



IDAHO DEPARTMENT OF
WATER RESOURCES

322 E Front Street, Suite 548, 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

June 03, 2024

ABC NIBAC LLC
16155 N HIGH DESERT ST
NAMPA ID 83687-5510

RE: Change in Ownership Water Right No(s): 63-28975

Dear Interested Parties:

The Idaho Department of Water Resources (Department) received a Notice of Change in Water Right Ownership (Notice) from you on February 1, 2024 for the above referenced water right. The Notice cannot be processed because ABC NIBAC LLC does not own the property appurtenant to water right 63-28975.

The Department is returning your Notice of Change in Water Right Ownership and the attachments. A refund of \$25 has been requested and will be mailed to First American Title Insurance Company under separate cover from the Idaho State Controller's Office.

If you have any questions regarding this matter, please contact me at (208) 287-4942.

Sincerely,

Jean Hersley
Technical Records Specialist 2

Enclosure(s)

c: First American Title Insurance Co

RECEIVED

MAR 17 2024

DEPARTMENT OF
WATER RESOURCESSTATE OF IDAHO
DEPARTMENT OF WATER RESOURCESRECEIVED
RETURNED
FEB 01 2024WATER RESOURCES
WESTERN REGION

Notice of Change in Water Right Ownership DE

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 #6 of the instructions.

Water Right/Claim No.	Split?	Leased to Water Supply Bank?	Water Right/Claim No.	Split?	Leased to Water Supply Bank?
63-28975	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: Max M Takasugi
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): ABC NIBAC LLC, an Idaho limited liability company
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or ☐ and/or
- 16155 N High Desert St. Nampa ID 83687
Mailing address City State ZIP
(208)-870-4010 bcharles@ameritelinns.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: March 14, 2022
6. If the water right is leased to the Water Supply Bank changing ownership of a water right will reassign to the new owner any Water Supply Bank leases associated with the water right. Payment of revenue generated from any rental of a leased water right requires a completed IRS Form W-9 for payment to be issued to an owner. A new owner for a water right under lease shall supply a W-9. Water rights with multiple owners must specify a designated lessor, using a completed Lessor Designation form. Beginning in the calendar year following an acknowledged change in water right ownership, compensation for any rental will go to the new owner(s).
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: Brad Charles Member and Manager 02/25/22
Signature of new owner/claimant Title, if applicable Date

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

For IDWR Office Use Only:

Received by LC Date 2-1-24 Receipt No. W051742 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 _____

RETURNED

State of Idaho
Department of Water Resources

Water Right

63-28975

DOMESTIC

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.



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

0 0.045 0.09 0.18 Miles



AuthentisIGN® | Certificate

RETURNED

Page 1 of 3

Certificate ID: E26EFF86-7396-EC11-A507-501AC5E43BFD

Date: 28.02.2022 08:22:59 AM MST

Signing Information:

Signing Name: ABC NIBAC Water Rights

ID: E26EFF86-7396-EC11-A507-501AC5E43BFD

Start Date: 25.02.2022 12:45:54 PM MST

End Date: 25.02.2022 05:40:29 PM MST

Signers: 1

Reviewers: 0

CC: 0

Creator: Cody Black

Email: cblack@ameritelinns.com

Document Information:

Document Name: Water Right 63-28975 Domestic Map

ID: 49AAF698-7396-EC11-A507-501AC5E43BFD

Pages: 1

Signature Blocks: 0

Initial Blocks: 0

Document Name: ABC NIBAC LLC IDWR Water Right Notice of Change of Ownership 63-28975

ID: B10531DB-7396-EC11-A507-501AC5E43BFD

Pages: 3

Signature Blocks: 1

Initial Blocks: 0

Participant Activity:

Name: Brad Charles

Type: RemoteSigner

Email: bcharles@ameritelinns.com

TOS/STAESP/CCD: Accepted: 25.02.2022 05:40:13 PM MST [45.86.211.28]

EULA/TOS Version: https://secure.authentisign.com/assets/files/Authentisign_TOS_202106.pdf

STAESP Version: https://secure.authentisign.com/assets/files/Authentisign_STAESP_202106.pdf

CCD Version: https://secure.authentisign.com/assets/files/Authentisign_CCD_202106.pdf

Document: Signed And Accepted: 25.02.2022 05:40:28 PM MST [45.86.211.28]

Signature / Initials:

Signature:

Authentisign
Brad Charles

Initials:

Authentisign
BC

Certificate ID: E26EFF86-7396-EC11-A507-501AC5E43BFD

Date: 28.02.2022 08:22:59 AM MST

Consumer Consent Disclosure

By proceeding and selecting the "I Agree" button corresponding to the Consumer Consent Disclosure section on the Authentisign Terms of Service window you are agreeing that you have reviewed the following consumer consent disclosure information and consent to transacting business electronically, to receive notices and disclosures electronically, and to utilize electronic signatures instead of using paper documents. This electronic signature service ("Authentisign") is provided on behalf of our client ("Sender") who is listed with their contact information at the bottom of the Authentisign Signing Participant email ("Invitation") you received. The Sender will be sending electronic documents, notices, disclosures to you or requesting electronic signatures from you.

You are not required to receive disclosures, notices or sign documents electronically. If you prefer not to do so, you can make a request to receive paper copies and withdraw your consent to conduct business electronically at any time as described below.

Scope of Consent

You agree to receive electronic notices, disclosures, and electronic signature documents with all related and identified documents and disclosures provided over the course of your relationship with the Sender. You may at any point withdraw your consent by following the procedures described below.

Hardware and Software Requirements

To receive the above information electronically, you will need all of the following:

- a computer or tablet device with internet access
- a working Individual email address
- a supported operating system and browser from list table below

Operating System	Apple Safari	Mozilla® Firefox	Edge	Chrome
Windows 7/8/10	N/A	60 or higher	84 or higher	80 or higher
Mac OS X 10.9 or higher	13.1 or higher	60 or higher	N/A	80 or higher
Android 7.0 or higher	N/A	N/A	N/A	80 or higher
Apple - IOS 10.0 or higher	13.5 or higher	N/A	N/A	80 or higher

JavaScript and Cookies must be enabled in the browser.

Certificate ID: E26EFF86-7396-EC11-A507-501AC5E43BFD

Date: 28.02.2022 08:22:59 AM MST

Requesting Paper Copies

You have the ability to download and print or download any disclosures, notices or signed documents made available to you through Authentisign using the document print options located within the service. Authentisign can also email you a copy of all documents you sign electronically. You are not required to receive disclosures, notices or sign documents electronically and may request paper copies of documents or disclosures if you prefer. If you do not wish to work with electronic documents and instead wish to receive paper copies you can contact the **Sender** through the Authentisign document signing interface or request paper copies by following the procedures described below. There could be fees associated to printing and delivering the paper documents.

