

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED

FEB 20 2024

DEPT. OF WATER RESOURCES
ERSHIP

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?
63-34409	Yes ☐	Yes ☐		Yes ☐	Yes ☐
63-34452	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Donald R. Newman, Daren M. Newman

3. New Owner(s)/Claimant(s): Rudio Mountain Ranch, LLC, an Oregon limited liability company

New owner(s) as listed on the conveyance document		Name connector	☐ and ☐ or
PO Box 550	Meridian	ID	83680
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: _____

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 # 63-34409

SUPPORT DATA
IN FILE # 63-34409

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

Print name

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

Print name

For IDWR Office Use Only:

Received by	<i>KU</i>	Date	<i>2.20.24</i>	Receipt No.	<i>C117814</i>	Receipt Amt.	<i>50.00</i>
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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 2-22-24

For IDWR Office Use Only:



File Number: V2412021

Warranty Deed

For value received,

Donald R. Newman and Luanne Newman, husband and wife and Daren M. Newman, a single person

the grantor, does hereby grant, bargain, sell, and convey unto

Rudio Mountain Ranch, LLC an Oregon limited liability company

whose current address is P.O. Box 550, Meridian, ID 83680

the grantee, the following described premises, in Ada County, Idaho, to wit:

See Attached Exhibit A

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 and those made, suffered or done by the Grantee; and subject to all existing patent reservations, easements, right(s) of way, protective covenants, zoning ordinances, and applicable building codes, laws and regulations, 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.

Remainder of page intentionally left blank.

Dated: February 12, 2024


Donald R. Newman


Luanne Newman


Daren M. Newman

State of Idaho,
County of Ada, ss:

This record was signed or acknowledged before me on this 16th day of February 2024, by
Donald R. Newman and Luanne Newman and Daren M. Newman.


Notary Public
Residing In: Meridian, ID
My Commission Expires: 10/28/29
(seal)

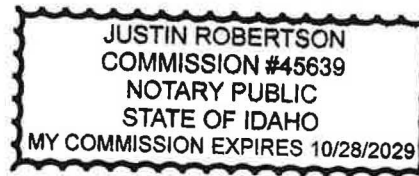


Exhibit A

Legal Description of the Premises

PARCEL 1:

PART OF SECTION 18, TOWNSHIP 4 NORTH, RANGE 1 EAST, BOISE MERIDIAN, ADA COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE ONE HALF SECTION LINE 32.90 CHAINS EAST OF THE WEST ONE FOURTH SECTION CORNER OF SECTION 18, TOWNSHIP 4 NORTH, RANGE 1 EAST OF THE BOISE MERIDIAN, IN ADA COUNTY, IDAHO; THENCE

NORTH A DISTANCE OF 26.04 CHAINS TO ROCK MARKED CROSS ON TOP SOUTH 67°00' EAST A DISTANCE OF 0.88 CHAINS TO A POINT; THENCE SOUTH 57°00' EAST A DISTANCE OF 2.00 CHAINS TO A POINT; THENCE SOUTH 68°00' EAST A DISTANCE OF 2.00 CHAINS TO A POINT; THENCE SOUTH 11°30' EAST A DISTANCE OF 2.00 CHAINS TO A POINT; THENCE SOUTH 16°15' EAST A DISTANCE OF 2.90 CHAINS TO A POINT; THENCE SOUTH 29°45' EAST A DISTANCE OF 2.00 CHAINS TO A POINT; THENCE SOUTH 38°45' EAST A DISTANCE OF 2.00 CHAINS TO A POINT; THENCE SOUTH 24°30' EAST A DISTANCE OF 1.00 CHAINS TO A POINT; THENCE SOUTH 33°00' EAST A DISTANCE OF 2.60 CHAINS TO A POINT; THENCE SOUTH 3°15' WEST A DISTANCE OF 2.60 CHAINS TO A POINT; THENCE SOUTH 13°45' WEST A DISTANCE OF 2.90 CHAINS TO A POINT; THENCE SOUTH 9°30' EAST A DISTANCE OF 3.30 CHAINS TO A POINT; THENCE SOUTH 26°45' EAST A DISTANCE OF 4.55 CHAINS TO A ROCK MARKED CROSS ON TOP; THENCE

WEST ON 1/2 SECTION LINE A DISTANCE OF 11.36 CHAINS, MORE OR LESS, TO AN IRON BAR 1 1/4 INCHES BY 4 FEET LONG DRIVEN IN THE GROUND THE PLACE OF BEGINNING.

EXCEPT DITCH AND ROAD RIGHTS-OF-WAY.

