

RECEIVED

May 30, 2024

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCESDEPARTMENT 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?
97-2007	Yes ☐	Yes ☐		Yes ☐	Yes ☐
79-2007	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: BANRAC I LLC c/o Robert J. Stell
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): MGD Ranch LLC
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or
- Mailing address: 4201 Snake River Ave City: Lewiston State: ID Zip: 83501
Telephone: 208 816 0625 Email: malldeatley@eucorcorp.com
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: April 1, 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.

8. Signature: Matt Deatley Title, if applicable: Member Date: 5-28-2024
Signature of new owner/claimant
Print name: Matt Deatley

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

For IDWR Office Use Only:

Received by: KM Date: 6-10-24 Receipt No.: C118452 Receipt Amt.: 25
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: gma Date: 6-12-24

RECEIVED

Jun 06, 2024

DEPARTMENT OF
WATER RESOURCES

Instrument # 543851

IDAHO COUNTY, IDAHO.

4-2-2024 10:43:22 AM No. of Pages: 7

Recorded for : IDAHO COUNTY TITLE

KATHY M. ACKERMAN

Ex-Officio Recorder Deputy

Fee: 15.00

(Space Above For Recorder's Use)

WARRANTY DEED

For value received, BANRAC II, L.L.C., a Washington limited liability company, ("Grantor"), does hereby grant, bargain, sell and convey to MGD RANCH, LLC, an Idaho limited liability company, ("Grantee"), whose mailing address is: PO Box 759, Lewiston, ID 83501, and Grantee's heirs, successors and assigns forever, the following described real property situate in Idaho County, State of Idaho, (hereafter the "subject premises"):

PARCEL I:

Township 28 North, Range 1 West, Boise Meridian, Idaho County, Idaho

Section 14: All that part of the SW $\frac{1}{4}$ SW $\frac{1}{4}$ which lies South of fence lines as described in Instrument No. 381801, recorded August 23, 1995, records of Idaho County, Idaho

Section 15: All those portions of the NW $\frac{1}{4}$ and the S $\frac{1}{2}$ of Section which lie South and West of fence line as described in Instrument No. 381801, recorded August 23, 1995, records of Idaho County, Idaho

Section 21: NE $\frac{1}{4}$ NE $\frac{1}{4}$

Section 22: NE $\frac{1}{4}$, N $\frac{1}{2}$ NW $\frac{1}{4}$

Section 23: All those portions of the NW $\frac{1}{4}$ which lie South and West of fence line as described in Instrument No. 381801, recorded August 23, 1995, records of Idaho County, Idaho.

PARCEL II:

Township 28 North, Range 1 West, Boise Meridian, Idaho County, Idaho

Section 9: All that part of the S $\frac{1}{2}$ which lies South of fence line as described in Instrument No. 381801, recorded August 23, 1995, records of Idaho County, Idaho

Section 19: S $\frac{1}{2}$ NE $\frac{1}{4}$, SE $\frac{1}{4}$ NW $\frac{1}{4}$, E $\frac{1}{2}$ SW $\frac{1}{4}$, Government Lots 3 and 4, SE $\frac{1}{4}$

Section 20: S $\frac{1}{2}$ SW $\frac{1}{4}$, S $\frac{1}{2}$ SE $\frac{1}{4}$

Section 21: NW $\frac{1}{4}$ SW $\frac{1}{4}$, S $\frac{1}{2}$ SW $\frac{1}{4}$, S $\frac{1}{2}$ SE $\frac{1}{4}$

Section 27: NW $\frac{1}{4}$ NW $\frac{1}{4}$

Section 28: N $\frac{1}{2}$ NE $\frac{1}{4}$, SW $\frac{1}{4}$ NE $\frac{1}{4}$, W $\frac{1}{2}$, W $\frac{1}{2}$ SE $\frac{1}{4}$

Section 29: N $\frac{1}{2}$, SW $\frac{1}{4}$, E $\frac{1}{2}$ SE $\frac{1}{4}$

Section 30: S $\frac{1}{2}$ NE $\frac{1}{4}$, Government Lots 1 and 2, NE $\frac{1}{4}$ SW $\frac{1}{4}$, N $\frac{1}{2}$ SE $\frac{1}{4}$, SE $\frac{1}{4}$ SE $\frac{1}{4}$

Section 31: E $\frac{1}{2}$ NE $\frac{1}{4}$

Section 32: N $\frac{1}{2}$ NE $\frac{1}{4}$, SW $\frac{1}{4}$ NE $\frac{1}{4}$, NW $\frac{1}{4}$

Section 33: NW $\frac{1}{4}$ NE $\frac{1}{4}$, S $\frac{1}{2}$ NE $\frac{1}{4}$, NW $\frac{1}{4}$, E $\frac{1}{2}$ SW $\frac{1}{4}$, N $\frac{1}{2}$ SE $\frac{1}{4}$

AND INCLUDING:

Township 28 North, Range 2 West, Boise Meridian, Idaho County, Idaho
Section 24: SE $\frac{1}{4}$ SE $\frac{1}{4}$
Section 25: E $\frac{1}{2}$ NE $\frac{1}{4}$

PARCEL III:

Township 28 North, Range 1 West, Boise Meridian, Idaho County, Idaho
Section 5: NE $\frac{1}{4}$ SW $\frac{1}{4}$, S $\frac{1}{2}$ SW $\frac{1}{4}$, NW $\frac{1}{4}$ SE $\frac{1}{4}$, S $\frac{1}{2}$ SE $\frac{1}{4}$
Section 6: SE $\frac{1}{4}$ SW $\frac{1}{4}$, SW $\frac{1}{4}$ SE $\frac{1}{4}$, Government Lots 7 and 8
Section 7: NE $\frac{1}{4}$, Government Lots 1, 2, 3 and 4, E $\frac{1}{2}$ NW $\frac{1}{4}$, E $\frac{1}{2}$ SW $\frac{1}{4}$, N $\frac{1}{2}$ SE $\frac{1}{4}$, SW $\frac{1}{4}$ SE $\frac{1}{4}$
Section 8: Government Lots 1, 2, 3, 4, 5, 6 and 7, NW $\frac{1}{4}$ NE $\frac{1}{4}$, E $\frac{1}{2}$ NW $\frac{1}{4}$, NE $\frac{1}{4}$ SW $\frac{1}{4}$, all those portions of the S $\frac{1}{2}$ NE $\frac{1}{4}$ and N $\frac{1}{2}$ SE $\frac{1}{4}$ which lie South and West of the fence line as described in Instrument No. 381801, recorded August 23, 1995, records of Idaho County, Idaho
Section 17: ALL
Section 18: NE $\frac{1}{4}$, E $\frac{1}{2}$ NW $\frac{1}{4}$, Government Lots 1, 2, 3 and 4, NE $\frac{1}{4}$ SW $\frac{1}{4}$, N $\frac{1}{2}$ SE $\frac{1}{4}$
Section 19: Government Lots 1 and 2
Section 20: NE $\frac{1}{4}$, N $\frac{1}{2}$ SW $\frac{1}{4}$, N $\frac{1}{2}$ SE $\frac{1}{4}$