Withdrawal of Consent to Conduct Business Electronically

Consent to receive electronic documents, notices or disclosures can be withdrawn at any time. In order to withdraw consent you must notify the **Sender**. You may withdraw consent to receive electronic notices and disclosures and optionally electronically signatures by following the procedures described below.

Requesting paper documents, withdrawing consent, and/or updating contact information

To request paper copies of documents, withdraw consent to conduct business electronically and receive documents, notices, or disclosures electronically or sign documents electronically please contact the **Sender** by sending an email to **Sender's** email address located at the bottom of the **Invitation** requesting your desired action. Use one of the following email subject lines and insert the associated text into the body of the email:

- Email Subject line: "Request for Paper Documents"
Include your full name, email address, telephone number, postal address and the signing name found in the **Invitation** in the body of the email.
*Note: There could be per page and delivery fees required by the **Sender** to send the paper documents.*
- Email Subject line: "Withdraw Consent to Conduct Business Electronically"
Include your full name, email address, telephone number, postal address and the signing name found in the **Invitation** in the body of the email.
- Email Subject line: "Update Contact Information"
Include your full name, email address, telephone number, postal address and the signing name found in the **Invitation** in the body of the email, along with the requested change(s) to your contact information



AFTER RECORDING MAIL TO:

ABC NIBAC, LLC
16155 N High Desert St
Nampa, ID 83687

ELECTRONICALLY RECORDED - DO NOT
REMOVE THE COUNTY STAMPED FIRST
PAGE AS IT IS NOW INCORPORATED AS
PART OF THE ORIGINAL DOCUMENT.

RETURNED	
2022-014628	
RECORDED	
03/18/2022 09:08 AM	
CHRIS YAMAMOTO	
CANYON COUNTY RECORDER	
Pgs=5 JWINSLOW	\$15.00
TYPE: DEED	
FIRST AMERICAN TITLE AND ESCROW	
ELECTRONICALLY RECORDED	

WARRANTY DEED

File No.: 4106-3903149 (RR)

Date: **March 18, 2022**

For Value Received, **Ownby Land Company, LLC, an Idaho limited liability company**, hereinafter referred to as Grantor, does hereby grant, bargain, sell and convey unto **ABC NIBAC, LLC, an Idaho limited liability company**, hereinafter referred to as Grantee, whose current address is **16155 N High Desert St., Nampa, ID 83687**, the following described premises, situated in **Canyon County, Idaho**, to wit:

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

See attached Exhibit "A"

APN: **32953010 0**

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.

RETURNED

APN: 32953010 0

Warranty Deed
- continued

File No.: 4106-3903149 (RR)
Date: 03/18/2022

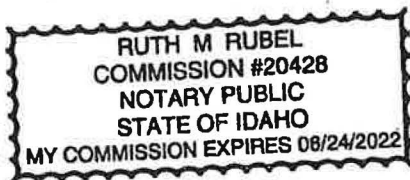
Ownby Land Company, LLC, an Idaho limited liability company

By: Velta Harwood
Name: Velta Harwood
Title: Manager and Member

By: Travis Sterling
Name: Travis Sterling
Title: Manager and Member

STATE OF Idaho)
COUNTY OF Ada)
SS.

This record was acknowledged before me on March 16th, 2022, by Velta Harwood and Travis Sterling as Managers and Members of Ownby Land Company, LLC, an Idaho limited liability company.



Ruth M Rubel
Signature of Notary Public
My Commission Expires: 6-24-2022

Page 3 of 3

EXHIBIT A

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

ALL OF GOVERNMENT LOTS 1 AND 2, SECTION 18, TOWNSHIP 3 NORTH, RANGE 3 WEST, BOISE MERIDIAN, CANYON COUNTY, IDAHO.

LESS AND EXCEPTING THEREFROM

A PART OF GOVERNMENT LOT 1, SECTION 18, TOWNSHIP 3 NORTH, RANGE 3, WEST, BOISE MERIDIAN, CANYON COUNTY, IDAHO.

COMMENCING AT THE NORTHEAST CORNER OF SAID GOVERNMENT LOT 1; THENCE SOUTH 89° 41' 40" WEST, A DISTANCE OF 704.95 FEET ALONG THE NORTHERLY BOUNDARY OF SAID GOVERNMENT LOT 1; THENCE SOUTH 0° 21' 14" WEST, A DISTANCE OF 36.23 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF SAID STATE HIGHWAY 55, SAID POINT BEING THE REAL POINT OF BEGINNING AND MONUMENTED WITH A 5/8 INCH DIAMETER IRON PIN; THENCE CONTINUING SOUTH 0° 21' 14" WEST, A DISTANCE OF 633.54 FEET TO A 5/8 INCH DIAMETER IRON PIN; THENCE NORTH 89° 27' 44" WEST, A DISTANCE OF 179.25 FEET TO A 5/8 INCH DIAMETER IRON PIN; THENCE NORTH 1° 12' 57" EAST, A DISTANCE OF 621.39 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF STATE HIGHWAY 55 SAID POINT BEING MONUMENTED WITH A 5/8 INCH DIAMETER IRON PIN; THENCE 170.30 FEET ALONG THE ARC OF A 4,460.67 RADIUS CURVE RIGHT WITH A CENTRAL ANGLE OF 2° 11' 15" AND TANGENTS OF 85.16 FEET, THE LONG CHORD OF WHICH BEARS NORTH 86° 26' 07" EAST, A DISTANCE OF 170.30 FEET TO THE REAL POINT OF BEGINNING.