PARCEL 2:

A parcel of land situate in the Northwest Quarter of the Southeast Quarter and the Northeast Quarter of Section 18, Township 4 North, Range 1 East, Boise Meridian, Ada County, Idaho, being more particularly described as follows:

Commencing at the East Quarter Corner of said Section 18; thence N01°31'52"E, 1,855.74 feet along the easterly boundary of said Section 18 to the REAL POINT OF BEGINNING;

Thence the following courses and distances along the approximate south bank of a slough:

S31°21'47"W, 524.56 feet;
S80°23'53"W, 120.88 feet;
S73°04'38"W, 273.73 feet;
S77°52'25"W, 326.79 feet;
S69°10'01"W, 217.74 feet;
S48°35'55"W, 88.77 feet;
S73°02'20"W, 275.48 feet;
S54°06'50"W, 194.24 feet;
S64°49'10"W, 92.90 feet;

Thence SOUTH, 1,056.85 feet to the centerline of Mace Road;

Thence the following courses and distances along the approximate centerline of Mace Road:

33.43 feet along a curve deflecting to the right, with a radius of 290.00 feet, a central angle of 06°36'20", a long chord of 33.41 feet and a long chord bearing of N81°52'49"W;
N78°34'39"W, 210.00 feet;
149.04 feet along a curve deflecting to the right, with a radius of 380.00 feet, a central angle of 22°28'20", a long chord of 148.09 feet and a long chord bearing of N67°20'29"W;
N56°06'19"W, 138.65 feet to the southerly boundary of the northeast quarter of said Section 18;

Thence N89°48'25"E, 21.53 feet along the southerly boundary of the northeast quarter of said Section 18 to the northeasterly boundary of land described in Instrument 8528611, records of Ada County, Idaho;

Thence the following courses and distances along the northeasterly and easterly boundary of land described in said instrument:

N26°55'54"W, 300.56 feet (N26°45'W, 300.3 feet of record);
N09°40'54"W, 217.80 feet (N09°30'W of record);
N13°34'06"E, 191.40 feet (N13°45'E of record);
N03°04'06"E, 171.60 feet (N03°15'E of record);
N33°10'54"W, 171.60 feet (N33°00'W of record);
N24°40'55"W, 66.00 feet (N24°30'W of record);
N38°55'54"W, 129.42 feet (N38°45'W of record) to the westerly boundary of the northeast quarter of said Section 18;

Thence N02°33'45"W, 722.02 feet along the westerly boundary of northeast quarter of said Section 18 to the approximate mean high waterline of the north bank of the Boise River and southerly traverse line of land shown in said Record of Survey No. 545, records of Ada County;

Thence the following courses and distances along the approximate mean high waterline of the north bank of the Boise River and the southerly traverse line of land shown in said Record of Survey No. 545:

S78°24'17"E, 21.76 feet (S79°19'15"E of record);
N63°18'09"E, 194.29 feet (N62°23'10"E of record);
N79°16'15"E, 115.10 feet (N78°21'20"E of record);
S84°36'12"E, 302.60 feet (S85°31'10"E of record);
S82°58'42"E, 181.36 feet (S83°53'40"E of record);
S70°41'57"E, 179.10 feet (S71°36'55"E of record);
N84°17'24"E, 192.98 feet (N83°22'25"E of record);
N88°26'57"E, 166.01 feet (N87°32'00"E of record);
S73°18'32"E, 196.66 feet (S74°13'30"E of record);
S85°15'37"E, 189.80 feet (S86°10'35"E of record);
N52°16'37"E, 151.62 feet (N51°21'40"E of record);
N15°20'58"E, 139.48 feet (N14°26'00"E of record);
N27°36'38"E, 189.92 feet (N26°41'40"E of record);
N38°12'33"E, 259.73 feet (N37°17'35"E of record);
N22°43'53"E, 206.65 feet (N21°48'55"E of record);
N45°17'08"E, 95.24 feet (N44°22'10"E of record) to the northerly boundary of said Section 18;

Thence S89°47'32"E, 346.20 feet along the northerly boundary of said Section 18 to the Northeast corner of said Section 18;

Thence S01°31'52"W, 805.56 feet along the easterly boundary of said Section 18 to the REAL POINT OF BEGINNING.

EXCEPTING therefrom right-of-ways of record or apparent,

and also EXCEPTING therefrom land between the mean high waterlines of the Boise River.

