs=2 NIKOLA OLSON
TITLEONE BOISE

2023-022287
04/18/2023 03:09 PM
\$15.00

Recording requested by and return to:

Clark Wardle LLP
251 W. Front Street, Suite 310
Boise, Idaho 83702
21433496

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

SPECIAL WARRANTY DEED

For value received, the receipt and sufficiency of which is hereby acknowledged:

Narragansett Properties LLC, a Delaware limited liability company ("**Grantor**")

does hereby bargain, sell and convey unto:

GC Kuna Land, L.C., a Utah limited liability company, as to an undivided 64.80% interest as tenants in common, whose current mailing address is 201 South Main Street, Suite 2000, Salt Lake City, Utah 84111; and

GC Kuna Land 2, L.C., a Utah limited liability company, as to an undivided 35.20% interest as tenants in common, whose current mailing address is 201 South Main Street, Suite 2000, Salt Lake City, Utah 84111 (collectively, "**Grantee**")

the following described real property, located in Ada County, Idaho (the "**Property**"):

The South half of the Northeast quarter and the Southeast quarter of the Northwest quarter of Section 1, Township 1 North, Range 1 East of the Boise Meridian, in Ada County, Idaho.

Excepting therefrom that portion deeded to Ada County Highway District by Warranty Deed recorded May 5, 1972 as Instrument No. 805785, records of Ada County, Idaho.

TOGETHER WITH all improvements thereon and all tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining to the Property.

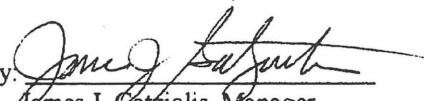
TO HAVE AND TO HOLD the Property unto Grantee and Grantee's successors and assigns forever. Grantor does hereby covenant to Grantee that (a) Grantor owns the Property in fee simple and (b) the Property is free from encumbrances done, made or suffered by Grantor, or any person claiming under Grantor except (a) general taxes and assessments, including utility assessments, for the current year, which are not yet due and payable; (b) matters of record; (c) matters that would appear from a careful survey or inspection of the Property; and (d) matters arising from the acts or omissions of Grantee or its agents; and that Grantor will warrant the same as to Grantor's own acts and none other, from all lawful claims whatsoever.

[end of text; signature page(s) follow]

DATED effective as of the date this Special Warranty Deed is recorded in the real property records of Ada County, Idaho.

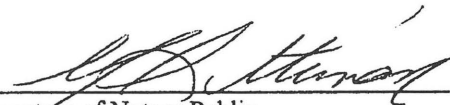
GRANTOR:

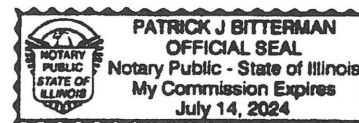
NARRAGANSETT PROPERTIES, LLC,
a Delaware limited liability company

By: 
James J. Gatziolis, Manager

STATE OF ILLINOIS)
) ss
County of Cook)

This instrument was acknowledged before me on March 28, 2023 by James J. Gatziolis as a Member of Narragansett Properties LLC.


Signature of Notary Public



ACS 150375

ADA COUNTY RECORDER J. DAVID NAVARRO
BOISE IDAHO 01/23/06 09:50 AM
DEPUTY Patti Thompson
RECORDED - REQUEST OF
Quarles & Brady

AMOUNT 9.00 3

106011149

TRUSTEES' DEED

THIS AGREEMENT, made this 29th day of December, 2005, between JAMES J. GATZIOLIS, not individually but solely as Trustee of the MATINA GATZIOLIS TRUST dated February 26, 1976, as amended ("Grantor"), 500 West Madison Street, 37th Floor, Chicago, Illinois 60661 and NARRAGANSETT PROPERTIES LLC, a Delaware limited liability company, 500 West Madison Street, 37th Floor, Chicago, Illinois 60661 ("Grantee");

Successor
ADA COUNTY RECORDER J. DAVID NAVARRO
BOISE IDAHO 04/10/06 04:42 PM
DEPUTY Neava Haney
RECORDED - REQUEST OF
First American

AMOUNT 9.00 3

106054911

Re-Record

WITNESSETH: The Grantor in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, receipt whereof is hereby acknowledged, and in pursuance of the power and authority vested in the Grantor as said Trustee and of every other power and authority the Grantor hereto enabling, does hereby convey and quitclaim unto Grantee, in fee simple, the real estate the legal description for which is attached as Exhibit A, together with the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining.

TO HAVE AND TO HOLD said premises forever.

Tax Parcel Numbers: S1434427810; S2114310000; S2006231100; S1434410000; S2015240500; S2101130000; S2113210000.

Dated this 29th day of December, 2005.

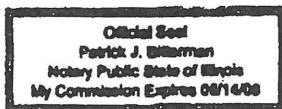

JAMES J. GATZIOLIS, Trustee
Successor

THIS TRUSTEE'S DEED IS BEING RE-RECORDED FOR PURPOSES OF CORRECTING THE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT A.

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO
HEREBY CERTIFY that JAMES J. GATZIOLIS, personally known to me to be the same
person whose name is subscribed to the foregoing instrument, appeared before me this
day in person, and acknowledged that he signed, sealed and delivered the said instrument
as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 29th day of December, 2005.




