

STATE OF IDAHO  
DEPARTMENT OF WATER RESOURCES

RECEIVED

MAY 13 2024

DEPARTMENT OF  
WATER RESOURCES

## NOTICE OF CHANGE IN WATER RIGHT OWNERSHIP

1. List the numbers of all water rights and/or adjudication claim records to be changed. If you only acquired a portion of the water right or adjudication claim, check "Yes" in the "Split?" column. If the water right is leased to the Water Supply Bank, check "Yes". If you are not sure if the water right is leased to the Water Supply Bank, see #7 of the instructions.

| Water Right/Claim No. | Split?                       | Leased to Water Supply Bank? | Water Right/Claim No. | Split?                       | Leased to Water Supply Bank? |
|-----------------------|------------------------------|------------------------------|-----------------------|------------------------------|------------------------------|
| 2-10376               | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |                       | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |
|                       | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |                       | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |
|                       | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |                       | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |
|                       | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |                       | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |
|                       | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |                       | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |

2. Previous Owner's Name: Lonel Vulcan & Isabele Vulcan

Name of current water right holder/claimant

3. New Owner(s)/Claimant(s): Amsource Recovery 1, LLC

New owner(s) as listed on the conveyance document

Name connector ☐ and ☐ or

358 S. Rio Grande St. Ste 200 Salt Lake City UT 84101

Mailing address

City

State

Zip

801-994-7000 pm@amsource.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: 3/28/22
6. Do you own the land identified as the water right place of use? Yes ☒ No ☐
- o If no, attach evidence that written notice of the change of water right ownership has been delivered to the landowner of record.
7. This form must be signed and submitted with the following **REQUIRED** items:

- ☒ A copy of the conveyance document – warranty deed, quitclaim deed, court decree, contract of sale, etc. The conveyance document must include a legal description of the property or description of the water right(s) if no land is conveyed.
- ☒ Plat map, survey map or aerial photograph which clearly shows the place of use and point of diversion for each water right and/or claim listed above (if necessary to clarify division of water rights or complex property descriptions).
- ☒ Filing fee (see instructions for further explanation):
- o \$25 per *undivided* water right.
- o \$100 per *split* water right.
- o No fee is required for pending adjudication claims.
- ☐ If water right(s) are leased to the Water Supply Bank AND there are multiple owners, a Lessor Designation form is required.
- ☐ If water right(s) are leased to the Water Supply Bank, the individual owner or designated lessor must complete, sign and submit an IRS Form W-9.

8. Signature: John Graskill Manager 4/30/24
- Signature of new owner/claimant Title, if applicable Date
- John Graskill
- Print name

Signature: \_\_\_\_\_

Signature of new owner/claimant Title, if applicable Date

Print name

### For IDWR Office Use Only:

Received by KM Date 5.13.24 Receipt No. C118311 Receipt Amt. \$125.00

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 gmk Date 5-15-24

THIS INSTRUMENT FILED  
FOR RECORD BY STEWART  
TITLE COMPANY AS AN  
ACCOMMODATION ONLY. IT  
HAS NOT BEEN EXAMINED  
AS TO ITS AFFECTS UPON  
THE TITLE.

## WARRANTY DEED

**2023-026829**  
RECORDED  
**08/21/2023 10:24 AM**  
CHRIS YAMAMOTO  
CANYON COUNTY RECORDER  
Pgs=3 JWINSLOW \$15.00  
TYPE: DEED  
STEWART TITLE - MERIDIAN OFFICE  
ELECTRONICALLY RECORDED

For Value Received

AMSOURCE RECOVERY 1, LLC,

hereinafter referred to as the Grantor, Hereby grants, bargains, sells, conveys and warrants unto

AMSOURCE RC 1, LLC, a Utah limited liability company

the Grantee

Whose current address is 358 S Rio Grande, Ste 200, Salt Lake City, UT 84101, the following described premises, to wit:

LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS EXHIBIT "A"

SUBJECT TO: Current General Taxes, a lien in the process of assessments, not yet due or payable.  
Easements, restrictions, reservations, provisions of record and assessments, if any.

TO HAVE AND TO HOLD, the said premises, together with the appurtenances, unto the said Grantee and to their heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that they are the owner in fee simple of said premises, that said premises are free from all encumbrances and that he/she/they will warrant and defend the same from all lawful claims whatsoever.