ALSO LESS AND EXCEPTING THEREFROM

A PARCEL OF LAND BEING ON BOTH SIDES OF THE CENTERLINE OF STATE HIGHWAY NO. 55, PROJECT NO. ST-3250 (603) HIGHWAY SURVEY AS SHOWN ON THE PLANS THEREOF NOW ON FILE IN THE OFFICE OF THE IDAHO TRANSPORTATION DEPARTMENT, AND BEING A PORTION OF GOVERNMENT LOT 1 OF SECTION 18, TOWNSHIP 3 NORTH, RANGE 3 WEST, BOISE MERIDIAN, DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT THE NORTHWEST CORNER OF GOVERNMENT LOT 1 OF SECTION 18, TOWNSHIP 3 NORTH, RANGE 3 WEST, BOISE MERIDIAN, THE REAL POINT OF BEGINNING; THENCE NORTH 89° 41' 40" EAST ALONG THE NORTH LINE OF SAID GOVERNMENT LOT 1 A DISTANCE OF 669.95 FEET; THENCE SOUTH 0° 18' 20" EAST - 33.0 FEET TO A POINT IN THE SOUTHERLY RIGHT-OF-WAY LINE OF EXISTING STATE HIGHWAY NO. 55, WHICH IS ALSO A LINE PARALLEL WITH AND 33.0 FEET SOUTHERLY FROM THE CENTERLINE AND BEARS SOUTH 0° 18' 20" EAST FROM STATION 325+55.21 OF SAID STATE HIGHWAY NO. 55, PROJECT NO. ST-3250(603) HIGHWAY SURVEY; THENCE ALONG SAID PARALLEL LINE AS FOLLOWS: SOUTHWESTERLY ALONG A 5779.14 FOOT RADIUS CURVE LEFT 540.59 FEET TO A POINT OPPOSITE STATE 320+14.62 OF SAID HIGHWAY SURVEY; SOUTH 84° 17' 19.5" WEST, 94.62 FEET TO A POINT OPPOSITE STATION 319+20 OF SAID

RETURNED

HIGHWAY SURVEY; THENCE
SOUTH $36^{\circ} 43' 51''$ WEST, LEAVING SAID PARALLEL LINE 27.55 FEET TO A POINT IN THE
EASTERLY RIGHT-OF-WAY LINE OF EXISTING MALT ROAD; THENCE
NORTH $89^{\circ} 14' 46''$ WEST, 25.0 FEET TO A POINT IN THE WEST LINE OF SAID GOVERNMENT
LOT 1; THENCE ALONG SAID WEST LINE AS FOLLOWS:
NORTH $0^{\circ} 45' 14''$ EAST, 8.24 FEET AND
NORTH $0^{\circ} 48' 54''$ WEST, 87.53 FEET TO THE REAL POINT OF BEGINNING.

2013-013202
RECORDED
03/26/2013 11:08 AM

RETURNED



00033673201300132020050058

CHRIS YAMAMOTO
CANYON COUNTY RECORDER
Pgs=5 JCRANE \$22.00
DEED
CAPITOL LAW GROUP

WARRANTY DEED

1. Conveyance of Real Property. For value received, The Ownby Family Trust, whose current address is 1760 North Mitchell Street, Boise, Idaho 83704 ("Grantor") hereby **GRANTS, BARGAINS, SELLS, AND CONVEYS** to Ownby Land Company, LLC, whose current address is 1760 North Mitchell Street, Boise, Idaho 83704 ("Grantee"), the real property located in Canyon County, State of Idaho and further described on Exhibit A attached ("Real Property"), **TO HAVE AND TO HOLD** the Real Property and the appurtenances to the Real Property unto the Grantee and the Grantee's heirs and assigns forever.

2. Representations and Covenants of the Grantor. The Grantor represents to and covenants with the Grantee as follows:

- A. The Grantor is the owner in fee simple of the Real Property.
- B. The Real Property is free from all encumbrances, subject to and except for (1) encumbrances made, suffered, or done by the Grantee, (2) reservations, restrictions, dedications, easements, rights of way, and agreements (if any) of record, (3) general taxes and assessments (including irrigation and utility assessments, if any) for the current year which are not yet due and payable, and (4) the encumbrances, if any, set forth on Exhibit B attached.
- C. The Grantor will warrant and defend the quiet enjoyment of the Real Property from all lawful claims, to the extent of the warranties contained in this Deed.
- D. The Grantor will give such assurances and perform such acts as may be necessary to perfect or confirm the title conveyed by this Deed.

RETURNED

GRANTOR

THE OWNBY FAMILY TRUST

Dated: March 21, 2013

By: W. G. Davison
William Davison, Trustee

STATE OF IDAHO)
) ss
County of Ada)

On this 21st day of March, 2013, before me a notary public in and for the State of Idaho, personally appeared William Davison, known or identified to me to be the person whose name is subscribed to the within instrument as Trustee of The Ownby Family Trust, and acknowledged to me that he executed the same as such Trustee of The Ownby Family Trust.



Notary Public
My Commission Expires on 12/30/17

EXHIBIT A
REAL PROPERTY

The Real Property located in Canyon County, Idaho, and more particularly described as follows:

All of Government Lots 1 and 2 and the Northeast Quarter of the Northwest Quarter, Section 18, Township 3 North, Range 3 West, Boise Meridian, Canyon County, Idaho.

Excepting therefrom

"A"

A part of the Northeast Quarter of the Northwest Quarter, Section 18, Township 3 North, Range 3 West, Boise Meridian, Canyon County, Idaho.

COMMENCING at the Northeast corner of said Northeast Quarter of the Northwest Quarter (North Quarter corner) said corner monumented with a 3 inch diameter brass disk; thence

South 89° 41'40" West, a distance of 492.79 feet along the Northerly boundary of said Northeast Quarter of the Northwest Quarter; thence

South 0° 06'47" West, a distance of 33.00 feet to a point on the Southerly right-of-way of State Highway 55, said point being the REAL POINT OF BEGINNING and monumented with a 5/8 inch diameter iron pin; thence continuing

South 0° 06'47" West, a distance of 138.36 feet to a 5/8 inch diameter iron pin; thence

South 89° 41'40" West, a distance of 220.72 feet parallel with the Northerly boundary of said Northeast Quarter of the Northwest Quarter to a 5/8 inch diameter iron pin; thence

North 0° 18'20" West, a distance of 138.35 feet to a point on the Southerly right-of-way of said State Highway 55, said point monumented with a 5/8 inch diameter iron pin; thence

North 89° 41'40" East, a distance of 221.73 feet along the Southerly right-of-way of State Highway 55 to the REAL POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM

"B"

A part of Government Lot 1, Section 18, Township 3 North, Range 3 West, Boise Meridian, Canyon County, Idaho.