NOTARY PUBLIC

This instrument was prepared by Patrick J. Bitterman, Esq., Quarles & Brady LLP, 500
West Madison, 37th Floor, Chicago, Illinois 60661

MAIL TO:
Patrick J. Bitterman
Quarles & Brady LLP
500 West Madison Street, 37th Floor
Chicago, IL 60661

SEND SUBSEQUENT TAX BILLS TO:
James J. Gatzolis
Quarles & Brady LLP
500 West Madison Street, 37th Floor
Chicago, IL 60661

EXHIBIT A

PARCEL I: THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 2 NORTH, RANGE 1 EAST OF THE BOISE MERIDIAN, IN ADA COUNTY, IDAHO. LESS AND EXCEPTING THEREFROM, THAT PORTION DEEDED TO ADA COUNTY HIGHWAY DISTRICT IN WARRANTY DEED RECORDED APRIL 25, 1996, AS INSTRUMENT NO. 96034157, ADA COUNTY RECORDS.

PARCEL II: THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 1 NORTH, RANGE 1 EAST OF THE BOISE MERIDIAN, IN ADA COUNTY, IDAHO.

PARCEL III: LOT 5. THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 1 NORTH, RANGE 2 EAST OF THE BOISE MERIDIAN, IN ADA COUNTY, IDAHO.

PARCEL IV: THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 2 NORTH, RANGE 1 EAST OF THE BOISE MERIDIAN, IN ADA COUNTY, IDAHO. LESS AND EXCEPTING THEREFROM, THAT PORTION DEEDED TO ADA COUNTY IN QUITCLAIM DEED RECORDED MAY 4, 1972, AS INSTRUMENT NO. 804986, ADA COUNTY RECORDS.

PARCEL V: THE WEST HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 1 NORTH, RANGE 2 EAST OF THE BOISE MERIDIAN, IN ADA COUNTY, IDAHO.

PARCEL VI: THE SOUTH HALF OF THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 1 NORTH, RANGE 1 EAST OF THE BOISE MERIDIAN, IN ADA COUNTY, IDAHO.

PARCEL VII: THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER AND THE NORTH HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 1 NORTH, RANGE 1 EAST OF THE BOISE MERIDIAN, IN ADA COUNTY, IDAHO.

Tax Parcel Numbers: S1434427810; S2114310000; S2006231100; S1434410000; S2015240500; S2101130000; S2113210000.

QBCHM421488.1

STATE OF IDAHO, COUNTY OF ADA
I, J. David Navarro, Recorder for Ada County, do hereby certify that the Annexed is a full, true and correct copy of the No. 196034157 as it appears on record in Book 5 of 11149 Records of Ada County, State of Idaho.
IN WITNESS WHEREOF, I have set my hand and affixed my official seal this 28th day of March 2006
J. DAVID NAVARRO, Recorder
By [Signature] Deputy

ADA COUNTY RECORDER J. DAVID NAVARRO
BOISE IDAHO 01/23/06 09:50 AM
DEPUTY Patti Thompson
RECORDED - REQUEST OF
Quarles & Brady

AMOUNT 9.00 3



TRUSTEES' DEED

THIS AGREEMENT, made this 29th day of December, 2005, between JAMES J. GATZIOLIS, not individually but solely as Trustee of the MATINA GATZIOLIS TRUST dated February 26, 1976, as amended ("Grantor"), 500 West Madison Street, 37th Floor, Chicago, Illinois 60661 and NARRAGANSETT PROPERTIES LLC, a Delaware limited liability company, 500 West Madison Street, 37th Floor, Chicago, Illinois 60661 ("Grantee");

WITNESSETH: The Grantor in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, receipt whereof is hereby acknowledged, and in pursuance of the power and authority vested in the Grantor as said Trustee and of every other power and authority the Grantor hereto enabling, does hereby convey and quitclaim unto Grantee, in fee simple, the real estate the legal description for which is attached as Exhibit A, together with the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining.

TO HAVE AND TO HOLD said premises forever.

Tax Parcel Numbers: S1434427810; S2114310000; S2006231100; S1434410000; S2015240500; S2101130000; S2113210000.

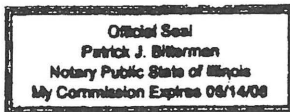
Dated this 29th day of December, 2005.


JAMES J. GATZIOLIS, Trustee

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO
HEREBY CERTIFY that JAMES J. GATZIOLIS, personally known to me to be the same
person whose name is subscribed to the foregoing instrument, appeared before me this
day in person, and acknowledged that he signed, sealed and delivered the said instrument
as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 29th day of December, 2005.




NOTARY PUBLIC

This instrument was prepared by Patrick J. Bitterman, Esq., Quarles & Brady LLP, 500
West Madison, 37th Floor, Chicago, Illinois 60661

MAIL TO:
Patrick J. Bitterman
Quarles & Brady LLP
500 West Madison Street, 37th Floor
Chicago, IL 60661

SEND SUBSEQUENT TAX BILLS TO:
James J. Gatzolis
Quarles & Brady LLP
500 West Madison Street, 37th Floor
Chicago, IL 60661

EXHIBIT A

PARCEL I: THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 2 NORTH, RANGE 1 EAST OF THE BOISE MERIDIAN, IN ADA COUNTY, IDAHO.

