

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED
JUN 26 2024
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, sec #7 of the instructions.

Split:

43-13934

Water Right/Claim No.	Split?	Leased to Water Supply Bank?	Water Right/Claim No.	Split?	Leased to Water Supply Bank?
43-4173	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: Michael V. Nicholson
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): North Creek Ranch, LLC
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or
1885 Fumarole Dr. Victor Id 83455
Mailing address City State Zip

Telephone Email
4. If the water rights and/or adjudication claims were split, how did the division occur?
☐ The water rights or claims were divided as specifically identified in a deed, contract, or other conveyance document.
☐ The water rights or claims were divided proportionately based on the portion of their place(s) of use acquired by the new owner.
5. Date you acquired the water rights and/or claims listed above: June 20, 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 # 43-41

SUPPORT DATA

IN FILE # 43-4173

8. Signature: [Signature] Title, if applicable: Manager Date: 8/15/21
Signature of new owner/claimant
Richard M. Taylor for North
Print name
Fork Ranch LLC
Signature: _____ Title, if applicable: _____ Date: _____
Signature of new owner/claimant
Print name _____

Print name _____

Received by 56 Date 6/26/2024 Receipt No. 5040269 Receipt Amt. \$100-

Active in the Water Supply Bank? Yes ☐ No ☐ If yes, forward to the State Office for processing W-9 received? Yes ☐ No ☐

Name on W-9 _____ Approved by _____ Processed by sm Date 9/3/2024

AFTER RECORDING MAIL TO:

North Creek Ranch, LLC
1885 Fumarole Dr
Victor, ID 83455

WARRANTY DEED

File No.: 1138894BU (kw)

Date: **June 10, 2024**

For Value Received, **R. Bradley Elwell, personal representative of the estate of Michael V. Nicholson, aka Michael Nicholson, Mike Nicholson and Mickey Nicholson, deceased,** hereinafter referred to as Grantor, does hereby grant, bargain, sell and convey unto **North Creek Ranch, LLC, an Idaho Limited liability company,** hereinafter referred to as Grantee, whose current address is **1885 Fumarole Dr, Victor, ID 83455,** the following described premises, situated in **Cassia County, Idaho,** to wit:

LEGAL DESCRIPTION: Real property in the County of Cassia, State of Idaho, described as follows:

PARCEL NO. 1:

TOWNSHIP 15 SOUTH, RANGE 24 EAST OF THE BOISE MERIDIAN, CASSIA COUNTY, IDAHO.

Section 30: Lot 4

EASEMENT PARCEL NO. 1:

Part of Sections 31 & 32 in Township 15 South, Range 24 East of the Boise Meridian, Cassia County, State of Idaho.

Commencing at the Northwest Corner of Section 31 in T.15 S., R.24 E., B.M. said corner marked by a U.S. BLM iron pipe with brass cap; Thence North 89 degrees 55 minutes 24 seconds East along the north line of Section 31 for a distance of 1414.72 feet to the Point of Beginning;

THENCE North 89 degrees 55 minutes 24 seconds East along said section line for a distance of 30.18 feet;

THENCE South 06 degrees 08 minutes 23 seconds West for a distance of 367.09 feet;

THENCE South 29 degrees 37 minutes 33 seconds East for a distance of 37.94 feet;

THENCE South 79 degrees 52 minutes 37 seconds East for a distance of 152.14 feet;

THENCE South 88 degrees 11 minutes 44 seconds East for a distance of 465.06 feet;

THENCE North 73 degrees 09 minutes 11 seconds East for a distance of 179.02 feet;

THENCE South 57 degrees 00 minutes 02 seconds East for a distance of 434.12 feet;

THENCE South 72 degrees 10 minutes 30 seconds East for a distance of 98.87 feet;

THENCE South 47 degrees 59 minutes 22 seconds East for a distance of 153.91 feet;