COMMENCING at the Northeast corner of said Government Lot 1; thence South 89° 41'40" West, a distance of 704.95 feet along the Northerly boundary of said Government Lot 1; thence

South 0° 21'14" West, a distance of 36.23 feet to a point on the Southerly right-of-way of said State Highway 55, said point being the REAL POINT OF BEGINNING and monumented with a 5/8 inch diameter iron pin; thence continuing

South 0° 21'14" West, a distance of 533.54 feet to a 5/8 inch diameter iron pin; thence

EXHIBIT A REAL PROPERTY

North 89° 27'44" West, a distance of 179.25 feet to a 5/8 inch diameter iron pin; thence

North 1° 12'57" East, a distance of 621.39 feet to a point on the Southerly right-of-way of State Highway 55 said point being monumented with a 5/8 inch diameter iron pin; thence 170.30 feet along the arc of a 4,460.67 radius curve right with a central angel of 2° 11'15" and tangents of 85.16 feet, the long chord of which bears

North 86° 26'07" East, a distance of 170.30 feet to the REAL POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM

"C"

A parcel of land being on both sides of the centerline of State Highway No. 55, Project No. ST-3250 (603) Highway Survey as shown on the plans thereof now on file in the office of the Idaho Transportation Department, and being a portion of Government Lot 1 of Section 18, Township 3 North, Range 3 West, Boise Meridian, described as follows, to-wit;

Beginning at the Northwest corner of Government Lot 1 of Section 18, Township 3 North, Range 3 West, Boise Meridian, the REAL POINT OF BEGINNING; thence

North 89° 41'40" East along the North line of said Government Lot 1 a distance of .669.95 feet; thence

South 0° 18'20" East - 33.0 feet to a point in the Southerly right-of-way line of existing State Highway No. 55, which is also a line parallel with and 33.0 feet Southerly from the centerline and bears

South 0° 18'20" East from Station 325+55.21 of said State Highway No. 55, Project No. ST-3250(603) Highway Survey;

thence along said parallel line as follows: Southwesterly along a 5779.14 foot radius curve left 540.59 feet to a point opposite State 320+14.62 of said Highway Survey;

South 84° 17'19.5" West, 94.62 feet to a point opposite Station 319+20 of said Highway Survey; thence

South 36° 43'51" West, leaving said parallel line 27.55 feet to a point in the Easterly right-of-way line of existing Malt Road; thence

North 89° 14'46" West, 25.0 feet to a point in the West line of said Government Lot 1; thence along said West line as follows:

North 0° 45'14" East, 8.24 feet and

North 0° 48'54" West, 87.53 feet to the REAL POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM

"D"

That portion of the Northeast Quarter of the Northwest Quarter, Section 18, Township 3 North, Range 3 West, Boise Meridian, Canyon County, Idaho lying Northeast of the centerline of the Drain Ditch.

RESERVING UNTO THE GRANTOR A NON-EXCLUSIVE 12.00 FOOT WIDE ROAD EASEMENT FOR THE PURPOSES OF INGRESS AND EGRESS LYING 6.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE.

COMMENCING AT THE NW CORNER OF SAID GOVERNMENT LOT 1, THENCE S. 0° 45' 26" W. A DISTANCE OF 674.72 FEET ALONG THE WESTERLY BOUNDARY OF SAID GOVERNMENT LOT 1 TO THE BEGINNING POINT OF SAID EASEMENT; THENCE S. 89° 27' 44" E. A DISTANCE OF 506.53 FEET ALONG THE CENTERLINE OF SAID EASEMENT TO THE TERMINUS POINT OF SAID EASEMENT. SAID EASEMENT IS APPURTENANT TO THE EXCEPTED PARCEL B.

RETURNED

**EXHIBIT B
ENCUMBRANCES**

NONE

RETURNED

200451239

REQUEST Bosch, David
TYPE deed FEE 12-

RECORDED

2004 SEP 14 PM 1 30

G NOEL HALES
CANYON CNTY RECORDER
BY *[Signature]*

PERSONAL REPRESENTATIVE DEED

1. Conveyance of Real Property. For value received, Nona Bernice Ownby, Personal Representative of the Estate of Allan Junior Ownby ("Grantor") hereby **CONVEYS, RELEASES, REMISES, AND FOREVER QUITCLAIMS** to The Ownby Family Trust, whose current address is 2082 Highway 21, Boise, Idaho 83716 ("Grantee") the real property located in Canyon County, State of Idaho and further described on Exhibit A attached ("Real Property"), **TO HAVE AND TO HOLD** the Real Property and the appurtenances to the Real Property unto the Grantee and the Grantee's heirs and assigns forever.

2. Certification of Authorization. Nona Bernice Ownby is the personal representative of the Estate of Allan Junior Ownby and is authorized to execute and deliver this Deed.

ESTATE OF ALLAN JUNIOR OWNBY

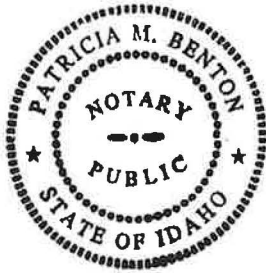
Dated: September 2, 2004

By: *Nona B. Ownby*
Nona Bernice Ownby, Personal Representative

PERSONAL REPRESENTATIVE DEED - 1

STATE OF IDAHO)
) ss
County of Ada)

On this 2nd day of September, in the year of 2004, before me a notary public, personally appeared Nona Bernice Ownby, known or identified to me to be the person whose name is subscribed to the within instrument as Personal Representative of the Estate of Allan Junior Ownby and acknowledged to me that Nona Bernice Ownby executed the same as such Personal Representative of the Estate of Allan Junior Ownby.



Patricia M. Bexton
Notary Public
My Commission Expires on 6/1/10

PERSONAL REPRESENTATIVE DEED - 2

EXHIBIT A
REAL PROPERTY

The Real Property located in Canyon County, Idaho, and more particularly described as follows:

All of Government Lots 1 and 2 and the Northeast Quarter of the Northwest Quarter, Section 18, Township 3 North, Range 3 West, Boise Meridian, Canyon County, Idaho.

Excepting therefrom

"A"

A part of the Northeast Quarter of the Northwest Quarter, Section 18, Township 3 North, Range 3 West, Boise Meridian, Canyon County, Idaho.

COMMENCING at the Northeast corner of said Northeast Quarter of the Northwest Quarter (North Quarter corner) said corner monumented with a 3 inch diameter brass disk; thence

South 89° 41'40" West, a distance of 492.79 feet along the Northerly boundary of said Northeast Quarter of the Northwest Quarter; thence

South 0° 06'47" West, a distance of 33.00 feet to a point on the Southerly right-of-way of State Highway 55, said point being the REAL POINT OF BEGINNING and monumented with a 5/8 inch diameter iron pin; thence continuing

South 0° 06'47" West, a distance of 138.36 feet to a 5/8 inch diameter iron pin; thence

South 89° 41'40" West, a distance of 220.72 feet parallel with the Northerly boundary of said Northeast Quarter of the Northwest Quarter to a 5/8 inch diameter iron pin; thence

North 0° 18'20" West, a distance of 138.35 feet to a point on the Southerly right-of-way of said State Highway 55, said point monumented with a 5/8 inch diameter iron pin; thence

North 89° 41'40" East, a distance of 221.73 feet along the Southerly right-of-way of State Highway 55 to the REAL POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM

"B"

A part of Government Lot 1, Section 18, Township 3 North, Range 3 West, Boise Meridian, Canyon County, Idaho.