PARCEL II: THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 1 NORTH, RANGE 1 EAST OF THE BOISE MERIDIAN, IN ADA COUNTY, IDAHO.

PARCEL III: LOT 5. THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 1 NORTH, RANGE 2 EAST OF THE BOISE MERIDIAN, IN ADA COUNTY, IDAHO.

PARCEL IV: THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 2 NORTH, RANGE 1 EAST OF THE BOISE MERIDIAN, IN ADA COUNTY, IDAHO.

PARCEL V: THE WEST HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 1 NORTH, RANGE 2 EAST OF THE BOISE MERIDIAN, IN ADA COUNTY, IDAHO.

PARCEL VI: THE SOUTH HALF OF THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 1 NORTH, RANGE 1 EAST OF THE BOISE MERIDIAN, IN ADA COUNTY, IDAHO.

PARCEL VII: THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER AND THE NORTH HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 1 NORTH, RANGE 1 EAST OF THE BOISE MERIDIAN, IN ADA COUNTY, IDAHO.

Tax Parcel Numbers: S1434427810; S2114310000; S2006231100; S1434410000; S2015240500; S2101130000; S2113210000.

QUITCLAIM DEED 7706240

For Value Received
 MATINA GATZIOLIS, married to JOHN J. GATZIOLIS, of the County of Cook,
 State of Illinois 302 833

do hereby convey, release, remise and forever quit claim unto
 MATINA GATZIOLIS as Trustee of the MATINA GATZIOLIS Trust Under Agreement
 dated February 26, 1976, of the County of Cook, State of Illinois
 the following described premises, to-wit:

The South Half of the Northeast Quarter and the Southeast Quarter of Northwest
 Quarter of Section 1, Township 1 North, Range 1, East Boise Meridian, and
 Northeast Quarter of Southeast Quarter of Section 34, Township 2 North, Range 1,
 East of the Boise Meridian, Ada County, State of Idaho

And the Southwest Quarter of Section 4 of Township 2 North, Range 1, West of
 the Boise Meridian, less 15 rods in width off the south side of said Southwest
 Quarter

Also an undivided one-tenth interest in and to a certain lateral water ditch
 constructed by W. A. Peterson for the purpose of conveying water from
 Mason Creek drop which is known as the Ridenbaugh Ditch to Indian Creek
 for the purpose of irrigating farms along the line of said lateral ditch and to
 his land, together with all water rights, ditches, ditch rights and rights of way
 of every nature used in connection with the above described property.

The Grantor herein certifies that the property conveyed hereby is not
 Homestead property.

together with their appurtenances.

Dated:

FEBRUARY 1977

Matina Gatzolis

MATINA GATZIOLIS

Illinois

STATE OF ~~IDAHO~~ COUNTY OF Cook
 On this day of February 1977,
 before me, a notary public in and for said State, personally
 appeared

MATINA GATZIOLIS

known to me to be the person whose name is
 subscribed to the within instrument, and acknowledged to
 me that executed the same.

Mary E. [Signature]
 Notary Public

Residing at CHICAGO, ILLINOIS X
 Comm. Expires 3/6/79

STATE OF IDAHO, COUNTY OF Ada

I hereby certify that this instrument was filed for record at
 the request of *James [Signature]*

at 00 minutes past 11 o'clock a.m.
 this 11th day of Feb
 1977 in my office, and duly recorded in Book
 of Deeds at page

CLARENCE A. PLANTING

Ex-Officio Recorder

By *Helma E. [Signature]* Deputy
 Fees \$ 100
 Mail to:

INSTRUMENT NO.

BOOK 481 PAGE 184

THIS INDENTURE, Made the 17th day of August, in the year of our Lord one thousand nine hundred and Sixty-one, between GEORGE KEPROS and FANNIE KEPROS, husband and wife, of the County of Ada, State of Idaho, the parties of the first part, and MATINA GATZIOLIS of the County of Ada, State of Idaho, the party of the second part, Witnesseth:

That the said parties of the first part, for and in consideration of the love, affection and duty which the said parties of the first part has and bears unto the said party of the second part, as also for the better maintenance, support, protection, and livelihood of the said party of the second part, do by these presents give, grant, alien, and confirm unto the said party of the second part, and to her heirs and assigns forever, all of the following described real estate, situated in _____, County of Ada, State of Idaho, to-wit:

South Half of Northeast Quarter, Southeast Quarter of Northwest Quarter of Section 1, Township 1 North Range 1 East B.M., and Northeast Quarter of Southeast Quarter of Section 34, Township 2 North Range 1 East, B.M.

And the Southwest Quarter of Section 4 of Township 2 North, Range 1 West B.M., less 15 rods in width off the south side of said Southwest Quarter.

Also commencing at the Northeast corner of the Northwest Quarter of Section 9, Township 2 North, Range 1 West of Boise Meridian; thence North on the half section line fifteen (15) rods; thence west at right angles fifty (50) rods; thence South at right angles thirty (30) rods; thence Northeasterly on a straight line to the place of beginning;

Also an undivided one-tenth interest in and to a certain lateral water ditch constructed by W. A. Peterson for the purpose of conveying water from Mason Creek drop which is known as the Ridenbaugh Ditch to Indian Creek for the purpose of irrigating farms along the line of said lateral ditch and to his land, together with all water rights, ditches, ditch rights and rights of way of every nature used in connection with the above described property.