AND INCLUDING:

Township 28 North, Range 2 West, Boise Meridian, Idaho County, Idaho
Section 1: SE $\frac{1}{4}$ SE $\frac{1}{4}$
Section 11: SE $\frac{1}{4}$ SE $\frac{1}{4}$
Section 12: ALL
Section 13: NE $\frac{1}{4}$ NE $\frac{1}{4}$, S $\frac{1}{2}$ NE $\frac{1}{4}$, NW $\frac{1}{4}$, S $\frac{1}{2}$
Section 14: NE $\frac{1}{4}$, NE $\frac{1}{4}$ NW $\frac{1}{4}$, N $\frac{1}{2}$ SW $\frac{1}{4}$, SE $\frac{1}{4}$ SW $\frac{1}{4}$, SE $\frac{1}{4}$
Section 15: SE $\frac{1}{4}$ NE $\frac{1}{4}$, NE $\frac{1}{4}$ SE $\frac{1}{4}$
Section 23: N $\frac{1}{2}$ NE $\frac{1}{4}$, SE $\frac{1}{4}$ NE $\frac{1}{4}$
Section 24: N $\frac{1}{2}$, SW $\frac{1}{4}$, N $\frac{1}{2}$ SE $\frac{1}{4}$, SW $\frac{1}{4}$ SE $\frac{1}{4}$
Section 25: W $\frac{1}{2}$ NE $\frac{1}{4}$, N $\frac{1}{2}$ NW $\frac{1}{4}$

PARCEL IV:

Township 28 North, Range 1 West, Boise Meridian, Idaho County, Idaho
Section 29: W $\frac{1}{2}$ SE $\frac{1}{4}$
Section 30: N $\frac{1}{2}$ NE $\frac{1}{4}$, E $\frac{1}{2}$ NW $\frac{1}{4}$, Government Lots 3 and 4, SE $\frac{1}{4}$ SW $\frac{1}{4}$, SW $\frac{1}{4}$ SE $\frac{1}{4}$
Section 31: W $\frac{1}{2}$ NE $\frac{1}{4}$, E $\frac{1}{2}$ NW $\frac{1}{4}$, Government Lots 1, 2, 3 and 4, E $\frac{1}{2}$ SW $\frac{1}{4}$, NW $\frac{1}{4}$ SE $\frac{1}{4}$, S $\frac{1}{2}$ SE $\frac{1}{4}$

AND INCLUDING:

Township 28 North, Range 2 West, Boise Meridian, Idaho County, Idaho
Section 25: E $\frac{1}{2}$ SW $\frac{1}{4}$, SE $\frac{1}{4}$

TOGETHER WITH any and all estate, right, title, interest, appurtenances, tenements, hereditaments, reversions, remainders, easements, rights-of-way and water rights in anywise appertaining to the subject premises.

SUBJECT TO taxes and assessments for the current year, and all subsequent years, together with any and all existing easements, rights-of-way, reservations, covenants, restrictions and encumbrances of record, and the following matters:

1. Lack of a right of access to and from all property in Township 28 North, Range 1 West, Section 5 and all property in Township 28 North, Range 2 West. Right of access to and from the all property in Township 28 North, Range 1 West, Section 5 and all property in Township 28 North, Range 2 West, if any, is not established of record, and Grantor makes no warranty of such right of access.
2. Lien for any taxes deferred by virtue of the designation of the insured premises or any portion thereof as forest lands as provided in Section 63-1701 et seq. Idaho Code.
3. Matters as shown in Survey No. S-1082, recorded December 22, 1995, under Instrument No. 384134; Survey No. S-1386, recorded October 30, 1997, under Instrument No. 356477; Survey No. S-1489, recorded May 27, 1998, under Instrument No. 399986; Survey No. S-1824, recorded November 8, 2000, under Instrument No. 414279; Survey No. S-1914, recorded November 7, 2001, under Instrument No. 419572; Survey No. S-2801, recorded January 22, 2009, under Instrument No. 465002; and Survey No. S-3401, recorded August 22, 2016, under Instrument No. 505420, all records of Idaho County, Idaho.
4. Any right, title, or interest of the Public, County, or Highway District to roads or highways on the subject premises whether or not showing by the public records.
5. Excepting and reserving, however, to the UNITED STATES all the coal and other minerals in the lands so entered and patented, together with the right to prospect for, mine and remove the same pursuant to the provisions and limitations of the Act of December 29, 1916, (39 Stat. 862), as set forth in the following Patents: a) Instrument No. 61637, Book 46 page 261, recorded August 28, 1920, (as to NE $\frac{1}{4}$ NW $\frac{1}{4}$, NW $\frac{1}{4}$ NE $\frac{1}{4}$, S $\frac{1}{2}$ NE $\frac{1}{4}$ Section 22; NW $\frac{1}{4}$ Section 23; T28N R1W, B.M.); records of Idaho County, Idaho. (As to Parcel I).
6. Judgment and Decree; Quieting Title; Confirming Public Road; Road; and Establishing Reciprocal Easement for Access; filed in the District Court of the Second Judicial District of the State of Idaho, in and for the County of Idaho, Case No. CV 26315, KENNETH LEFSAKER and ALANNA LEFSAKER, husband and wife, MICHAEL O'LEARY and SUSAN O'LEARY, husband and wife, JERROLD R. HIBBARD, SCOTT TURNER and MICHELLE TURNER, husband and wife, SUSAN A. ROBERTS, DENNIS MCFARLAND and DIANE MCFARLAND, husband and wife, VERNON PRIDDY and VIOLET PRIDDY, husband and wife, LESTER FEJES, LAWRENCE LITZ and SHIRLEY LITZ, husband and wife, WILLIAM THOMAS and ROBERT THOMAS, husband and wife, JOHN GREK, DON FRITZ and NADINE FRITZ, husband and wife, PETER ERDELYI, TERRY JOHNSON, and PAUL KLOSTER and BONNIE KLOSTER, husband and wife, Plaintiffs vs. L. T. & L., INC., Defendant; recorded December 7, 1994, under Instrument No. 377695, records of Idaho County, Idaho.