COMMENCING at the Northeast corner of said Government Lot 1; thence South 89° 41'40" West, a distance of 704.95 feet along the Northerly boundary of said Government Lot 1; thence

South 0° 21'14" West, a distance of 36.23 feet to a point on the Southerly right-of-way of said State Highway 55, said point being the REAL POINT OF BEGINNING and monumented with a 5/8 inch diameter iron pin; thence continuing

South 0° 21'14" West, a distance of 633.54 feet to a 5/8 inch diameter iron pin; thence

EXHIBIT A REAL PROPERTY

North 89° 27' 44" West, a distance of 179.25 feet to a 5/8 inch diameter iron pin; thence

North 1° 12' 57" East, a distance of 621.39 feet to a point on the Southerly right-of-way of State Highway 55 said point being monumented with a 5/8 inch diameter iron pin; thence 170.30 feet along the arc of a 4,460.67 radius curve right with a central angle of 3° 11' 15" and tangents of 85.16 feet, the long chord of which bears

North 86° 26' 07" East, a distance of 170.30 feet to the REAL POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM

"C"

A parcel of land being on both sides of the centerline of State Highway No. 55, Project No. ST-3250 (603) Highway Survey as shown on the plans thereof now on file in the office of the Idaho Transportation Department, and being a portion of Government Lot 1 of Section 18, Township 3 North, Range 3 West, Boise Meridian, described as follows, to-wit;

Beginning at the Northwest corner of Government Lot 1 of Section 18, Township 3 North, Range 3 West, Boise Meridian, the REAL POINT OF BEGINNING; thence

North 89° 41' 40" East along the North line of said Government Lot 1 a distance of 669.95 feet; thence

South 0° 18' 20" East - 33.0 feet to a point in the Southerly right-of-way line of existing State Highway No. 55, which is also a line parallel with and 33.0 feet Southerly from the centerline and bears

South 0° 18' 20" East from Station 325+55.21 of said State Highway No. 55, Project No. ST-3250(603) Highway Survey;

thence along said parallel line as follows: Southwesterly along a 5779.14 foot radius curve left 540.59 feet to a point opposite State 320+14.62 of said Highway Survey;

South 84° 17' 19.5" West, 94.62 feet to a point opposite Station 319+20 of said Highway Survey; thence

South 36° 43' 51" West, leaving said parallel line 27.55 feet to a point in the Easterly right-of-way line of existing Malt Road; thence

North 89° 14' 46" West, 25.0 feet to a point in the West line of said Government Lot 1; thence along said West line as follows:

North 0° 45' 14" East, 8.24 feet and

North 0° 48' 54" West, 87.53 feet to the REAL POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM

"D"

That portion of the Northeast Quarter of the Northwest Quarter, Section 18, Township 3 North, Range 3 West, Boise Meridian, Canyon County, Idaho lying Northeast of the centerline of the Drain Ditch.

RESERVING UNTO THE GRANTOR A NON-EXCLUSIVE 12.00 FOOT WIDE ROAD EASEMENT FOR THE PURPOSES OF INGRESS AND EGRESS LYING 6.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE.

COMMENCING AT THE NW CORNER OF SAID GOVERNMENT LOT 1, THENCE S. 0° 45' 26" W. A DISTANCE OF 674.72 FEET ALONG THE WESTERLY BOUNDARY OF SAID GOVERNMENT LOT 1 TO THE BEGINNING POINT OF SAID EASEMENT; THENCE S. 89° 27' 44" E. A DISTANCE OF 506.53 FEET ALONG THE CENTERLINE OF SAID EASEMENT TO THE TERMINUS POINT OF SAID EASEMENT. SAID EASEMENT IS APPURTENANT TO THE EXCEPTED PARCEL B.

INSTRUMENT NO.

2004 54064

SEP 14 PM 1 30
G NOEL HALES
CANYON CNTY. RECORDER
BY *Osuna*

RECORDED

RETURNED

200451240

REQUEST *Brish Duval*
TYPE *deed* FEE *18-*

WARRANTY DEED

1. Conveyance of Real Property. For value received, Nona Bernice Ownby, whose current address is 2082 Highway 21, Boise, Idaho 83716 ("Grantor") hereby **GRANTS, BARGAINS, SELLS, AND CONVEYS** to The Ownby Family Trust, whose current address is 2082 Highway 21, Boise, Idaho 83716 ("Grantee") the real property located in Canyon County, State of Idaho and further described on Exhibit A attached ("Real Property"), **TO HAVE AND TO HOLD** the Real Property and the appurtenances to the Real Property unto the Grantee and the Grantee's heirs and assigns forever.

2. Representations and Covenants of the Grantor. The Grantor represents to and covenants with the Grantee as follows:

- A. The Grantor is the owner in fee simple of the Real Property.
- B. The Real Property is free from all encumbrances, subject to and except for (1) encumbrances made, suffered, or done by the Grantee, (2) reservations, restrictions, dedications, easements, rights of way, and agreements (if any) of record, (3) general taxes and assessments (including irrigation and utility assessments, if any) for the current year which are not yet due and payable, and (4) the encumbrances, if any, set forth on Exhibit B attached.
- C. The Grantor will warrant and defend the quiet enjoyment of the Real Property from all lawful claims, to the extent of the warranties contained in this Deed.
- D. The Grantor will give such assurances and perform such acts as may be necessary to perfect or confirm the title conveyed by this Deed.

GRANTOR

Dated: September 2, 2004

Nona B. Ownby
Nona Bernice Ownby

STATE OF IDAHO)
) ss
County of Ada)

Patricia M. Burtin
Notary Public
My Commission Expires on 6/1/10

EXHIBIT A REAL PROPERTY

The Real Property located in Canyon County, Idaho, and more particularly described as follows:

All of Government Lots 1 and 2 and the Northeast Quarter of the Northwest Quarter, Section 18, Township 3 North, Range 3 West, Boise Meridian, Canyon County, Idaho.

Excepting therefrom

"A"

A part of the Northeast Quarter of the Northwest Quarter, Section 18, Township 3 North, Range 3 West, Boise Meridian, Canyon County, Idaho.