First parties have heretofore conveyed all of their right, title and interest to said property to Matina Gatzolis in a Deed of Gift dated September 8, 1955, but reserved in said Deed a life estate. This Deed of Gift extinguishes the life estate and all first parties' right, title, and interest is herein conveyed in absolute fee simple to Matina Gatzolis.

Together, With all and singular, the tenements, hereditaments, and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues, and profits thereof, and the rents and profits thereof shall be applied to her sole and separate use.

BOOK 481 PAGE 185

To Have and to Hold, All and singular the said premises, together with the appurtenances, unto the said party _____ of the second part, _____ heirs and assigns forever, as the separate property of the said second part _____ and not in anywise community property.

In Witness Whereof, the said part 1 of the first part have hereunto set their hand and seal the day and year first above written.

Signed, Sealed and Delivered in Presence of

George Hervey (SEAL)
- Fannie Kyzos (SEAL)

STATE OF IDAHO, } ss.
County of Ada }

On this 17th day of August, in the year 1961, before me,

Carl P. Burke Notary Public.

In and for said State, personally appeared GEORGE KEPROS and FANNIE KEPROS, husband and wife,

known to me to be the person 5 whose name 6 AXX subscribed to the within instrument, and acknowledged to me that he 7 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.

Carl J. Burley
Notary Public for the State of Idaho,

Residing at Boise Idaho.

No. - 509353

DEED OF GIFT

George Hapgood

TO
Matica... Lotpinia

Dated _____ 19____
STATE OF IDAHO,
County of _____

I hereby certify that this instrument
was filed for record at request of
Elaine Burke & James
at... *5* minutes past... day
o'clock *4* M. this... *18* ...
of... *Aug* ... A.D. 1961...
in my office, and duly recorded in Book
... of ... At page..

VERNON T. JORDAN
Ex-Officio Recorder.
By *Guided. Trans.* Deputy.
10

Fees, \$ 2.10 —
 Mailed to George W. Kepner
 611 Wash - Baine

THE YORK CO. PRINTING & BINDING CO.

ADA COUNTY RECORDER Trent Tripple
BOISE IDAHO Pgs=3 NIKOLA OLSON
TITLEONE BOISE

2023-022295
04/18/2023 03:13 PM
\$15.00

Recording requested by and return to:

Clark Wardle LLP
251 W. Front Street, Suite 310
Boise, Idaho 83702
21433450

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

SPECIAL WARRANTY DEED

For value received, the receipt and sufficiency of which is hereby acknowledged:

Collias Cattle Company LLC, an Idaho limited liability company ("**Grantor**")

does hereby bargain, sell and convey unto:

GC Kuna Land 3, L.C., a Utah limited liability company ("**Grantee**"), whose current mailing address is 201 South Main Street, Suite 2000, Salt Lake City, Utah 84111

the following described real property, located in Ada County, Idaho (the "**Property**"):

See **Exhibit A** attached hereto and made a part hereof.

TOGETHER WITH all improvements thereon and all tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining to the Property.

TO HAVE AND TO HOLD the Property unto Grantee and Grantee's successors and assigns forever. Grantor does hereby covenant to Grantee that (a) Grantor owns the Property in fee simple and (b) the Property is free from encumbrances done, made or suffered by Grantor, or any person claiming under Grantor except (a) general taxes and assessments, including utility assessments, for the current year, which are not yet due and payable; (b) matters of record; (c) matters that would appear from a careful survey or inspection of the Property; and (d) matters arising from the acts or omissions of Grantee or its agents; and that Grantor will warrant the same as to Grantor's own acts and none other, from all lawful claims whatsoever.

[end of text; signature page(s) follow]

DATED effective as of the date this Special Warranty Deed is recorded in the real property records of Ada County, Idaho.

"Grantor"

COLLIAS CATTLE COMPANY LLC, an Idaho limited liability company

By:


Stephanos J. Collias, Member

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
)
County of Los Angeles)

On March 21 2023 before me, Raye Thomas Notary Public
(insert name and title of the officer)

personally appeared Stephanos J. Collias,
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 Raye Thomas (Seal)

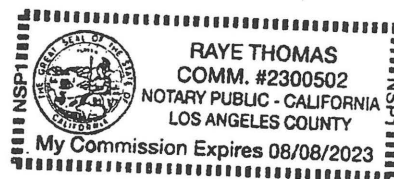


EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY

The North half of the Southeast quarter and the Northeast quarter of the Southwest quarter and the Southeast quarter of the Southeast quarter of Section 1, Township 1 North, Range 1 East, Boise Meridian, records of Ada County, Idaho.

Excepting therefrom that portion deeded to Ada County Highway District by Warranty Deed recorded May 3, 1972 as Instrument No. 804791, records of Ada County, Idaho.

Further Excepting therefrom the South 295 feet of the East 295 feet of the Southeast quarter of the Southeast quarter of Section 1, Township 1 North, Range 1 East, Boise Meridian, records of Ada County, Idaho.