Dated 8/15/23

Amsource Recovery 1, LLC

By: John Gaskill  
Title: Manager

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Dated 8/15/23

Amsource Recovery 1, LLC

By:

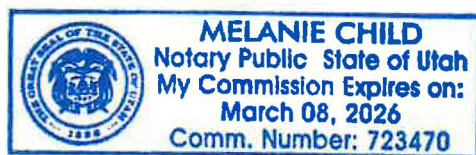
Title:

John Gaskill  
Manager

State of Utah )  
 ) SS.  
County of SLC )

On this August 14, 2023 personally appeared before me, a notary public in and for  
State of Utah, John Gaskill  
personally known or identified to me to be the manager of the  
entity that executed the instrument or the person(s) who executed the  
instrument on behalf of said corporation, and acknowledge to me that such  
manager executed the same.

Melanie Child, notary public  
Resides in: SLC, Utah  
Commission Expiration date: 3/8/26



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Part of Government Lot 1, Section 2, Township 1 North, Range 3 West of the Boise Meridian,  
Canyon County, Idaho described as:

BEGINNING at the Northeast corner of Section 2, Township 1 North, Range 3 West of the Boise  
Meridian, Canyon County, Idaho and running thence,  
South 00°10'17" West 329.33 feet along the East line of said Section; thence  
South 89°24'53" West 662.80 feet; thence  
North 00°10'19" East 329.33 feet to a point on the North line of said Section; thence  
North 89°24'53" East 662.80 feet along said North line to THE POINT OF BEGINNING



**Pioneer Title Co**

GOING BEYOND

1872 S. Eagle Road / Meridian, Idaho 83642 / (208) 888-7230

QUEST  
FEE 6-

PIONEER-CALDWELL

BY *[Signature]*  
CANYON CITY RECORDER

JUL 19 PM 12:46

RECORDED

200658308

PL68074

# QUITCLAIM DEED

For Value Received

Ionel Vulcan and Florentina I. Vulcan, husband and wife

do hereby convey, release, remise and forever quit claim unto

Ionel Vulcan and Isabele F. Vulcan, Husband and wife

whose address is 5977 Sky Ranch Road, Nampa, Id 83686 ,

the following described premises, to-wit:

see attached Exhibit A

together with their appurtenances.

Dated: July 13, 2006

*[Signature]*  
Ionel Vulcan

*[Signature]*  
Florentina I. Vulcan

STATE OF Idaho, County of Ada, ss.

On this <sup>14</sup> day of July, in the year of 2006, before me Kelli Williams, notary public personally appeared Ionel Vulcan and Florentina I. Vulcan known or identified to me to be the person/persons whose name is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same.

*[Signature]*

Kelli Williams  
Notary Public of Idaho  
Residing at Jordan Valley, Oregon  
Commission expires: December 24, 2010



File No.: 200608074

## **EXHIBIT A**

**Part of Government Lot 1, Section 2, Township 1 North, Range 3 West of the Boise Meridian,  
Canyon County, Idaho described as:**

**BEGINNING at the Northeast corner of Section 2, Township 1 North, Range 3 West of the Boise  
Meridian, Canyon County, Idaho and running thence,**

**South 00° 10' 17" West 329.33 feet along the East line of said Section; thence**

**South 89° 24' 53" West 662.80 feet; thence**

**North 00° 10' 19" East 329.33 feet to a point on the North line of said Section; thence**

**North 89° 24' 53" East 662.80 feet along said North line to THE POINT OF BEGINNING.**

File No./Escrow No.: 1574837  
 Print Date & Time: 3/28/2022 10:47:07 AM  
 Officer/Escrow Officer: Beth Wilson

**Stewart Title Company**  
 1944 S Eagle Rd  
 Meridian, ID 83642  
 (208) 373-0009

Property Address: 5977 SKY RANCH RD  
 NAMPA, ID 83686 (CANYON)  
 (28751014 0)

Buyer: AMSOURCE RECOVERY 1, LLC, A UTAH LIMITED LIABILITY COMPANY  
 358 S. Rio Grande St Ste 200  
 Salt Lake City, UT 84101