PARCEL 3:

A PARCEL OF LAND SITUATE IN THE EAST ONE-HALF OF SECTION 18, TOWNSHIP 4 NORTH, RANGE 1 EAST, BOISE MERIDIAN, ADA COUNTY, IDAHO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 18; THENCE NORTH 01°31'52" EAST, 391.01 ALONG THE EASTERLY BOUNDARY OF SAID SECTION 18 TO THE REAL POINT OF BEGINNING; THENCE NORTH 78°49'20" WEST, 322.55 FEET TO THE NORTHEASTERLY BOUNDARY OF LAND DESCRIBED IN INSTRUMENT NUMBER 826392, RECORDS OF ADA COUNTY, IDAHO; THENCE NORTH 49°33'37" WEST 396.17 FEET (PREVIOUSLY DESCRIBED AS NORTH 49°22' WEST) ALONG THE NORTHEASTERLY BOUNDARY OF LAND DESCRIBED IN SAID INSTRUMENT NUMBER 826392 TO THE NORTHWEST CORNER OF LAND DESCRIBED IN SAID INSTRUMENT NUMBER 826392 AND TO THE NORTHEAST CORNER OF LAND DESCRIBED IN INSTRUMENT NO. 381804, RECORDS OF ADA COUNTY, IDAHO; THENCE THE FOLLOWING COURSES AND DISTANCES ALONG

THE NORTHEASTERLY AND NORTHWESTERLY BOUNDARY OF LAND DESCRIBED IN SAID INSTRUMENT NUMBER 381804; CONTINUING NORTH 49°33'37" WEST, 112.20 FEET (PREVIOUSLY DESCRIBED AS NORTH 49°22' WEST); SOUTH 24°56'23" WEST, 217.80 FEET (PREVIOUSLY DESCRIBED AS SOUTH 25°08' WEST); SOUTH 62°11'23" WEST, 264.00 FEET (PREVIOUSLY DESCRIBED AS SOUTH 62°23' WEST); SOUTH 27°26'23" WEST, 159.06 FEET (PREVIOUSLY DESCRIBED AS SOUTH 27°38' WEST); TO THE NORTHWEST CORNER OF LAND DESCRIBED IN SAID INSTRUMENT NUMBER 381804 AND TO THE NORTHEAST CORNER OF LAND DESCRIBED IN INSTRUMENT NUMBER 730408, RECORDS OF ADA COUNTY, IDAHO; THENCE THE FOLLOWING COURSES AND DISTANCES ALONG THE NORTHWESTERLY BOUNDARY OF LAND DESCRIBED IN SAID INSTRUMENT NUMBER 730408; CONTINUING SOUTH 27°26'23" WEST, 401.28 FEET (PREVIOUSLY DESCRIBED AS SOUTH 27°38' WEST); SOUTH 59°26'23" WEST, 198.00 (PREVIOUSLY DESCRIBED AS SOUTH 59°38' WEST); SOUTH 76°16'23" WEST, 217.80 FEET (PREVIOUSLY DESCRIBED AS SOUTH 76°28' WEST); NORTH 75°58'37" WEST, 41.74 FEET (PREVIOUSLY DESCRIBED AS SOUTH 75°47' WEST) TO THE EASTERLY LINE OF LAND SHOWN ON ADA COUNTY, IDAHO, RECORD OF SURVEY NO. 1595; THENCE NORTH 1,045.82 FEET ALONG THE EASTERLY LINE OF LAND SHOWN ON SAID RECORD OF SURVEY TO THE APPROXIMATE SOUTH BANK OF A SLOUGH; THENCE THE FOLLOWING COURSES AND DISTANCES ALONG THE NORTHWESTERLY LINE OF LAND SHOWN ON SAID RECORD OF SURVEY AND THE APPROXIMATE SOUTH BANK OF A SLOUGH; NORTH 64°49'10" EAST, 92.90 FEET; NORTH 54°06'50" EAST, 194.24 FEET; NORTH 73°02'20" EAST, 275.48 FEET; NORTH 48°35'55" EAST, 88.77 FEET; NORTH 69°10'01" EAST, 217.74 FEET; NORTH 77°52'25" EAST, 326.79 FEET; NORTH 73°04'38" EAST, 273.73 FEET; NORTH 80°23'53" EAST, 120.88 FEET; NORTH 31°21'47" EAST, 524.56 FEET TO THE EASTERLY BOUNDARY OF SAID SECTION 18; THENCE SOUTH 01°31'52" WEST, 1,464.72 FEET ALONG THE EASTERLY BOUNDARY OF SAID SECTION 18 TO THE REAL POINT OF BEGINNING.

EXCEPTING THEREFROM RIGHT OF WAYS.



IDAHO DEPARTMENT OF
WATER RESOURCES

322 E Front Street, Suite 648, Boise ID 83702 • PO Box 83720, Boise ID 83720-0098
Phone: 208-287-4800 • Fax: 208-287-6700 • Email: idwrinfo@idwr.idaho.gov • Website: idwr.idaho.gov

Governor Brad Little

Director Mathew Weaver

February 22, 2024

RUDIO MOUNTAIN RANCH LLC
PO BOX 550
MERIDIAN ID 83680-0550

Re: Change in Ownership for Water Right No(s): 63-34409 & 63-34452

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.

Also note, water right 63-21959 may also be appurtenant to property conveyed to you.

If you have any questions concerning the enclosed information, please contact me at (208) 287-4942.

Sincerely,

Jean Hersley
Technical Records Specialist 2

Enclosure(s)

c: Water District No. 63