COMMENCING at the Northeast corner of said Northeast Quarter of the Northwest Quarter (North Quarter corner) said corner monumented with a 3 inch diameter brass disk; thence

South 89° 41'40" West, a distance of 492.79 feet along the Northerly boundary of said Northeast Quarter of the Northwest Quarter; thence

South 0° 06'47" West, a distance of 33.00 feet to a point on the Southerly right-of-way of State Highway 55, said point being the REAL POINT OF BEGINNING and monumented with a 5/8 inch diameter iron pin; thence continuing

South 0° 06'47" West, a distance of 138.36 feet to a 5/8 inch diameter iron pin; thence

South 89° 41'40" West, a distance of 220.72 feet parallel with the Northerly boundary of said Northeast Quarter of the Northwest Quarter to a 5/8 inch diameter iron pin; thence

North 0° 18'20" West, a distance of 138.35 feet to a point on the Southerly right-of-way of said State Highway 55, said point monumented with a 5/8 inch diameter iron pin; thence

North 89° 41'40" East, a distance of 221.73 feet along the Southerly right-of-way of State Highway 55 to the REAL POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM

"B"

A part of Government Lot 1, Section 18, Township 3 North, Range 3 West, Boise Meridian, Canyon County, Idaho.

COMMENCING at the Northeast corner of said Government Lot 1; thence South 89° 41'40" West, a distance of 704.95 feet along the Northerly boundary of said Government Lot 1; thence

South 0° 21'14" West, a distance of 36.23 feet to a point on the Southerly right-of-way of said State Highway 55, said point being the REAL POINT OF BEGINNING and monumented with a 5/8 inch diameter iron pin; thence continuing

South 0° 21'14" West, a distance of 633.54 feet to a 5/8 inch diameter iron pin; thence

EXHIBIT A REAL PROPERTY

North 89° 27' 44" West, a distance of 179.25 feet to a 5/8 inch diameter iron pin; thence

North 1° 12' 57" East, a distance of 621.39 feet to a point on the Southerly right-of-way of State Highway 55 said point being monumented with a 5/8 inch diameter iron pin; thence 170.30 feet along the arc of a 4,460.67 radius curve right with a central angle of 2° 11' 15" and tangents of 85.16 feet, the long chord of which bears

North 86° 26' 07" East, a distance of 170.30 feet to the REAL POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM

"C"

A parcel of land being on both sides of the centerline of State Highway No. 55, Project No. ST-3250 (603) Highway Survey as shown on the plans thereof now on file in the office of the Idaho Transportation Department, and being a portion of Government Lot 1 of Section 18, Township 3 North, Range 3 West, Boise Meridian, described as follows, to-wit;

Beginning at the Northwest corner of Government Lot 1 of Section 18, Township 3 North, Range 3 West, Boise Meridian, the REAL POINT OF BEGINNING; thence

North 89° 41' 40" East along the North line of said Government Lot 1 a distance of 669.95 feet; thence

South 0° 18' 20" East - 33.0 feet to a point in the Southerly right-of-way line of existing State Highway No. 55, which is also a line parallel with and 33.0 feet Southerly from the centerline and bears

South 0° 18' 20" West from Station 325+55.21 of said State Highway No. 55, Project No. ST-3250(603) Highway Survey;

thence along said parallel line as follows: Southwesterly along a 5779.14 foot radius curve left 540.59 feet to a point opposite State 320+14.62 of said Highway Survey;

South 84° 17' 19.5" West, 94.62 feet to a point opposite Station 319+20 of said Highway Survey; thence

South 36° 43' 51" West, leaving said parallel line 27.55 feet to a point in the Easterly right-of-way line of existing Malt Road; thence

North 89° 14' 46" West, 25.0 feet to a point in the West line of said Government Lot 1; thence along said West line as follows:

North 0° 45' 14" East, 8.24 feet and

North 0° 48' 54" West, 87.53 feet to the REAL POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM

"D"

That portion of the Northeast Quarter of the Northwest Quarter, Section 18, Township 3 North, Range 3 West, Boise Meridian, Canyon County, Idaho lying Northeast of the centerline of the Drain Ditch.

RESERVING UNTO THE GRANTOR A NON-EXCLUSIVE 12.00 FOOT WIDE ROAD EASEMENT FOR THE PURPOSES OF INGRESS AND EGRESS LYING 6.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE.

COMMENCING AT THE NW CORNER OF SAID GOVERNMENT LOT 1, THENCE S. 0° 45' 26" W. A DISTANCE OF 674.72 FEET ALONG THE WESTERLY BOUNDARY OF SAID GOVERNMENT LOT 1 TO THE BEGINNING POINT OF SAID EASEMENT; THENCE S. 89° 27' 44" E. A DISTANCE OF 506.53 FEET ALONG THE CENTERLINE OF SAID EASEMENT TO THE TERMINUS POINT OF SAID EASEMENT. SAID EASEMENT IS APPURTENANT TO THE EXCEPTED PARCEL B.

RETURNED

EXHIBIT B
ENCUMBRANCES

None

200454064

RECORDED

28 SEP 28 PM 2 12

G. NOEL HALES
CANYON CNTY RECORDER
n/ J. H. Hales

REQUEST Buck Davis Ballard
TYPE Land 15"

2
9726389
P7140005
Jro
N.B.O.
RETURNED

WARRANTY DEED

FOR VALUE RECEIVED MAX M. TAKASUGI and MICHIKO M. TAKASUGI,
husband and wife

the Grantors, do hereby grant, bargain, sell and convey unto JUNIOR OWNBY and NONA B. OWNBY,
husband and wife

the Grantees, whose address is HC 33 BOX 1131, Boise, ID 83706

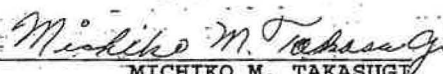
the following described premises, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF BY
REFERENCE:

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantees, their heirs and assigns
forever. And the said Grantors do hereby covenant to and with the said Grantees, that they are the owners in fee simple of said
premises; that said premises are free from all encumbrances; except for general taxes and assessments for the year 1997 and
subsequent years, covenants, conditions, restrictions and easements of record; and that they will warrant and defend the same
from all lawful claims whatsoever.

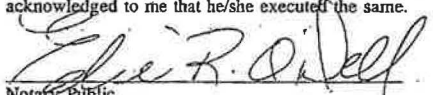
DATED: August 11, 1997

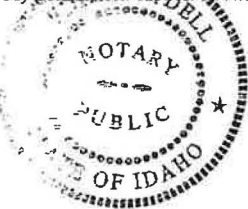

MAX M. TAKASUGI


MICHIKO M. TAKASUGI

STATE OF IDAHO
COUNTY OF CANYON

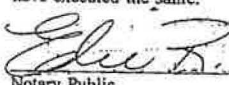
On this _____ day of _____, 1997, before me
a Notary Public, personally appeared MAX M.
TAKASUGI, known or identified to me to be the person
whose name is subscribed to the within instrument, and
acknowledged to me that he/she executed the same.