7. Reciprocal Easement Agreement and Clarification of Warranty Deed Easements, including the terms and provisions thereof, by and between SEARCHLIGHT, a Trust dated July 16, 1994, VERN I. BROWN and JIM SPICKELMIRE, Trustees, joined by GERALD A. LINDSEY and ONA L. LINDSEY, husband and wife, and joined by L T & L, INC., an Idaho corporation, original sellers, and RED CREEK RANCH, INC., a Colorado corporation, Buyer, recorded March 21, 1996, under Instrument No. 385766, records of Idaho County, Idaho. (As to Parcel I).

8. Reservation of easements as set forth in Warranty Deed, including the terms and provisions SEARCHLIGHT, a Trust dated July 16, 1994, joined by GERALD A. LINDSEY and ONA L. LINDSEY, husband and wife, and joined by L T & L, INC., an Idaho corporation, Grantors, and KENNETH HAFF and LENORA HAFF, husband and wife, Grantees, recorded November 05, 1996, under Instrument No. 390031, records of Idaho County, Idaho. (As to Parcel I).

9. Easement and Livestock Driveway, including the terms and provisions thereof, by and between TERRY JOHNSON, Grantors, and MICHAEL O'LEARY and SUSAN LEE O'LEARY, husband and wife, Grantees, recorded December 4, 1989, under Instrument No. 351055; a) Decree of Divorce, recorded July 6, 2001, under Instrument No. 417623; b) Quitclaim Deed and Release of Easement Rights, recorded July 17, 2005, under Instrument No. 442541, all records of Idaho County, Idaho. (As to Parcel II).

10. Easement, including the terms and provisions thereof, by and between TIM SOLHEIMS, Grantor, and MICHAEL O'LEARY and SUSAN O'LEARY, husband and wife, Grantees, recorded February 5, 1990, under Instrument No. 351897; a) Decree of Divorce, recorded July 6, 2001, under Instrument No. 417623; b) Affidavit: Statement of Invalidation of Easement and Assignment of Rights and Grazing Agreement, recorded October 24, 2001, under Instrument No. 419370; c) Affidavit and Assertion of Rights, recorded November 14, 2001, under Instrument No. 419702; all records of Idaho County, Idaho. (As to Parcel II).

11. Assignment of Rights and Grazing Agreement, including the terms and provisions thereof, by and between TIMOTHY SOLHEIM, Grantor, and MICHAEL O'LEARY and SUSAN LEE O'LEARY, husband and wife, Grantees, recorded June 11, 1990, under Instrument No. 353486; a) Decree of Divorce, recorded July 6, 2001, under Instrument No. 417623; b) Affidavit: Statement of Invalidation of Easement and Assignment of Rights and Grazing Agreement, recorded October 24, 2001, under Instrument No. 419370; c) Affidavit and Assertion of Rights, recorded November 14, 2001, under Instrument No. 419702; d) Assignment, recorded July 28, 2004, under Instrument No. 436550; e) Quitclaim Deed and Release of Easement Rights, recorded July 17, 2005, under Instrument No. 442541, all records of Idaho County, Idaho. (As to Parcel II).

12. Affidavit of TERRY JOHNSON, recorded September 13, 1990, under Instrument No. 355196; a) Decree of Divorce, recorded July 6, 2001, under Instrument No. 417623; b) Quitclaim Deed and Release of Easement Rights, recorded July 17, 2005, under Instrument No. 442541, all records of Idaho County, Idaho (As to Parcel II).

13. Affidavit, including the terms and provisions thereof, by and between MICHAEL O'LEARY, recorded November 21, 1990, under Instrument No. 356323; a) Affidavit and Assertion of Rights, recorded November 14, 2001, under Instrument No. 419702; b) Quitclaim Deed and Release of Easement Rights, recorded July 17, 2005, under Instrument No. 442541, all records of Idaho County, Idaho. (As to Parcel II).

14. Access is limited and by way of a road, or roads, across state lands, as such, use of said road(s) is subject to the terms, conditions and restrictions for use as prescribed by the State of Idaho, or any other affiliated or associated government entities.

15. Exceptions and reservations, to the UNITED STATES all the coal and other minerals in the lands so entered and patented, together with the right to prospect for, mine and remove the same pursuant to the provisions and limitations of the Act of December 29, 1916, (39 Stat. 862), as set forth in the following Patents: a) Instrument No. 68983, Book 49 page 555, recorded July 11, 1922, (as to S½SE¼ of Section 20; W½SW¼ of Section 21; T28N R1W B.M.); b) Instrument No. 69422, Book 50 page 17, recorded September 11, 1922, (as to NE¼SW¼, SE¼NW¼, S½NE¼, SE¼ of Section 19 T28N R1W B.M.); c) Instrument No. 73122, Book 51 page 161, recorded October 6, 1923, (as to SE¼NE¼ of Section 31; NW¼, N½NE¼, SW¼NE¼ of Section 32; T28N R1W B.M.) d) Instrument No. 77492, Book 52 page 485, recorded March 16, 1924, (as to SE¼, S½NE¼, E½SW¼ of Section 33 T28N R1W B.M.) e) Instrument No. 121215, Book 67 page 231, recorded March 21, 1938; (as to S½SE¼, SE¼SW¼ of Section 21; NE¼NE¼, S½SW¼, SW¼SE¼ of Section 28; NW¼NE¼, NW¼ of Section 33 T28N R1W B.M.); all records of Idaho County, Idaho. (As to Parcel II).