THENCE South 67 degrees 34 minutes 26 seconds East for a distance of 211.26 feet;
THENCE South 56 degrees 52 minutes 42 seconds East for a distance of 205.24 feet;
THENCE South 75 degrees 05 minutes 08 seconds East for a distance of 189.80 feet;
THENCE South 85 degrees 06 minutes 58 seconds East for a distance of 132.03 feet;
THENCE South 72 degrees 02 minutes 44 seconds East for a distance of 458.30 feet;
THENCE South 87 degrees 12 minutes 34 seconds East for a distance of 82.08 feet;
THENCE South 80 degrees 30 minutes 45 seconds East for a distance of 134.58 feet;
THENCE North 86 degrees 54 minutes 52 seconds East for a distance of 343.34 feet;
THENCE South 88 degrees 41 minutes 28 seconds East for a distance of 315.81 feet;
THENCE North 88 degrees 28 minutes 47 seconds East for a distance of 344.79 feet;
THENCE South 86 degrees 57 minutes 02 seconds East for a distance of 1339.74 feet;
THENCE South 53 degrees 39 minutes 50 seconds East for a distance of 65.87 feet;
THENCE South 00 degrees 52 minutes 25 seconds East for a distance of 386.68 feet;
THENCE South 21 degrees 42 minutes 54 seconds East for a distance of 249.03 feet;
THENCE South 00 degrees 00 minutes 00 seconds East for a distance of 34.08 feet;
THENCE North 61 degrees 41 minutes 14 seconds West for a distance of 27.07 feet;
THENCE North 21 degrees 42 minutes 54 seconds West for a distance of 265.46 feet;
THENCE North 00 degrees 52 minutes 25 seconds West for a distance of 377.31 feet;
THENCE North 53 degrees 39 minutes 50 seconds West for a distance of 42.01 feet;
THENCE North 86 degrees 57 minutes 02 seconds West for a distance of 1329.58 feet;
THENCE South 88 degrees 28 minutes 47 seconds West for a distance of 344.33 feet;
THENCE North 88 degrees 41 minutes 28 seconds West for a distance of 315.40 feet;
THENCE South 86 degrees 54 minutes 52 seconds West for a distance of 345.49 feet;
THENCE North 80 degrees 30 minutes 45 seconds West for a distance of 136.13 feet;
THENCE North 87 degrees 12 minutes 34 seconds West for a distance of 84.32 feet;
THENCE North 72 degrees 02 minutes 44 seconds West for a distance of 458.85 feet;
THENCE North 85 degrees 06 minutes 58 seconds West for a distance of 131.22 feet;
THENCE North 75 degrees 05 minutes 08 seconds West for a distance of 197.24 feet;
THENCE North 56 degrees 52 minutes 42 seconds West for a distance of 207.24 feet;
THENCE North 67 degrees 34 minutes 26 seconds West for a distance of 213.63 feet;
THENCE North 47 degrees 59 minutes 22 seconds West for a distance of 152.66 feet;
THENCE North 72 degrees 10 minutes 30 seconds West for a distance of 96.44 feet;
THENCE North 57 degrees 00 minutes 02 seconds West for a distance of 424.18 feet;
THENCE South 73 degrees 09 minutes 11 seconds West for a distance of 170.01 feet;
THENCE North 88 degrees 11 minutes 44 seconds West for a distance of 472.17 feet;
THENCE North 79 degrees 52 minutes 37 seconds West for a distance of 168.39 feet;
THENCE North 29 degrees 37 minutes 33 seconds West for a distance of 61.69 feet;
THENCE North 06 degrees 08 minutes 23 seconds East for a distance of 373.50 feet to the Point of Beginning.

EASEMENT PARCEL NO. 2:

Part of Sections 31 & 32 in Township 15 South, Range 24 East of the Boise Meridian, Cassia County, State of Idaho.

Commencing at the Northwest Corner of Section 31 in T.15 S., R.24 E., B.M. said corner marked by a U.S. BLM iron pipe with brass cap; Thence North 89 degrees 55 minutes 24 seconds East along the north line of Section 31 for a distance of 1444.90 feet; Thence South

06 degrees 08 minutes 23 seconds West for a distance of 367.09 feet; Thence South 29 degrees 37 minutes 33 seconds East for a distance of 37.94 feet; Thence South 79 degrees 52 minutes 37 seconds East for a distance of 152.14 feet; Thence South 88 degrees 11 minutes 44 seconds East for a distance of 465.06 feet; Thence North 73 degrees 09 minutes 11 seconds East for a distance of 179.02 feet to the Point of Beginning;
THENCE North 73 degrees 09 minutes 11 seconds East for a distance of 201.94 feet;
THENCE South 76 degrees 01 minutes 04 seconds East for a distance of 63.48 feet;
THENCE South 62 degrees 41 minutes 21 seconds East for a distance of 127.85 feet;
THENCE South 81 degrees 48 minutes 16 seconds East for a distance of 269.64 feet;
THENCE South 63 degrees 55 minutes 56 seconds East for a distance of 103.73 feet;
THENCE South 52 degrees 01 minutes 18 seconds East for a distance of 544.41 feet;
THENCE South 73 degrees 20 minutes 42 seconds East for a distance of 229.72 feet;
THENCE South 87 degrees 18 minutes 53 seconds East for a distance of 154.82 feet;
THENCE South 49 degrees 31 minutes 06 seconds East for a distance of 123.08 feet;
THENCE South 40 degrees 08 minutes 36 seconds East for a distance of 237.25 feet;
THENCE North 80 degrees 30 minutes 45 seconds West for a distance of 6.39 feet;
THENCE North 87 degrees 12 minutes 34 seconds West for a distance of 35.32 feet;
THENCE North 40 degrees 08 minutes 36 seconds West for a distance of 205.86 feet;
THENCE North 49 degrees 31 minutes 06 seconds West for a distance of 110.35 feet;
THENCE North 87 degrees 18 minutes 53 seconds West for a distance of 148.22 feet;
THENCE North 73 degrees 20 minutes 42 seconds West for a distance of 239.04 feet;
THENCE North 52 degrees 01 minutes 18 seconds West for a distance of 546.93 feet;
THENCE North 63 degrees 55 minutes 56 seconds West for a distance of 95.88 feet;
THENCE North 81 degrees 48 minutes 16 seconds West for a distance of 269.98 feet;
THENCE North 62 degrees 41 minutes 21 seconds West for a distance of 129.39 feet;
THENCE North 76 degrees 01 minutes 04 seconds West for a distance of 51.71 feet;
THENCE South 73 degrees 09 minutes 11 seconds West for a distance of 168.35 feet;
THENCE North 57 degrees 00 minutes 02 seconds West for a distance of 39.25 feet to the Point of Beginning.