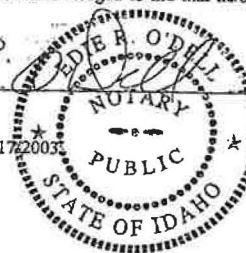

Notary Public
Residing at Nampa, Idaho
My commission expires 4/17/97



STATE OF IDAHO
COUNTY OF CANYON

On this 12th day of August, 1997, before me a notary
public, personally appeared MICHIKO M. TAKASUGI, known or
identified to me to be the person(s) who(se) name(s) is/are subscribed
to the within instrument and acknowledged to me that he/she/they
have executed the same.


Notary Public
Residing at Nampa, Idaho
My commission expires: 4/17/2003



PIONEER TITLE COMPANY
OF CANYON COUNTY

100 10TH AVE SOUTH
NAMPA, IDAHO 83651

423 SOUTH KIMBALL
CALDWELL, ID 83605

RETURNED

EXHIBIT "A"

All of Government Lots 1 and 2 and the Northeast Quarter of the Northwest Quarter, Section 18, Township 3 North, Range 3 West, Boise Meridian, Canyon County, Idaho.

Excepting therefrom

"A"

A part of the Northeast Quarter of the Northwest Quarter, Section 18, Township 3 North, Range 3 West, Boise Meridian, Canyon County, Idaho.

COMMENCING at the Northeast corner of said Northeast Quarter of the Northwest Quarter (North Quarter corner) said corner monumented with a 3 inch diameter brass disk; thence

South 89° 41'40" West, a distance of 492.79 feet along the Northerly boundary of said Northeast Quarter of the Northwest Quarter; thence

South 0° 06'47" West, a distance of 33.00 feet to a point on the Southerly right-of-way of State Highway 55, said point being the REAL POINT OF BEGINNING and monumented with a 5/8 inch diameter iron pin; thence continuing

South 0° 06'47" West, a distance of 138.36 feet to a 5/8 inch diameter iron pin; thence

South 89° 41'40" West, a distance of 220.72 feet parallel with the Northerly boundary of said Northeast Quarter of the Northwest Quarter to a 5/8 inch diameter iron pin; thence

North 0° 18'20" West, a distance of 138.35 feet to a point on the Southerly right-of-way of said State Highway 55, said point monumented with a 5/8 inch diameter iron pin; thence

North 89° 41'40" East, a distance of 221.73 feet along the Southerly right-of-way of State Highway 55 to the REAL POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM

"B"

A part of Government Lot 1, Section 18, Township 3 North, Range 3 West, Boise Meridian, Canyon County, Idaho.

COMMENCING at the Northeast corner of said Government Lot 1; thence

South 89° 41'40" West, a distance of 704.95 feet along the Northerly boundary of said Government Lot 1; thence

South 0° 21'14" West, a distance of 36.23 feet to a point on the Southerly right-of-way of said State Highway 55, said point being the REAL POINT OF BEGINNING and monumented with a 5/8 inch diameter iron pin; thence continuing

South 0° 21'14" West, a distance of 633.54 feet to a 5/8 inch

diameter iron pin; thence

North $89^{\circ} 27' 44''$ West, a distance of 179.25 feet to a $5/8$ inch diameter iron pin; thence

North $1^{\circ} 12' 57''$ East, a distance of 621.39 feet to a point on the Southerly right-of-way of State Highway 55 said point being monumented with a $5/8$ inch diameter iron pin; thence 170.30 feet along the arc of a 4,460.67 radius curve right with a central angel of $2^{\circ} 11' 15''$ and tangents of 85.16 feet, the long chord of which bears

North $86^{\circ} 26' 07''$ East, a distance of 170.30 feet to the REAL POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM

"C"

A parcel of land being on both sides of the centerline of State Highway No. 55, Project No. ST-3250 (603) Highway Survey as shown on the plans thereof now on file in the office of the Idaho Transportation Department, and being a portion of Government Lot 1 of Section 18, Township 3 North, Range 3 West, Boise Meridian, described as follows, to-wit;

Beginning at the Northwest corner of Government Lot 1 of Section 18, Township 3 North, Range 3 West, Boise Meridian, the REAL POINT OF BEGINNING; thence

North $89^{\circ} 41' 40''$ East along the North line of said Government Lot 1 a distance of 669.95 feet; thence

South $0^{\circ} 18' 20''$ East - 33.0 feet to a point in the Southerly right-of-way line of existing State Highway No. 55, which is also a line parallel with and 33.0 feet Southerly from the centerline and bears

South $0^{\circ} 18' 20''$ East from Station 325+55.21 of said State Highway No. 55, Project No. ST-3250(603) Highway Survey;

thence along said parallel line as follows: Southwesterly along a 5779.14 foot radius curve left 540.59 feet to a point opposite State 320+14.62 of said Highway Survey;

South $84^{\circ} 17' 19.5''$ West, 94.62 feet to a point opposite Station 319+20 of said Highway Survey; thence

South $36^{\circ} 43' 51''$ West, leaving said parallel line 27.55 feet to a point in the Easterly right-of-way line of existing Malt Road; thence

North $89^{\circ} 14' 46''$ West, 25.0 feet to a point in the West line of said Government Lot 1; thence along said West line as follows:

North $0^{\circ} 45' 14''$ East, 8.24 feet and

North $0^{\circ} 48' 54''$ West, 87.53 feet to the REAL POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM

"D"

RETURNED

The West 33 feet of the Northeast Quarter of the Northwest Quarter, Section 18, Township 3 North, Range 3 West, Boise Meridian, Canyon County, Idaho.

ALSO EXCEPTING THEREFROM

"E"

That portion of the Northeast Quarter of the Northwest Quarter, Section 18, Township 3 North, Range 3 West, Boise Meridian, Canyon County, Idaho lying Northeast of the centerline of the Drain Ditch.

RESERVING UNTO THE GRANTOR A NON-EXCLUSIVE 12.00 FOOT WIDE ROAD EASEMENT FOR THE PURPOSES OF INGRESS AND EGRESS LYING 6.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE.

COMMENCING AT THE NW CORNER OF SAID GOVERNMENT LOT 1, THENCE S. 0° 45' 26" W. A DISTANCE OF 674.72 FEET ALONG THE WESTERLY BOUNDARY OF SAID GOVERNMENT LOT 1 TO THE BEGINNING POINT OF SAID EASEMENT; THENCE S. 89° 27' 44" E. A DISTANCE OF 506.53 FEET ALONG THE CENTERLINE OF SAID EASEMENT TO THE TERMINUS POINT OF SAID EASEMENT. SAID EASEMENT IS APPURTENANT TO THE EXCEPTED PARCEL B.