16. Exceptions and reservations, however, to the UNITED STATES all the coal and other minerals in the lands so entered and patented, together with the right to prospect for, mine and remove the same pursuant to the provisions and limitations of the Act of December 29, 1916, (39 Stat. 862), as set forth in the following Patents: a) Instrument No. 61258, Book 46 page 172, recorded July 17, 1920, (as to W½SW¼, SE¼SW¼ of Section 12 T28N R2W B.M.); b) Instrument No. 74564, Book 51 page 468, recorded February 9, 1924, (as to NE¼, N½SE¼, N½SW¼ of Section 20 T28N R1W B.M.); c) Instrument No. 134270, Book 70 page 429, recorded March 18, 1941, (as to SE¼SE¼ of Section 11; SW¼SW¼ of Section 12; NW¼NW¼ of Section 13; NE¼NE¼ of Section 14; T28N R2W B.M.); all records of Idaho County, Idaho. (As to Parcel III).

17. All land is subject to the provision of Section 58-604, Idaho Code Annotated, which grants over all lands belonging to the State a right of way for ditches, tunnels and telephone and transmission lines, constructed by authority of the United States; and to the provisions of Section 47-701, Idaho Code Annotated, reserving the State all mineral rights in lands sold subsequent to the 8th day of May, 1923, as to the SW¼SW¼ of Section 5 T28N R1W B.M. (As to Parcel III).

18. Quitclaim Deed, including the terms and provisions thereof, by and between GTE NORTHWEST INCORPORATED, a Washington corporation, Grantor, and CITIZENS TELECOMMUNICATIONS COMPANY OF IDAHO, a Delaware corporation, recorded March 15, 1994, under Instrument No. 373279, records of Idaho County, Idaho. (As to Parcel III).

19. Agreement for Reciprocal Easements, including the terms and provisions thereof, by and between HECKMAN RANCHES, INC., an Idaho corporation, first party, and SEARCHLIGHT, a Trust dated July 16, 1994, by VERN I. BROWN and JIM SPICKELMIRE, Trustees, second party, recorded August 31, 1995, under Instrument No. 382027, records of Idaho County, Idaho. (As to Parcel III).

20. Excepting and reserving, however, to the UNITED STATES all the coal and other minerals in the lands so entered and patented, together with the right to prospect for, mine and remove the same pursuant to the provisions and limitations of the Act of December 29, 1916, (39 Stat. 862), as set forth in the following Patent: a) Book 60 page 532, Instrument No. 99901, recorded November 15, 1932, to GUSTAVE CARBINER, records of Idaho County, Idaho. (As to Parcel IV).

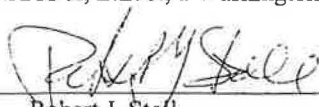
21. Royalty Agreement, including the terms and provisions thereof, by and between JIM E. RUPP and ILENE V. RUPP, husband and wife, W. FAWN RUPP and ROSA RUPP, husband and wife, and GEORGE R. CALVIN, recorded August 9, 1985, under Instrument No. 321274; a) Assignment of Royalty Agreement, recorded February 4, 1986, under Instrument No. 324859; b) Assignment of Interest in Royalty Agreement, recorded September 23, 2008, under Instrument No. 463325, all records of Idaho County, Idaho. (As to Parcel IV).

The Grantor covenants to the Grantee that Grantor is the owner of the subject premises in fee simple; that the subject premises is free from all encumbrances, excepting those as may be herein set forth, and excepting those of record, and that Grantor will warrant and defend the same from all lawful claims.

Except as otherwise expressly provided in this instrument, Grantor hereby declares pursuant to Title 5, Chapter 2 of the Idaho Code, that in the event Grantor shall have permitted or suffered at any time prior to the making of this instrument, any person or entity to possess, use or occupy the subject premises, or any portion thereof, for any purpose, with or without the knowledge of Grantor, it was not the intent of Grantor, by permitting or suffering such possession, use or occupation, to thereby define property boundaries or ownership thereof.

DATED this 29 day of March, 2024.

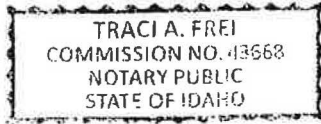
BANRAC II, L.L.C., a Washington limited liability company

By: 
Robert J. Stoll
Member

By: 
Nancy C. Stoll
Member

State of Idaho)
) ss.
County of Idaho)

This record was acknowledged before me on March 29, 2024, by Robert J. Stoll and Nancy C. Stoll, as Members of BANRAC II, L.L.C., a Washington limited liability company.



Traci A. Frei
Signature of notary public
My commission expires: 2/1/2029

RECEIVED

May 30, 2024

DEPARTMENT OF
WATER RESOURCES

READ AND APPROVE

M. J. D. M. J. D. M. J. D.

(Space Above For Recorder's Use)

WARRANTY DEED

For value received, BANRAC II, L.L.C., a Washington limited liability company, ("Grantor"), does hereby grant, bargain, sell and convey to MGD RANCH, LLC, an Idaho limited liability company, ("Grantee"), whose mailing address is: PO Box 759, Lewiston, ID 83501, and Grantee's heirs, successors and assigns forever, the following described real property situate in Idaho County, State of Idaho, (hereafter the "subject premises"):

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Township 28 North, Range 1 West, Boise Meridian, Idaho County, Idaho

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Section 15: All those portions of the NW $\frac{1}{4}$ and the S $\frac{1}{2}$ of Section which lie South and West of fence line as described in Instrument No. 381801, recorded August 23, 1995, records of Idaho County, Idaho

Section 21: NE $\frac{1}{4}$ NE $\frac{1}{4}$

Section 22: NE $\frac{1}{4}$, N $\frac{1}{2}$ NW $\frac{1}{4}$

Section 23: All those portions of the NW $\frac{1}{4}$ which lie South and West of fence line as described in Instrument No. 381801, recorded August 23, 1995, records of Idaho County, Idaho.