ADA COUNTY RECORDER Phil McGrane
BOISE IDAHO Pgs=4 HEATHER LUTHER
ELAM AND BURKE

2021-101290
07/02/2021 01:22 PM
\$15.00

RECORDING REQUESTED BY:

Elam & Burke, P.A.
P.O. Box 1539
Boise, Idaho 83701

SPACE RESERVED FOR RECORDER'S USE

QUITCLAIM DEED

George J. Collias, Tim J. Collias and Stephanos J. Collias as Trustees of The Collias Family Trust created under agreement dated November 29, 1995, amended by the First Amendment to Trust Agreement Establishing the Collias Family Trust on April 7, 2016, and amended by the Second Amendment to Trust Agreement Establishing the Collias Family Trust on July 3, 2018 (Grantors), hereby quitclaim, transfer, and convey to Collias Cattle Company, LLC (Grantee), an Idaho limited liability company, whose current address is 5809 N. Cape Arago Place, Garden City, Idaho 83714-4049, all right, title, and interest of said Trust in and to the following real property situate in Ada County, Idaho, and more particularly described as:

North Half Southeast Quarter, Northeast Quarter Southwest Quarter,
Southeast Quarter Southeast Quarter, excepting two acres in Section 1,
Township 1 North Range 1 East, B.M.

with all appurtenances.

QUITCLAIM DEED - 1
(S Cole Road 118 acres Ada Parcel S210131000)

EXECUTED this 28 day of June, 2021.

George J. Collias
George J. Collias

STATE OF ILLINOIS)
 : ss.
County of Cook)

Signed and sworn to before me on the 28 day of June, 2021 by George J. Collias, as Trustee of the Collias Family Trust.



[Signature]
Notary Public for Illinois
My Commission Expires: 10/25/2021

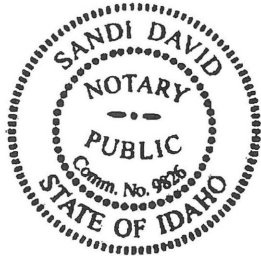
EXECUTED this 2nd day of July, 2021.

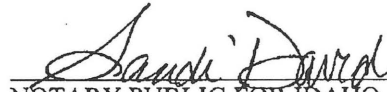

Tim J. Collias

STATE OF IDAHO)
 : ss.
County of Ada)

On this 2nd day of July, 2021, before me, a notary public in and for said state, personally appeared Tim J. Collias, a Trustee of the Collias Family Trust, known or identified to me to be the person whose name is subscribed to the within and foregoing instrument, and acknowledged to me that he executed the same as Trustee.

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: 10/03/2023

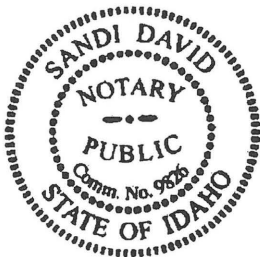
EXECUTED this 2nd day of July, 2021.

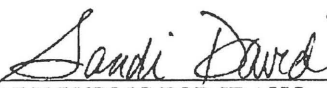

Stephanos J. Collias

STATE OF IDAHO)
: ss.
County of Ada)

On this 2nd day of July, 2021, before me, a notary public in and for said state, personally appeared Stephanos J. Collias, a Trustee of the Collias Family Trust, known or identified to me to be the person whose name is subscribed to the within and foregoing instrument, and acknowledged to me that he executed the same as Trustee.

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: 10/03/2023



00211733201600289360020029

GIFT DEED

THIS INDENTURE, made by Lily Collias also known as Lily Kepros Collias and John G. Collias, wife and husband ("Grantors").

WITNESSETH:

Grantors, in consideration of love and affection, do hereby gift, grant, quitclaim and convey, IN TRUST, to John G. Collias and Lily Kepros Collias, and any successor trustees, as trustees of the Collias Family Trust under agreement dated November 29, 1995, and as amended March 1, 2016 ("Grantee"), whose current address is 3811 W. Clement Road, Boise, Idaho 83704, all right, title and interest of the Grantors in and to the following described real property situate in Ada County, Idaho:

North Half Southeast Quarter, Northeast Quarter Southwest Quarter, Southeast Quarter Southeast Quarter, excepting two acres in Section 1, Township 1 North Range 1 East, B.M.

TOGETHER WITH all and singular the tenements, hereditaments and appurtenances thereunto belonging in anywise appertaining.

SUBJECT TO all taxes, liens, encumbrances, U.S. patent reservations, irrigation district assessments, subdivision restrictions, and public utility and other easements.

TO HAVE AND TO HOLD all and singular the said premises, together with the appurtenances, to be held, administered and distributed in accordance with the provisions of the Collias Family Trust.

IN WITNESS WHEREOF, Grantors have hereunto subscribed their names to this instrument this 7 day of April, 2016.

GRANTORS

Lily Kepros Collias
Lily Kepros Collias

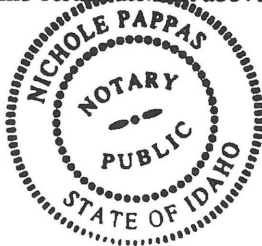
John G. Collias
John G. Collias

Lily Kepros Collias
By Lily Kepros Collias, His Attorney in Fact

STATE OF IDAHO)
) ss.
County of Ada)

On this 7 day of April, 2016, before me, a Notary Public in and for said County and State, personally appeared Lily Collias also known as Lily Kepros Collias, Grantor, known or identified to me to be the person whose name is subscribed to the within and foregoing instrument, and acknowledged to me that she executed the same as Grantor for the purposes therein contained.