Lender: Bank of Utah  
 2309 S Redwood Rd, Salt Lake City, UT 84119

Settlement Date: 3/28/2022  
 Disbursement Date: 3/28/2022

| Description                                                                                                                      | Buyer    |                |                |
|----------------------------------------------------------------------------------------------------------------------------------|----------|----------------|----------------|
|                                                                                                                                  | P.O.C.   | Debit          | Credit         |
| <b>Deposits, Credits, Debits</b>                                                                                                 |          |                |                |
| Sale Price of Property                                                                                                           |          | \$1,300,000.00 |                |
| Deposit                                                                                                                          |          |                | \$13,000.00    |
| Seller Credit                                                                                                                    |          |                | \$26,000.00    |
| <b>Prorations</b>                                                                                                                |          |                |                |
| County Taxes 1/1/2022 to 3/28/2022 @ \$4,440.20/Year                                                                             |          |                | \$1,070.51     |
| Prepaid 2022 Irrigation 3/28/2022 to 1/1/2023 @ \$125.00/Year                                                                    |          | \$84.86        |                |
| <b>New Loans</b>                                                                                                                 |          |                |                |
| Loan Amount                                                                                                                      |          |                | \$975,000.00   |
| Our origination charge \$9,750.00                                                                                                |          | \$9,750.00     |                |
| Appraisal Fee to Bank of Utah (POC \$850.00 by Amsource Recovery 1, LLC, a Utah limited)                                         | \$850.00 |                |                |
| Flood certification to Bank of Utah                                                                                              |          | \$15.00        |                |
| Document Preparation Fee to Bank of Utah                                                                                         |          | \$150.00       |                |
| <b>Title Charges</b>                                                                                                             |          |                |                |
| Title - Lender's Title Insurance to Stewart Title Company                                                                        |          | \$972.00       |                |
| Title - ALTA 22-06 Location 6-17-06 (Lender's - No Charge) Endorsement(s) to Stewart Title Company                               |          |                |                |
| Title - ALTA 5-06 Planned Unit Development 2-3-10 (Residential) (Lender's) Endorsement(s) to Stewart Title Company               |          | \$35.00        |                |
| Title - ALTA 9-06 Restrictions, Encroachments, Minerals-Loan Policy 4-2-12 (Residential) Endorsement(s) to Stewart Title Company |          | \$30.00        |                |
| Title - ALTA 8.2-06 Commercial Environmental Protections Lien 10-18-06 Endorsement(s) to Stewart Title Company                   |          | \$50.00        |                |
| Title - Settlement or closing fee to Stewart Title Company                                                                       |          | \$1,000.00     |                |
| Title - e Record Fee (Buyer/Borrower) to Stewart Title Company                                                                   |          | \$7.50         |                |
| Title - Wire Processing Fee to Stewart Title Company                                                                             |          | \$13.50        |                |
| <b>Government Recording and Transfer Charges</b>                                                                                 |          |                |                |
| Recording fees: Deed to County Recorder \$15.00                                                                                  |          | \$15.00        |                |
| Recording Fees: Mortgage to County Recorder \$45.00                                                                              |          | \$45.00        |                |
| Recording Assignment of Rents to the County Recorder \$34.00                                                                     |          | \$34.00        |                |
|                                                                                                                                  | P.O.C.   | Debit          | Credit         |
| <b>Subtotals</b>                                                                                                                 | \$850.00 | \$1,312,211.86 | \$1,015,070.51 |
| <b>Due From Buyer</b>                                                                                                            |          |                | \$297,141.35   |
| <b>Totals</b>                                                                                                                    | \$850.00 | \$1,312,211.86 | \$1,312,211.86 |

SUBSTITUTE FORM 1099 SELLER STATEMENT: The information contained herein is important tax information and is being furnished to the Internal Revenue Service. If you are required to file a return, a negligence penalty or other sanction will be imposed on you if this item is required to be reported and the IRS determines that it has not been reported.

SELLER INSTRUCTIONS: If this real estate was your principal residence, file form 2119, Sale or Exchange of Principal Residence, for any gain, with your income tax return; for other transactions, complete the applicable parts of form 4797, Form 6252 and/or Schedule D (Form 1040). This transaction does not need to be reported on Form 1099-S if you sign a certification containing assurances that any capital gain from this transaction will be exempt from tax under new IRS Code Section 121. You are required by law to provide the Settlement Agent with your correct taxpayer identification number. If you do not provide the Settlement Agent with your correct taxpayer identification number, you may be subject to civil or criminal penalties imposed by law.

**Acknowledgement**

We/I have carefully reviewed the ALTA Settlement Statement and find it to be a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction and further certify that I have received a copy of the ALTA Settlement Statement. We/I authorize Stewart Title Company to cause the funds to be disbursed in accordance with this statement.

**BUYER(S)**

Amsource Recovery 1, LLC

By

David R. Geskill, Manager

**SETTLEMENT COORDINATOR**

Beth Wilson



# Canyon County Assessor's Web Map

Canyon County Assessor's Webpage Parcel Information GIS



Find address or place



662.80'

662.80'

R28751014

T05394

662.80'

662.80'

0 30 60ft

-116.65043459 Degrees

GOV.

ROAD

329 33



H



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](mailto:idwrinfo@idwr.idaho.gov) • Website: [idwr.idaho.gov](http://idwr.idaho.gov)

Governor Brad Little

Director Mathew Weaver

May 15, 2024

AMSOURCE RC 1 LLC  
358 S RIO GRANDE ST STE 200  
SALT LAKE CTY UT 84101-1143

Re: Change in Ownership for Water Right No(s): 2-10376

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) 287-4942.

Sincerely,

Jean Hersley  
Technical Records Specialist 2

Enclosure(s)