EASEMENT PARCEL NO. 3:

Part of Sections 31 & 32 in Township 15 South, Range 24 East of the Boise Meridian, Cassia County, State of Idaho.

Commencing at the Northwest Corner of Section 31 in T.15 S., R.24 E., B.M. said corner marked by a U.S. BLM iron pipe with brass cap; Thence North 89 degrees 55 minutes 24 seconds East along the north line of Section 31 for a distance of 1414.72 feet; Thence North 89 degrees 55 minutes 24 seconds East along said section line for a distance of 30.18 feet; Thence South 06 degrees 08 minutes 23 seconds West for a distance of 367.09 feet; Thence South 29 degrees 37 minutes 33 seconds East for a distance of 37.94 feet; Thence South 79 degrees 52 minutes 37 seconds East for a distance of 152.14 feet; Thence South 88 degrees 11 minutes 44 seconds East for a distance of 465.06 feet; Thence North 73 degrees 09 minutes 11 seconds East for a distance of 179.02 feet; Thence South 57 degrees 00 minutes 02 seconds East for a distance of 434.12 feet; Thence South 72 degrees 10 minutes 30 seconds East for a distance of 98.87 feet; Thence South 47 degrees 59 minutes 22 seconds East for a distance of 153.91 feet; Thence South 67 degrees 34 minutes 26 seconds East for a distance of 211.26 feet; Thence South 56 degrees 52 minutes 42 seconds East for a

APN: RP15S24E306001

Warranty Deed
- continued

File No.: 11388948U (lw)
Date: 06/10/2024

distance of 205.24 feet; Thence South 75 degrees 05 minutes 08 seconds East for a distance of 189.80 feet; Thence South 85 degrees 06 minutes 58 seconds East for a distance of 132.03 feet; Thence South 72 degrees 02 minutes 44 seconds East for a distance of 458.30 feet; Thence South 87 degrees 12 minutes 34 seconds East for a distance of 82.08 feet; Thence South 80 degrees 30 minutes 45 seconds East for a distance of 134.58 feet; Thence North 86 degrees 54 minutes 52 seconds East for a distance of 343.34 feet; Thence South 88 degrees 41 minutes 28 seconds East for a distance of 315.81 feet; Thence North 88 degrees 28 minutes 47 seconds East for a distance of 344.79 feet; Thence South 86 degrees 57 minutes 02 seconds East for a distance of 1339.74 feet; Thence South 53 degrees 39 minutes 50 seconds East for a distance of 65.87 feet; Thence South 00 degrees 52 minutes 25 seconds East for a distance of 386.68 feet; Thence South 21 degrees 42 minutes 54 seconds East for a distance of 249.03 feet to the Point of Beginning; THENCE South 00 degrees 00 minutes 00 seconds East for a distance of 612.36 feet to the centerline of the City of Rocks Road; THENCE South 41 degrees 03 minutes 46 seconds West along said centerline for a distance of 45.67 feet; THENCE North 00 degrees 00 minutes 00 seconds West for a distance of 722.13 feet; THENCE South 21 degrees 42 minutes 54 seconds East for a distance of 81.08 feet to the Point of Beginning.

APN: RP15S24E306001

This deed is executed pursuant to Letters Testamentary recorded June 20, 2024 as Instrument No. 2024002222 records of Cassia County, Idaho.