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

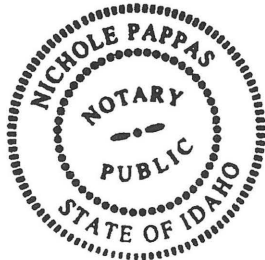


Nichole Pappas
NOTARY PUBLIC for Idaho
Residing at Mendocino
My Commission Expires 8/10/2018

STATE OF IDAHO)
) ss.
County of Ada)

On this 7 day of April, 2016, before me, a Notary Public in and for said County and State, personally appeared Lily Collias also known as Lily Kepros Collias known or identified to me to be the person whose name is subscribed to the within and foregoing instrument as attorney in fact of John G. Collias, Grantor, and acknowledged to me that she subscribed the name of John G. Collias thereto as Grantor and her own name as attorney in fact.

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



Nichole Pappas
NOTARY PUBLIC for Idaho
Residing at Mendocino
My Commission Expires 8/10/2018

4844-3010-5390, v. 2



IDAHO DEPARTMENT OF
WATER RESOURCES

Western Region • 2735 W Airport Way • Boise, ID 83705-5082

Phone: 208-334-2190 • Fax: 208-334-2348 • Email: westerninfo@idwr.idaho.gov • Web: idwr.idaho.gov

Governor Brad Little

Director Mathew Weaver

October 23, 2024

CLARK WARDLE
ATTN SARA COUSINEAU
PO BOX 639
BOISE ID 83701-0639

RE: Withdrawal of Change in Ownership Water Right No: 63-7864

Dear Interested Parties:

The Idaho Department of Water Resources (Department) received a cancellation notice from Sara Cousineau, October 18, 2024, regarding the Notice of Change in Water Right Ownership (Notice) for the above-referenced water rights. The reason for cancellation is lack of documentation of ownership chain of title.

Copies of the Notices are enclosed. You may resubmit these Notices when you have the required documentation. For additional information on submitting the Notices and other water right matters administered by the Department, please visit our website, idwr.idaho.gov/form/water-rights-forms. Filing fees received with the Notices have been requested and will be mailed to the payee.

If you have any questions regarding this matter, please contact our office, (208) 605-4620.

Sincerely,

Susy Hobson
Technical Records Specialist 1

Enclosure

cc: KC Garnder Company for GC Kuna Land LC, GC Kuna Land 2 LC, GC Kuna Land 3 LC

Hobson, Susy

From: Sara Cousineau <scousineau@clarkwardle.com>
Sent: Friday, October 18, 2024 10:10 AM
To: Evans, Lynne
Cc: Hobson, Susy
Subject: RE: Ownership Change for Water Right No. 63-7864 + 63-34036

CAUTION: This email originated outside the State of Idaho network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact your agency service desk with any concerns.

Hi Lynne, thank you for checking in. Please cancel both submittals for now – we are working with the previous owners but don't believe we'll have the deeds ready by then.
We will resubmit once we have all the documentation.

Thank you!

Sara C. Cousineau, Paralegal

251 E Front Street, Suite 310 | PO Box 639 | Boise, Idaho 83701
scousineau@clarkwardle.com | Direct 208.388.0035 | Fax 208.388.1001

From: Evans, Lynne <Lynne.Evans@idwr.idaho.gov>
Sent: Friday, October 18, 2024 9:26 AM
To: Sara Cousineau <scousineau@clarkwardle.com>
Cc: Hobson, Susy <susy.hobson@idwr.idaho.gov>
Subject: RE: Ownership Change for Water Right No. 63-7864

Good morning Sara,

It's been about a month, so I wanted to check in and see where you're at on the deeds for these ownership changes. Do you think you'll have those ready to submit within the next week or two, or should we go ahead and cancel for now so you can resubmit the request once the documents are ready?

Thank you,



Lynne Evans (she/her)
Administrative Assistant I
IDWR – Western Region
2735 W Airport Way, Boise ID 83705
lynne.evans@idwr.idaho.gov | (208) 605-4622

From: Sara Cousineau <scousineau@clarkwardle.com>
Sent: Tuesday, September 17, 2024 10:19 AM
To: Evans, Lynne <Lynne.Evans@idwr.idaho.gov>
Cc: Hobson, Susan <susy.hobson@idwr.idaho.gov>
Subject: RE: Ownership Change for Water Right No. 63-7864

CAUTION: This email originated outside the State of Idaho network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact your agency service desk with any concerns.

Yes, please put both on hold. I'm not sure what the time frame will be to arrange the deeds but as soon as we can have that discussion and I have a better idea I'll let you know if it would be best to cancel/resubmit.

Thank you for your help!

Sara C. Cousineau, Paralegal

251 E Front Street, Suite 310 | PO Box 639 | Boise, Idaho 83701
scousineau@clarkwardle.com | Direct 208.388.0035 | Fax 208.388.1001

From: Evans, Lynne <Lynne.Evans@idwr.idaho.gov>
Sent: Tuesday, September 17, 2024 10:13 AM
To: Sara Cousineau <scousineau@clarkwardle.com>
Cc: Hobson, Susan <susy.hobson@idwr.idaho.gov>
Subject: RE: Ownership Change for Water Right No. 63-7864

Hi Sara,

Yep, that would be exactly what we're looking for! The deeds don't necessarily need to convey the land involved, just the water right, since that's the part we're lacking a clear chain of title for. The example water right quitclaim deed you sent me in your other email would work just fine for this one as well.