PARCEL II:

Township 28 North, Range 1 West, Boise Meridian, Idaho County, Idaho

Section 9: All that part of the S $\frac{1}{2}$ which lies South of fence line as described in Instrument No. 381801, recorded August 23, 1995, records of Idaho County, Idaho

Section 19: S $\frac{1}{2}$ NE $\frac{1}{4}$, SE $\frac{1}{4}$ NW $\frac{1}{4}$, E $\frac{1}{2}$ SW $\frac{1}{4}$, Government Lots 3 and 4, SE $\frac{1}{4}$

Section 20: S $\frac{1}{2}$ SW $\frac{1}{4}$, S $\frac{1}{2}$ SE $\frac{1}{4}$

Section 21: NW $\frac{1}{4}$ SW $\frac{1}{4}$, S $\frac{1}{2}$ SW $\frac{1}{4}$, S $\frac{1}{2}$ SE $\frac{1}{4}$

Section 27: NW $\frac{1}{4}$ NW $\frac{1}{4}$

Section 28: N $\frac{1}{2}$ NE $\frac{1}{4}$, SW $\frac{1}{4}$ NE $\frac{1}{4}$, W $\frac{1}{2}$, W $\frac{1}{2}$ SE $\frac{1}{4}$

Section 29: N $\frac{1}{2}$, SW $\frac{1}{4}$, E $\frac{1}{2}$ SE $\frac{1}{4}$

Section 30: S $\frac{1}{2}$ NE $\frac{1}{4}$, Government Lots 1 and 2, NE $\frac{1}{4}$ SW $\frac{1}{4}$, N $\frac{1}{2}$ SE $\frac{1}{4}$, SE $\frac{1}{4}$ SE $\frac{1}{4}$

Section 31: E $\frac{1}{2}$ NE $\frac{1}{4}$

Section 32: N $\frac{1}{2}$ NE $\frac{1}{4}$, SW $\frac{1}{4}$ NE $\frac{1}{4}$, NW $\frac{1}{4}$

Section 33: NW $\frac{1}{4}$ NE $\frac{1}{4}$, S $\frac{1}{2}$ NE $\frac{1}{4}$, NW $\frac{1}{4}$, E $\frac{1}{2}$ SW $\frac{1}{4}$, N $\frac{1}{2}$ SE $\frac{1}{4}$

AND INCLUDING:

Township 28 North, Range 2 West, Boise Meridian, Idaho County, Idaho
Section 24: SE $\frac{1}{4}$ SE $\frac{1}{4}$
Section 25: E $\frac{1}{2}$ NE $\frac{1}{4}$

PARCEL III:

Township 28 North, Range 1 West, Boise Meridian, Idaho County, Idaho
Section 5: NE $\frac{1}{4}$ SW $\frac{1}{4}$, S $\frac{1}{2}$ SW $\frac{1}{4}$, NW $\frac{1}{4}$ SE $\frac{1}{4}$, S $\frac{1}{2}$ SE $\frac{1}{4}$
Section 6: SE $\frac{1}{4}$ SW $\frac{1}{4}$, SW $\frac{1}{4}$ SE $\frac{1}{4}$, Government Lots 7 and 8
Section 7: NE $\frac{1}{4}$, Government Lots 1, 2, 3 and 4, E $\frac{1}{2}$ NW $\frac{1}{4}$, E $\frac{1}{2}$ SW $\frac{1}{4}$, N $\frac{1}{2}$ SE $\frac{1}{4}$, SW $\frac{1}{4}$ SE $\frac{1}{4}$
Section 8: Government Lots 1, 2, 3, 4, 5, 6 and 7, NW $\frac{1}{4}$ NE $\frac{1}{4}$, E $\frac{1}{2}$ NW $\frac{1}{4}$, NE $\frac{1}{4}$ SW $\frac{1}{4}$, all those portions of the S $\frac{1}{2}$ NE $\frac{1}{4}$ and N $\frac{1}{2}$ SE $\frac{1}{4}$ which lie South and West of the fence line as described in Instrument No. 381801, recorded August 23, 1995, records of Idaho County, Idaho
Section 17: ALL
Section 18: NE $\frac{1}{4}$, E $\frac{1}{2}$ NW $\frac{1}{4}$, Government Lots 1, 2, 3 and 4, NE $\frac{1}{4}$ SW $\frac{1}{4}$, N $\frac{1}{2}$ SE $\frac{1}{4}$
Section 19: Government Lots 1 and 2
Section 20: NE $\frac{1}{4}$, N $\frac{1}{2}$ SW $\frac{1}{4}$, N $\frac{1}{2}$ SE $\frac{1}{4}$

AND INCLUDING:

Township 28 North, Range 2 West, Boise Meridian, Idaho County, Idaho
Section 1: SE $\frac{1}{4}$ SE $\frac{1}{4}$
Section 11: SE $\frac{1}{4}$ SE $\frac{1}{4}$
Section 12: ALL
Section 13: NE $\frac{1}{4}$ NE $\frac{1}{4}$, S $\frac{1}{2}$ NE $\frac{1}{4}$, NW $\frac{1}{4}$, S $\frac{1}{2}$
Section 14: NE $\frac{1}{4}$, NE $\frac{1}{4}$ NW $\frac{1}{4}$, N $\frac{1}{2}$ SW $\frac{1}{4}$, SE $\frac{1}{4}$ SW $\frac{1}{4}$, SE $\frac{1}{4}$
Section 15: SE $\frac{1}{4}$ NE $\frac{1}{4}$, NE $\frac{1}{4}$ SE $\frac{1}{4}$
Section 23: N $\frac{1}{2}$ NE $\frac{1}{4}$, SE $\frac{1}{4}$ NE $\frac{1}{4}$
Section 24: N $\frac{1}{2}$, SW $\frac{1}{4}$, N $\frac{1}{2}$ SE $\frac{1}{4}$, SW $\frac{1}{4}$ SE $\frac{1}{4}$
Section 25: W $\frac{1}{2}$ NE $\frac{1}{4}$, N $\frac{1}{2}$ NW $\frac{1}{4}$

PARCEL IV:

Township 28 North, Range 1 West, Boise Meridian, Idaho County, Idaho
Section 29: W $\frac{1}{2}$ SE $\frac{1}{4}$
Section 30: N $\frac{1}{2}$ NE $\frac{1}{4}$, E $\frac{1}{2}$ NW $\frac{1}{4}$, Government Lots 3 and 4, SE $\frac{1}{4}$ SW $\frac{1}{4}$, SW $\frac{1}{4}$ SE $\frac{1}{4}$
Section 31: W $\frac{1}{2}$ NE $\frac{1}{4}$, E $\frac{1}{2}$ NW $\frac{1}{4}$, Government Lots 1, 2, 3 and 4, E $\frac{1}{2}$ SW $\frac{1}{4}$, NW $\frac{1}{4}$ SE $\frac{1}{4}$, S $\frac{1}{2}$ SE $\frac{1}{4}$

AND INCLUDING:

Township 28 North, Range 2 West, Boise Meridian, Idaho County, Idaho
Section 25: E $\frac{1}{2}$ SW $\frac{1}{4}$, SE $\frac{1}{4}$

TOGETHER WITH any and all estate, right, title, interest, appurtenances, tenements, hereditaments, reversions, remainders, easements, rights-of-way and water rights in anywise appertaining to the subject premises.

