

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED
DEC 21 2023
DEPT OF WATER RESOURCES
SOUTHERN 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?
37-21728	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: John B and Wendy I Major
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Kitsune, LLC, an Idaho limited liability company
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or
- PO Box 2557 Seattle WA 98111
Mailing address City State Zip
- 206-462-7400 keith@clariusgroup.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: 12/15/2023
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] Authorized Agent 12/19/23
Signature of new owner/claimant Title, if applicable Date

Print name

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

Print name

Received by SG Date 12/21/2023 For IDWR Office Use Only: Receipt No. 5040034 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 DM Date 3/11/2024



WARRANTY DEED

FOR VALUE RECEIVED

Woodland One, LLC, a Delaware Limited Liability Company,

the Grantor, hereby grants, bargains, sells, conveys and warrants unto

Kitsune LLC, an Idaho Limited Liability Company

the Grantee, whose current address is: PO Box 2557, Seattle, WA 98111

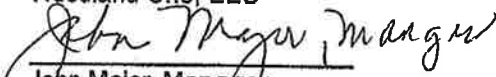
the following described premises, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, its heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that Grantor is the owner in fee simple of said premises; that they are free from all encumbrances except those to which this conveyance is expressly made subject to and those made, suffered or done by the Grantee; and subject to all existing patent reservations; restrictions in railroad deeds of record; easements and rights of way established and of record; protective covenants of record; zoning ordinances and applicable building codes, use restrictions, ordinances, laws and regulations of any governmental unit; general taxes and assessments, including irrigation and utility assessments (if any) for the current year, which are not due and payable; and that Grantor will warrant and defend the same from all lawful claims whatsoever. Whenever the context so requires, the singular number includes the plural.

Dated this 12 day of December, 2023.

Woodland One, LLC


John Major, Manager

State of IL
County of Carroll

This record was acknowledged before me on 12th day of December, 2023, by John Major, as Manager of Woodland One, LLC.

(STAMP)

Notary Public Kelli S. Downs
My Commission Expires: 12/18/2024



EXHIBIT "A"
LEGAL DESCRIPTION

Lot 6 of SILVERWOOD SUBDIVISION, as shown on the official plat thereof, recorded as Instrument No. 267927, Records of Blaine County, Idaho.

AND

Township 1 North, Range 18 East, Boise Meridian, Blaine County, Idaho

Section 11: SW $\frac{1}{4}$ SE $\frac{1}{4}$

Together with Idaho Department of Water Resources water right no. 37-21728

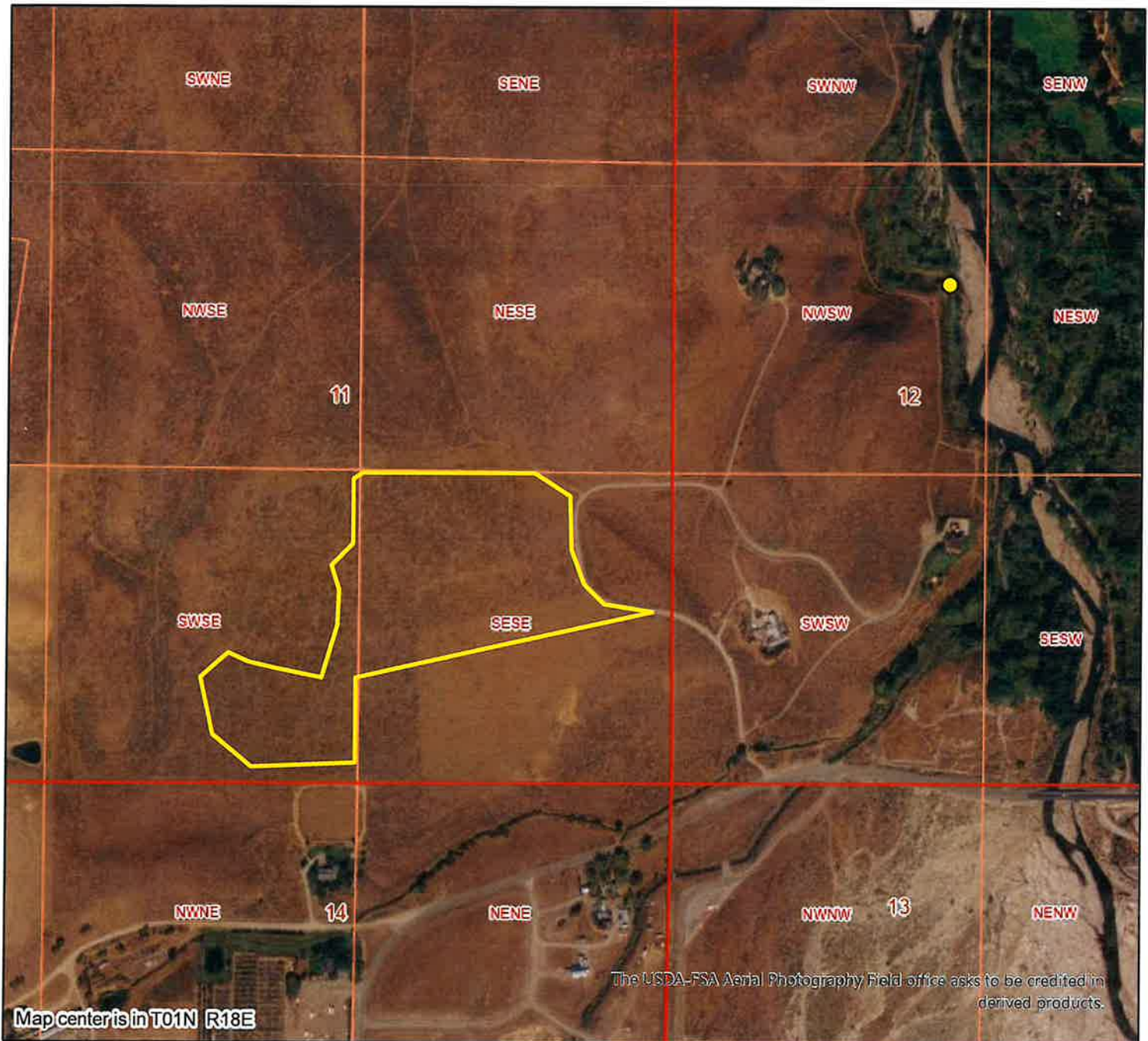
State of Idaho
Department of Water Resources