We can put both of these ownership change requests on a 30-day hold while you look into getting the quitclaim deeds arranged. However, if you think it might take much longer than 30 days, it might be best for us to cancel and refund the requests for now, so you can re-file them later with the complete documentation. Do you have any idea of a timeline yet?

Thank you for your prompt responses and the thorough documentation you've already submitted. It's been very helpful for getting these water rights straightened out.



Lynne Evans (she/her)
Administrative Assistant I
IDWR – Western Region
2735 W Airport Way, Boise ID 83705
lynne.evans@idwr.idaho.gov | (208) 605-4622

From: Sara Cousineau <scousineau@clarkwardle.com>
Sent: Monday, September 16, 2024 12:24 PM
To: Evans, Lynne <Lynne.Evans@idwr.idaho.gov>
Cc: Hobson, Susan <susy.hobson@idwr.idaho.gov>
Subject: RE: Ownership Change for Water Right No. 63-7864

CAUTION: This email originated outside the State of Idaho network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact your agency service desk with any concerns.

Lynne,

Just like with Water Permit 63-34036 we included all documentation we received from the title company search for the two parcels.

If I'm understanding correctly, you'd need the following:

For Parcel S2101130000 (Owned by GC Kuna Land & GC Kuna Land 2):

Quitclaim deed from J.G. Collias, Lily Collias (her estate), J. J. Gatziolis, and M.K. Gatziolis Trust to GC Kuna Land and GC Kuna Land 2, quitclaiming any ownership in that particular parcel, along with ownership of the water right pertaining to that particular parcel.

For Parcel S2101310000 (Owned by GC Kuna Land 3):

Quitclaim deed from J.J. Gatziolis, and M.K. Gatziolis Trust to GC Kuna Land 3, quitclaiming any ownership in that particular parcel, along with ownership of the water right pertaining to that particular parcel.

Once those two documents are executed/recorded, the ownership of Water Right 63-7864 can be updated to reflect GC Kuna Land, GC Kuna Land 2, and GC Kuna Land 3 as the only owners of the Water Right?

Please let me know if that is correct, or if I'm completely off track. I appreciate your help.

Thanks,

Sara C. Cousineau, Paralegal

251 E Front Street, Suite 310 | PO Box 639 | Boise, Idaho 83701
scousineau@clarkwardle.com | Direct 208.388.0035 | Fax 208.388.1001

From: Evans, Lynne <Lynne.Evans@idwr.idaho.gov>

Sent: Thursday, September 12, 2024 1:52 PM

To: Sara Cousineau <scousineau@clarkwardle.com>

Cc: Hobson, Susan <susy.hobson@idwr.idaho.gov>

Subject: Ownership Change for Water Right No. 63-7864

Good afternoon Sara,

We received a Notice of Change in Water Right Ownership for water right no. 63-7864 on August 29, 2024, changing the owner of that right to GC Kuna Land LC, GC Kuna Land 2 LC, and GC Kuna Land 3 LC. There are a couple of discrepancies in the documentation for that ownership change that I hoped you could help me resolve.

The water right decree issued in 2007 (attached) names J.G. Collias, Lily Collias, J.J. Gatziolis, M.K. Gatziolis Trust as the water right owners. However, all four owners don't seem to be accounted for in the chain of title you submitted.

The chain of title documents for the property owned by GC Kuna Land and GC Kuna Land 2 is conveyed from Matina Gatziolis to the Matina Gatziolis Trust, and then to Narragansett Properties LLC in 2005. Because the water right was decreed in 2007, after the property was conveyed to Narragansett Properties, the water right could not have been included as an appurtenance to the property when Narragansett Properties conveyed it to GC Kuna in 2023. Additionally, none of the parties in that chain of title are the individuals named on the water right decree, so they also could not have conveyed the water right in any case.

The chain of title documents for the property owned by GC Kuna Land 3 goes back to 2016 beginning with Lily and J.G. Collias. The chain of title from those two owners is complete, but does not account for the ownership of J.J. Gatziolis or the M.K. Gatziolis Trust. Without any documentation from those two parties conveying the property or water right to GC Kuna Land 3, we would have to maintain them as current owners of the water right in addition to GC Kuna Land 3.

Since GC Kuna Land 3 only owns the land in the southern half of the water right, we also cannot process their half of this ownership change without splitting the water right. If you would like all three GC Kuna entities to be equal owners of the original water right, all portions of the chain of title must be complete.

Do you have any additional context or documentation that can help resolve these ownership questions? If not, I can provide some additional guidance on how to remedy the discrepancies.

Thank you,



Lynne Evans (she/her)
Administrative Assistant I
IDWR – Western Region
2735 W Airport Way, Boise ID 83705
lynne.evans@idwr.idaho.gov | (208) 605-4622

Evans, Lynne

From: Evans, Lynne
Sent: Thursday, September 12, 2024 1:52 PM
To: scousineau@clarkwardle.com
Cc: Hobson, Susan
Subject: Ownership Change for Water Right No. 63-7864
Attachments: 63-7864 Partial Decree.pdf

Good afternoon Sara,

We received a Notice of Change in Water Right Ownership for water right no. 63-7864 on August 29, 2024, changing the owner of that right to GC Kuna Land LC, GC Kuna Land 2 LC, and GC Kuna Land 3 LC. There are a couple of discrepancies in the documentation for that ownership change that I hoped you could help me resolve.