SUBJECT TO taxes and assessments for the current year, and all subsequent years, together with any and all existing easements, rights-of-way, reservations, covenants, restrictions and encumbrances of record, and the following matters:

1. Lack of a right of access to and from all property in Township 28 North, Range 1 West, Section 5 and all property in Township 28 North, Range 2 West. Right of access to and from the all property in Township 28 North, Range 1 West, Section 5 and all property in Township 28 North, Range 2 West, if any, is not established of record, and Grantor makes no warranty of such right of access.
2. Lien for any taxes deferred by virtue of the designation of the insured premises or any portion thereof as forest lands as provided in Section 63-1701 et seq, Idaho Code.
3. Matters as shown in Survey No. S-1082, recorded December 22, 1995, under Instrument No. 384134; Survey No. S-1386, recorded October 30, 1997, under Instrument No. 356477; Survey No. S-1489, recorded May 27, 1998, under Instrument No. 399986; Survey No. S-1824, recorded November 8, 2000, under Instrument No. 414279; Survey No. S-1914, recorded November 7, 2001, under Instrument No. 419572; Survey No. S-2801, recorded January 22, 2009, under Instrument No. 465002; and Survey No. S-3401, recorded August 22, 2016, under Instrument No. 505420, all records of Idaho County, Idaho.
4. Any right, title, or interest of the Public, County, or Highway District to roads or highways on the subject premises whether or not showing by the public records.
5. Excepting and reserving, however, to the UNITED STATES all the coal and other minerals in the lands so entered and patented, together with the right to prospect for, mine and remove the same pursuant to the provisions and limitations of the Act of December 29, 1916, (39 Stat. 862), as set forth in the following Patents: a) Instrument No. 61637, Book 46 page 261, recorded August 28, 1920, (as to NE $\frac{1}{4}$ NW $\frac{1}{4}$, NW $\frac{1}{4}$ NE $\frac{1}{4}$, S $\frac{1}{2}$ NE $\frac{1}{4}$ Section 22; NW $\frac{1}{4}$ Section 23; T28N R1W, B.M.); records of Idaho County, Idaho. (As to Parcel I).
6. Judgment and Decree; Quieting Title; Confirming Public Road; Road; and Establishing Reciprocal Easement for Access; filed in the District Court of the Second Judicial District of the State of Idaho, in and for the County of Idaho, Case No. CV 26315, KENNETH LEFSAKER and ALANNA LEFSAKER, husband and wife, MICHAEL O'LEARY and SUSAN O'LEARY, husband and wife, JERROLD R. HIBBARD, SCOTT TURNER and MICHELLE TURNER, husband and wife, SUSAN A. ROBERTS, DENNIS MCFARLAND and DIANE MCFARLAND, husband and wife, VERNON PRIDDY and VIOLET PRIDDY, husband and wife, LESTER FEJES, LAWRENCE LITZ and SHIRLEY LITZ, husband and wife, WILLIAM THOMAS and ROBERT THOMAS, husband and wife, JOHN GREK, DON FRITZ and NADINE FRITZ, husband and wife, PETER ERDELYI, TERRY JOHNSON, and PAUL KLOSTER and BONNIE KLOSTER, husband and wife, Plaintiffs vs. L. T. & L., INC., Defendant; recorded December 7, 1994, under Instrument No. 377695, records of Idaho County, Idaho.

7. Reciprocal Easement Agreement and Clarification of Warranty Deed Easements, including the terms and provisions thereof, by and between SEARCHLIGHT, a Trust dated July 16, 1994, VERN I. BROWN and JIM SPICKELMIRE, Trustees, joined by GERALD A. LINDSEY and ONA L. LINDSEY, husband and wife, and joined by L T & L, INC., an Idaho corporation, original sellers, and RED CREEK RANCH, INC., a Colorado corporation, Buyer, recorded March 21, 1996, under Instrument No. 385766, records of Idaho County, Idaho. (As to Parcel I).

8. Reservation of easements as set forth in Warranty Deed, including the terms and provisions SEARCHLIGHT, a Trust dated July 16, 1994, joined by GERALD A. LINDSEY and ONA L. LINDSEY, husband and wife, and joined by L T & L, INC., an Idaho corporation, Grantors, and KENNETH HAFF and LENORA HAFF, husband and wife, Grantees, recorded November 05, 1996, under Instrument No. 390031, records of Idaho County, Idaho. (As to Parcel I).

9. Easement and Livestock Driveway, including the terms and provisions thereof, by and between TERRY JOHNSON, Grantors, and MICHAEL O'LEARY and SUSAN LEE O'LEARY, husband and wife, Grantees, recorded December 4, 1989, under Instrument No. 351055; a) Decree of Divorce, recorded July 6, 2001, under Instrument No. 417623; b) Quitclaim Deed and Release of Easement Rights, recorded July 17, 2005, under Instrument No. 442541, all records of Idaho County, Idaho. (As to Parcel II).

10. Easement, including the terms and provisions thereof, by and between TIM SOLHEIMS, Grantor, and MICHAEL O'LEARY and SUSAN O'LEARY, husband and wife, Grantees, recorded February 5, 1990, under Instrument No. 351897; a) Decree of Divorce, recorded July 6, 2001, under Instrument No. 417623; b) Affidavit: Statement of Invalidation of Easement and Assignment of Rights and Grazing Agreement, recorded October 24, 2001, under Instrument No. 419370; c) Affidavit and Assertion of Rights, recorded November 14, 2001, under Instrument No. 419702; all records of Idaho County, Idaho. (As to Parcel II).