9726389

RECORDED

1997 AUG 12 PM 4 23

RED J KERR

CANYON COUNTY RECORDER

BY *Jeffrey A. Brown*

PIONEER - NAMPA

REQUEST

TYPE *Deed* FEE *12.00*

RETURNED

WARRANTY DEED

For Value Received LYDIA ADRIENNE McCONAUGHEY, formerly Lydia Adrienne Jennings, a divorced woman dealing with her sole and separate property, of 7675 Manorwood, Boise, Ada County, Idaho 83704,

the grantor, do es hereby grant, bargain, sell and convey unto MAX M. TAKASUGI and MICHIKO M. TAKASUGI, husband and wife, Route 6, Caldwell, Canyon County, Idaho,
the grantees, the following described premises, situated in CANYON County, State of Idaho, to-wit:

All that part of the NE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 18, Township 3 North, Range 3 West of the Boise Meridian, in Canyon County, Idaho, lying Southwest of the centerline of the drain ditch as the same is now located on said premises;

Together with all water, water rights, ditches, and rights of way for ditches appurtenant thereto or in anywise appertaining;

Together with all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining;

Grantor herein hereby certifies and covenants that she is one and the same person as Lydia Adrienne Jennings, but is now divorced and her former name of Lydia Adrienne McConaughey has been restored.

REQUEST *Max Takasugi*
TYPE *Deed* FEE *3.00*

CANYON COUNTY RECORDS
REC'D
Lydia Adrienne McConaughey

96 JUL 1 AM 9

RECORDED

9621468

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantees, their heirs and assigns forever. And the said Grantor do es hereby covenant to and with the said Grantees, that she is the owner in fee simple of said premises; that said premises are free from all incumbrances

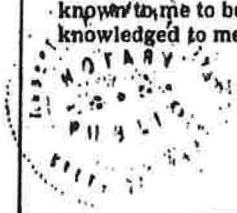
and that she will warrant and defend the same from all lawful claims whatsoever.
Dated: December 14, 1976.

Lydia Adrienne McConaughey
Lydia Adrienne McConaughey

STATE OF IDAHO, COUNTY OF CANYON) ss.
On this 14th day of December, 1976, before me, a notary public in and for said State, personally appeared LYDIA ADRIENNE McCONAUGHEY, a divorced woman dealing with her sole and separate property,

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

Robert H. Alexander
Notary Public.
Residing at Caldwell, Idaho





First Ame

First American Title Insurance Company

2150 S Bonito Way, Ste 100

Meridian, ID 83642

Phn - (208)375-0700

Fax - (866)395-5706

RETURNED

Idaho Dept. of Water Resources
2735 Airport Way
Boise, ID 83705-5082

January 30, 2024
File No: 4106-3903149 (RR)

Attn: Deborah/Lynn

Re: **Water Right # 63-28975**

Property: **0000 Karcher Road, Caldwell, ID 83607**

Buyer: **ABC NIBAC, LLC**

Seller: **Ownby Land Company, LLC**

Dear Deborah and Lynn,

In October 2023 you refunded \$25.00 to us with a request for a copy of the conveyance deed from **Takasugi Family Trust** to complete the chain of title to our above Buyer in order to complete the transfer of Water Right # 63-28975. **However, the Takasugi's had already individually deeded the land to our Seller (Ownby) in 1997. The deed from Takasugi to their trust occurred after that sale (2002) and included our parcel in error.** Attached, you'll please find the accurate chain from Takasugi's seller up to our transaction, a new Check for \$25.00 and a copy of the Notice of Change in Water Right Ownership. Please complete the transfer of Water Right # 63-28975 in to ABC NIBAC, LLC as soon as you are able.

First American Title Insurance Company

Ruth Rubel, Escrow Officer

Idaho Department of Water Resources Receipt

Receipt ID: W051742

Payment Amount	\$25.00	Date Received	2/1/2024	Region	WESTERN
Payment Type	Check	Check Number	1762215238		
Payer	FIRST AMERICAN TITLE INSURANCE COMPANY				
Comments	CHANGE IN WATER RIGHT OWNERSHIP FOR ABC NIBAC, LLC WR NO 63-289745 DOCUMENT NUMBER: D4629				

Fee Details

Amount	Description	PCA	Fund	Fund Detail	Subsidiary	Object
\$25.00	OWNERSHIP CHANGES/SECURITY INTERESTS	62140	0229	21		1155

Signature Line (Department Representative)

Please fix the water right number in the comments section, 63-28975 and process a refund to:

First American Title Insurance Company
2150 S Bonito Way Ste 100
Meridian ID 83642
File No: 4106-3903149 (RR)

Thanks.

Jean

Hersley, Jean

From: Hersley, Jean
Sent: Monday, June 3, 2024 3:14 PM
To: IdwrPayable
Subject: refund
Attachments: First American Title Insurance 63-28975.docx

Please fix receipt and process refund. Thank you.



*Jean Hersley
Technical Records Specialist II
Idaho Dept Water Resources
(208) 287-4942*

Hersley, Jean

From: Hersley, Jean
Sent: Wednesday, May 29, 2024 8:40 AM
To: bcharles@ameritelinns.com
Subject: change in Water Right Ownership 63-28975
Attachments: Untitled.pdf

Dear Interested Parties:

The Department of Water Resources (Department) acknowledges receipt of your Notice of Change in Water Right Ownership (Notice).

Our review of your Notice indicates that additional information is required before the Department can process the change. The information required is indicated below:

- Evidence of Water Right Ownership: copy of Deed, Title Policy, Contract of Sale, or other legal document indicating your ownership of the property and/or water rights in question. Water right 63-28975 is a right for domestic use. The property where the home is located is not included in the warranty deed provided to us. The property is listed as one of the exceptions to the deed. See attached map. The Department will need a deed that includes this property.

Because the Department cannot process the Notice without proper documentation, we will hold any action on your notice pending receipt of the necessary information. If we do not receive the necessary information within 30 days, we will return your notice and all attachments, and your notice will not be processed. You can provide the requested information by sending to file@idwr.idaho.gov.

Also, please note that water right holders are required to report any change of ownership and/or mailing address to the Department within 120 days of the change. Forms to update ownership or your address are available from any office of the Department or on the Department's website.



Jean Hersley
Technical Records Specialist II
Idaho Dept Water Resources
(208) 287-4942