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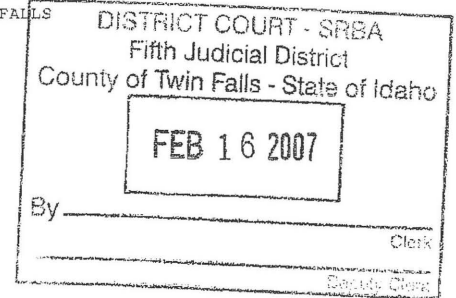
Thank you,



Lynne Evans (she/her)
Administrative Assistant I
IDWR – Western Region
2735 W Airport Way, Boise ID 83705
lynne.evans@idwr.idaho.gov | (208) 605-4622

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

In Re SRBA)
) PARTIAL DECREE PURSUANT TO
) I.R.C.P. 54(b) FOR
Case No. 39576)
)
) Water Right 63-07864



NAME AND ADDRESS: M K GATZIOLIS TRUST
J J GATZIOLIS TRUSTEE
3811 CLEMENT RD
BOISE, ID 83704

J G COLLIAS
J J GATZIOLIS
3811 CLEMENT RD
BOISE, ID 83704

LILY K COLLIAS
3811 W CLEMENT RD
BOISE, ID 83704

SOURCE: GROUND WATER

QUANTITY: 6.14 CFS
1440.00 AFY

PRIORITY DATE: 09/10/1973

POINT OF DIVERSION: T01N R01E S01 SESWNE Within Ada County

Point of diversion is on line dividing T1N, R1E, S1, SWSE and
T1N R1E, S1, NWSE.

PURPOSE AND PERIOD OF USE:	PURPOSE OF USE	PERIOD OF USE	QUANTITY
	Irrigation	03-15 TO 11-15	6.14 CFS 1440.00 AFY

The use of water for irrigation under this right may begin as early as March 1, provided other elements of the right are not exceeded. The use of water before March 15 under this remark is subordinate to all water rights having no subordinated early or late irrigation use and a priority date earlier than the date a partial decree is entered for this right.

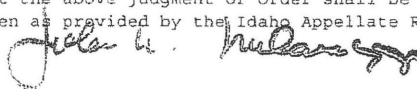
PLACE OF USE:	Irrigation	Within Ada County
	T01N R01E S01	SWNE 40.0 SENE 40.0
		SENE 40.0 NESW 40.0
		NESE 40.0 NWSE 40.0
	R02E S06 LOT 4 (NWNW)40.0	LOT 5 (SWNW)40.0
	320.0 Acres Total	

OTHER PROVISIONS NECESSARY FOR DEFINITION OR ADMINISTRATION OF THIS WATER RIGHT:

THIS PARTIAL DECREE IS SUBJECT TO SUCH GENERAL PROVISIONS NECESSARY FOR THE DEFINITION OF THE RIGHTS OR FOR THE EFFICIENT ADMINISTRATION OF THE WATER RIGHTS AS MAY BE ULTIMATELY DETERMINED BY THE COURT AT A POINT IN TIME NO LATER THAN THE ENTRY OF A FINAL UNIFIED DECREE. I.C. SECTION 42-1412(6).

RULE 54(b) CERTIFICATE

With respect to the issues determined by the above judgment or order, it is hereby CERTIFIED, in accordance with Rule 54(b), I.R.C.P., that the court has determined that there is no just reason for delay of the entry of a final judgment and that the court has and does hereby direct that the above judgment or order shall be a final judgment upon which execution may issue and an appeal may be taken as provided by the Idaho Appellate Rules.



John M. Melanson
Presiding Judge of the
Snake River Basin Adjudication

Sara C. Cousineau, Paralegal
(208) 388-0035
scousineau@clarkwardle.com

August 27, 2024

Idaho Department of Water Resources
Western Regional Office
2735 W. Airport Way
Boise, ID 83705-5082

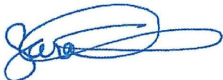
Re: Water Right 63-7864
CW File No. 23297.72

Enclosed is a Notice of Change in Water Right Ownership for the above-referenced water rights on behalf of GC Kuna Land, L.C., GC Kuna Land 2, L.C., and GC Kuna Land 3, L.C., along with a check in the amount of \$25.00 for filing fees.

Once the ownership has been updated, please send confirmation to KC Gardner Company at the address on the form, as well as to the undersigned. If you have any questions, please do not hesitate to call.

Thank you for your assistance with this matter.

Sincerely,



Sara C. Cousineau
Paralegal

Enclosures

Hobson, Susy

To: IdwrPayable
Subject: Refund: Withdrawal of Change in Ownership

Please issue a refund of \$50 for the withdrawal of two Change in Ownership Notices. WR#s 63-7864 & 63-34036

NAME: CLARK WARDLE

ADDRESS: 251E FRONT ST SUITE 310
BOISE ID 83701-0639

RECEIPTS: W052170 & W052189

Thank you,

Susy



Susy Hobson
Technical Records Specialist
IDWR – Western Region
2735 W. Airport Way, Boise ID 83705
(208) 605-4631 susy.hobson@idwr.idaho.gov