11. Assignment of Rights and Grazing Agreement, including the terms and provisions thereof, by and between TIMOTHY SOLHEIM, Grantor, and MICHAEL O'LEARY and SUSAN LEE O'LEARY, husband and wife, Grantees, recorded June 11, 1990, under Instrument No. 353486; a) Decree of Divorce, recorded July 6, 2001, under Instrument No. 417623; b) Affidavit: Statement of Invalidation of Easement and Assignment of Rights and Grazing Agreement, recorded October 24, 2001, under Instrument No. 419370; c) Affidavit and Assertion of Rights, recorded November 14, 2001, under Instrument No. 419702; d) Assignment, recorded July 28, 2004, under Instrument No. 436550; e) Quitclaim Deed and Release of Easement Rights, recorded July 17, 2005, under Instrument No. 442541, all records of Idaho County, Idaho. (As to Parcel II).

12. Affidavit of TERRY JOHNSON, recorded September 13, 1990, under Instrument No. 355196; a) Decree of Divorce, recorded July 6, 2001, under Instrument No. 417623; b) Quitclaim Deed and Release of Easement Rights, recorded July 17, 2005, under Instrument No. 442541, all records of Idaho County, Idaho (As to Parcel II).

13. Affidavit, including the terms and provisions thereof, by and between MICHAEL O'LEARY, recorded November 21, 1990, under Instrument No. 356323; a) Affidavit and Assertion of Rights, recorded November 14, 2001, under Instrument No. 419702; b) Quitclaim Deed and Release of Easement Rights, recorded July 17, 2005, under Instrument No. 442541, all records of Idaho County, Idaho. (As to Parcel II).

14. Access is limited and by way of a road, or roads, across state lands, as such, use of said road(s) is subject to the terms, conditions and restrictions for use as prescribed by the State of Idaho, or any other affiliated or associated government entities.

15. Exceptions and reservations, to the UNITED STATES all the coal and other minerals in the lands so entered and patented, together with the right to prospect for, mine and remove the same pursuant to the provisions and limitations of the Act of December 29, 1916, (39 Stat. 862), as set forth in the following Patents: a) Instrument No. 68983, Book 49 page 555, recorded July 11, 1922, (as to S $\frac{1}{2}$ SE $\frac{1}{4}$ of Section 20; W $\frac{1}{2}$ SW $\frac{1}{4}$ of Section 21; T28N R1W B.M.); b) Instrument No. 69422, Book 50 page 17, recorded September 11, 1922, (as to NE $\frac{1}{4}$ SW $\frac{1}{4}$, SE $\frac{1}{4}$ NW $\frac{1}{4}$, S $\frac{1}{2}$ NE $\frac{1}{4}$, SE $\frac{1}{4}$ of Section 19 T28N R1W B.M.); c) Instrument No. 73122, Book 51 page 161, recorded October 6, 1923, (as to SE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 31; NW $\frac{1}{4}$, N $\frac{1}{2}$ NE $\frac{1}{4}$, SW $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 32; T28N R1W B.M.) d) Instrument No. 77492, Book 52 page 485, recorded March 16, 1924, (as to SE $\frac{1}{4}$, S $\frac{1}{2}$ NE $\frac{1}{4}$, E $\frac{1}{2}$ SW $\frac{1}{4}$ of Section 33 T28N R1W B.M.) e) Instrument No. 121215, Book 67 page 231, recorded March 21, 1938, (as to S $\frac{1}{2}$ SE $\frac{1}{4}$, SE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 21; NE $\frac{1}{4}$ NE $\frac{1}{4}$, S $\frac{1}{2}$ SW $\frac{1}{4}$, SW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 28; NW $\frac{1}{4}$ NE $\frac{1}{4}$, NW $\frac{1}{4}$ of Section 33 T28N R1W B.M.); all records of Idaho County, Idaho. (As to Parcel II).

16. Exceptions and reservations, however, to the UNITED STATES all the coal and other minerals in the lands so entered and patented, together with the right to prospect for, mine and remove the same pursuant to the provisions and limitations of the Act of December 29, 1916, (39 Stat. 862), as set forth in the following Patents: a) Instrument No. 61258, Book 46 page 172, recorded July 17, 1920, (as to W $\frac{1}{2}$ SW $\frac{1}{4}$, SE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 12 T28N R2W B.M.); b) Instrument No. 74564, Book 51 page 468, recorded February 9, 1924, (as to NE $\frac{1}{4}$, N $\frac{1}{2}$ SE $\frac{1}{4}$, N $\frac{1}{2}$ SW $\frac{1}{4}$ of Section 20 T28N R1W B.M.); c) Instrument No. 134270, Book 70 page 429, recorded March 18, 1941, (as to SE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 11; SW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 12; NW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 13; NE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 14; T28N R2W B.M.); all records of Idaho County, Idaho. (As to Parcel III).

17. All land is subject to the provision of Section 58-604, Idaho Code Annotated, which grants over all lands belonging to the State a right of way for ditches, tunnels and telephone and transmission lines, constructed by authority of the United States; and to the provisions of Section 47-701, Idaho Code Annotated, reserving the State all mineral rights in lands sold subsequent to the 8th day of May, 1923, as to the SW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 5 T28N R1W B.M. (As to Parcel III).

18. Quitclaim Deed, including the terms and provisions thereof, by and between GTE NORTHWEST INCORPORATED, a Washington corporation, Grantor, and CITIZENS TELECOMMUNICATIONS COMPANY OF IDAHO, a Delaware corporation, recorded March 15, 1994, under Instrument No. 373279, records of Idaho County, Idaho. (As to Parcel III).

19. Agreement for Reciprocal Easements, including the terms and provisions thereof, by and between HECKMAN RANCHES, INC., an Idaho corporation, first party, and SEARCHLIGHT, a Trust dated July 16, 1994, by VERN I. BROWN and JIM SPICKELMIRE, Trustees, second party, recorded August 31, 1995, under Instrument No. 382027, records of Idaho County, Idaho. (As to Parcel III).

20. Excepting and reserving, however, to the UNITED STATES all the coal and other minerals in the lands so entered and patented, together with the right to prospect for, mine and remove the same pursuant to the provisions and limitations of the Act of December 29, 1916, (39 Stat. 862), as set forth in the following Patent: a) Book 60 page 532, Instrument No. 99901, recorded November 15, 1932, to GUSTAVE CARBINER, records of Idaho County, Idaho. (As to Parcel IV).