TOGETHER WITH a portion of Idaho Water Right No. 43-4173 described as .46 cfs of the irrigation water, representing 10% of the existing irrigation water right. The stock water portion of Idaho Water Right No. 43-4173 shall remain with Grantor, and the place of use for the stock water right shall be removed from the above-described property being conveyed to Grantee.

TO HAVE AND TO HOLD the said premises, with their appurtenances, unto said Grantee, and to the Grantee's heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that the Grantor is the owner in fee simple of said premises; that said premises are free from all encumbrances except current years taxes, levies, and assessments, and except U.S. Patent reservations, restrictions, easements of record and easements visible upon the premises, and that Grantor will warrant and defend the same from all claims whatsoever.

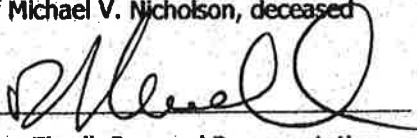
APN: RP15S24E306001

Warranty Deed
- continued

File No.: 11388948U (lw)
Date: 06/10/2024

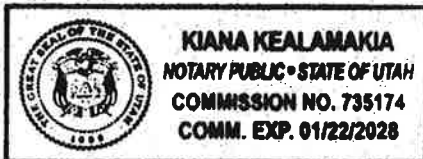
Estate of Michael V. Nicholson, deceased

by:


R. Bradley Elwell, Personal Representative

STATE OF Utah)
COUNTY OF DAVIS)
SS.

On this 16TH day of June, 2024, before me, a Notary Public in and for said State, personally appeared **R. Bradley Elwell**, known or identified to me to be the person(s) whose name(s) is subscribed to the within instrument as Personal Representative of the Estate of **Michael V. Nicholson, aka Michael Nicholson, Mike Nicholson and Mickey Nicholson, deceased**, and acknowledged to me that he executed the same as such Personal Representative.




Notary Public of Utah
Residing at:
Commission Expires:



0005743537



STATE OF IDAHO
Office of the secretary of state, Phil McGrane
**CERTIFICATE OF ORGANIZATION LIMITED
LIABILITY COMPANY**

Idaho Secretary of State
PO Box 83720
Boise, ID 83720-0080
(208) 334-2301
Filing Fee: \$100.00

For Office Use Only

-FILED-

File #: 0005743537

Date Filed: 5/21/2024 10:06:51 AM

Certificate of Organization Limited Liability Company					
Select one: Standard, Expedited or Same Day Service (see descriptions below) Expedited (+\$40; filing fee \$140)					
1. Limited Liability Company Name					
Type of Limited Liability Company	Limited Liability Company				
Entity name	North Creek Ranch, LLC				
2. The complete street address of the principal office is:					
Principal Office Address	RICHARD TYLER 1885 FUMAROLE DR VICTOR, ID 83455				
3. The mailing address of the principal office is:					
Mailing Address	RICHARD TYLER 1885 FUMAROLE DR VICTOR, ID 83455-4793				
4. Registered Agent Name and Address					
Registered Agent	HEIMERL LAW FIRM, P.C. Commercial Registered Agent Physical Address 20 CEDRON RD STE 201 VICTOR, ID 83455 Mailing Address PO BOX 499 VICTOR, ID 83455				
☒ I affirm that the registered agent appointed has consented to serve as registered agent for this entity.					
5. Governors					
<table><thead><tr><th>Name</th><th>Address</th></tr></thead><tbody><tr><td>Richard Tyler</td><td>RICHARD TYLER 1885 FUMAROLE DR VICTOR, ID 83455</td></tr></tbody></table>		Name	Address	Richard Tyler	RICHARD TYLER 1885 FUMAROLE DR VICTOR, ID 83455
Name	Address				
Richard Tyler	RICHARD TYLER 1885 FUMAROLE DR VICTOR, ID 83455				
Signature of Organizer:					
<i>Richard M Tyler</i>	05/21/2024				
Sign Here	Date				

B0911-3582 05/21/2024 10:09 AM Received by Office of the Idaho Secretary of State



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

September 4, 2024

NORTH CREEK RANCH LLC
1885 FUMAROLE DR
VICTOR ID 83455-4793

Re: Change in Water Right Ownership: 43-4173 (Split into 43-4173 and 43-13934)

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.

Please note, attorney William T Goodman has been copied on this letter because he is listed as attorney of record on Water Right No. 43-4173 (Nicholson). If this is no longer current, the department can remove Mr. Goodman from this water right record with written authorization either Mr. Goodman or Mr. Nicholson.

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) 293-9908.

Sincerely,



Denise Maline
Administrative Assistant 1

Enclosure(s)

c: Michael V Nicholson
William T Goodman, attorney for Michael V Nicholson
Flying S Title & Escrow of Idaho, Inc., Burley, ID (File #1138894BU)
Water District 43B