Water Right

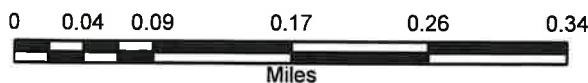
37-21728

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: 12/19/2023



Legend

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





0005420056

**STATE OF IDAHO***Office of the secretary of state, Phil McGrane***REGISTERED AGENT/OFFICE CHANGE**

Idaho Secretary of State
PO Box 83720
Boise, ID 83720-0080
(208) 334-2301
Filing Fee: \$0.00

*For Office Use Only***-FILED-**

File #: 0005420056

Date Filed: 10/3/2023 12:33:05 PM

B0842-6294 10/03/2023 12:33 PM Received by Office of the Idaho Secretary of State

The name and address of the entity for which the registered agent is being changed:

Select one: Standard, Expedited or Same Day Service (see descriptions below) Standard (filing fee \$0)

The name of the business entity is: Kitsune LLC

The file number of this entity on the records of the Idaho Secretary of State is: 0005293835

The registered agent on record is:

Registered Agent

REGISTERED AGENT SOLUTIONS, INC.
Commercial Registered Agent

Physical Address

1555 W SHORELINE DR
STE 100
BOISE, ID 83702

Mailing Address

1555 W SHORELINE DR
STE 100
BOISE, ID 83702

Agent or Address Change

☒ Select if you are appointing a new agent.

The name and street address of the new registered agent and office in Idaho is:

Registered Agent

REGISTERED AGENTS INC
Commercial Registered Agent

Physical Address

784 S CLEARWATER LOOP STE R
POST FALLS, ID 83854

Mailing Address

784 S CLEARWATER LOOP STE R
POST FALLS, ID 83854

☒ I affirm that the registered agent appointed has consented to serve as registered agent for this entity.

Entity Signature:

Keith Vernon

Sign Here

10/03/2023

Date

Job Title:

Manager



IDAHO DEPARTMENT OF
WATER RESOURCES

Southern Region • 650 Addison Ave W, Suite 500 • Twin Falls, ID 83301-5858

Phone: 208-736-3033 • Fax: 208-736-3037 • Email: southerninfo@idwr.idaho.gov • Web: idwr.idaho.gov

Governor Brad Little

Director Mathew Weaver

March 11, 2024

KITSUNE LLC
PO BOX 2557
SEATTLE WA 98111-2557

Re: Change in Ownership for Water Right No(s): 37-21727 and 37-21728

Dear Water Right Holder(s):

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

Updating the ownership record for a water right does not reconfirm the validity of the right. When processing a Notice of Change in Water Right Ownership, the Department does not review the history of water use to determine if the right has been forfeited or deliberately abandoned through five years or more of non-use. To read more about water right forfeiture, including how to protect a water right from forfeiture, please see Idaho Code §§ 42-222 and 42-223.

Please note, water right owners are required to report any change of water right ownership and any change of mailing address to the Department within 120 days of the change. Reporting forms are available from any office of the Department, or from the Department's website.

If you have any questions concerning the enclosed information, please contact me at (208) 293-9908.

Sincerely,

Denise Maline
Administrative Assistant 1

Enclosure(s)

c: The Clarius Group LLC, Seattle, WA
Water District 37