21. Royalty Agreement, including the terms and provisions thereof, by and between JIM E. RUPP and ILENE V. RUPP, husband and wife, W. FAWN RUPP and ROSA RUPP, husband and wife, and GEORGE R. CALVIN, recorded August 9, 1985, under Instrument No. 321274; a) Assignment of Royalty Agreement, recorded February 4, 1986, under Instrument No. 324859; b) Assignment of Interest in Royalty Agreement, recorded September 23, 2008, under Instrument No. 463325, all records of Idaho County, Idaho. (As to Parcel IV).

The Grantor covenants to the Grantee that Grantor is the owner of the subject premises in fee simple; that the subject premises is free from all encumbrances, excepting those as may be herein set forth, and excepting those of record, and that Grantor will warrant and defend the same from all lawful claims.

Except as otherwise expressly provided in this instrument, Grantor hereby declares pursuant to Title 5, Chapter 2 of the Idaho Code, that in the event Grantor shall have permitted or suffered at any time prior to the making of this instrument, any person or entity to possess, use or occupy the subject premises, or any portion thereof, for any purpose, with or without the knowledge of Grantor, it was not the intent of Grantor, by permitting or suffering such possession, use or occupation, to thereby define property boundaries or ownership thereof.

DATED this ____ day of _____, 2024.

BANRAC II, L.L.C., a Washington limited liability company

By: _____
Robert J. Stoll
Member

By: _____
Nancy C. Stoll
Member

State of _____)
: ss.
County of _____)

This record was acknowledged before me on _____, 2024, by Robert J. Stoll and Nancy C. Stoll, as Members of BANRAC II, L.L.C., a Washington limited liability company.

Signature of notary public
My commission expires: _____



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

June 12, 2024

MGD RANCH LLC
4201 SNAKE RIVER AVE
LEWISTON ID 83501-6252

Re: Change in Ownership for Water Right No(s): 79-2007

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)

Hersley, Jean

From: Greg Graybill <greg@deatleycrushing.com>
Sent: Thursday, June 6, 2024 8:01 AM
To: Hersley, Jean
Subject: RE: Change in Water Right Ownership 79-2007

CAUTION: This email originated outside the State of Idaho network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact your agency service desk with any concerns.

And send copy of deed with it?

From: Hersley, Jean <Jean.Hersley@idwr.idaho.gov>
Sent: Thursday, June 6, 2024 7:00 AM
To: Greg Graybill <greg@deatleycrushing.com>
Subject: RE: Change in Water Right Ownership 79-2007

Please send the fee to: IDWR, PO Box 83720, Boise, ID, 83720-0098. You can place a note with the check that says "filing fee for ownership change for MGD Ranch, 79-2007."



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

From: Greg Graybill <greg@deatleycrushing.com>
Sent: Thursday, June 6, 2024 7:56 AM
To: Hersley, Jean <Jean.Hersley@idwr.idaho.gov>
Subject: RE: Change in Water Right Ownership 79-2007

CAUTION: This email originated outside the State of Idaho network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact your agency service desk with any concerns.

Jean,

Am ready to send (\$25) filing fee and recorded deed. Copy of Deed attached here. Could you please verify what address to send fee and deed to, and if it should be addressed to you, or anyone in particular? And yes it should be 79-2007.

Thank You,
Greg

From: Hersley, Jean <Jean.Hersley@idwr.idaho.gov>

Sent: Tuesday, June 4, 2024 12:02 PM

To: greg@deatleycrushing.com

Subject: Change in Water Right Ownership 79-2007

Please see the attached letter for the additional information and filing fees that are needed to complete this request.

On the form, water right 97-2007 was listed as the water right to update the ownership. 97-2007 is a domestic water right in Bonner County. I believe the water right number should have been 79-2007. Please confirm the water right also.

Let me know if you have any questions. Thank you.



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



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

RECEIVED

JUN 10 2024

DEPARTMENT OF
WATER RESOURCES

June 04, 2024

MGD RANCH LLC
4201 SNAKE RIVER AVE
LEWISTON ID 83501-6252

RE: Change in Ownership Water Right No(s): 79-2007

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:

- Filing Fee of \$25 per water right
- The Department will need a signed, notarized and recorded copy of the warranty deed.

Effective July 1, 2000, the legislature enacted House Bill No. 545 requiring a filing fee for a change in water right ownership. The fee is \$25 per water right, except for ownership changes resulting in the division of a water right, which is \$100 per water right. All ownership change notices received after June 30, 2000 must include the appropriate filing fees in order to be processed. We have determined that the filing fee for your notice will be \$25.

Because the Department cannot process the Notice without proper documentation and fees, we will hold any action on your notice pending receipt of the necessary information and fees. If we do not receive the necessary information and fees within 30 days, we will return your notice and all attachments, and your notice will not be processed.

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.

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

Sincerely,

Jean Hersley
Technical Records Specialist 2

Enclosure(s)

Alleman, Tammy

From: Greg Graybill <greg@deatleycrushing.com>
Sent: Thursday, May 30, 2024 11:10 AM
To: IDWRInfo
Subject: Transfer of Water Rights
Attachments: Water Right Transfer Doc 5-29-2024.pdf; Warranty Deed.pdf

Follow Up Flag: Follow up
Flag Status: Completed

CAUTION: This email originated outside the State of Idaho network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact your agency service desk with any concerns.

Hello,

I represent MGD Ranch LLC. We recently purchased, from Banrac II, LLC, 10,902 acre parcel in Idaho County, commonly referred to as the "High Range Ranch". We would like to complete the transfer of water rights to MGD Ranch, LLC. We have the Idaho form identified as "Notice of Change in Water Right Ownership". The form has been completed and we would like to know if there is a person that can discuss, or identify for us, what else we need to get the transfer completed. I have attached the form, as signed by Managing Member Matt DeAtley, as well as a copy of the Warranty Deed for the property.

We would very much appreciate your help in completing this transaction.

Thank You,
Greg Graybill

MGD Ranch LLC

DeAtley Crushing

Lewiston, ID
208 743-6550 O
208 413-3346 C