Form 42-248/42-1409(6) Rev. 6/22

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED SEP 06 2024 DEPT. OF WATER RESOURCES

RECEIVED SEP 04 2024 WATER RESOURCES WESTERN REGION

NOTICE OF CHANGE IN WATER RIGHT OWNERSHIP

1. List the numbers of all water rights and/or adjudication claim records to be changed. If you only acquired a portion of the water right or adjudication claim, check "*Yes*" in the "*Split?*" column. If the water right is leased to the Water Supply Bank, check "*Yes*". If you are not sure if the water right is leased to the Water Supply Bank, 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?
67-14667 ✓	Yes ☐	Yes ☐		Yes ☐	Yes ☐
67-14664 ✓	Yes ☐	Yes ☐		Yes ☐	Yes ☐
67-4112A ✓	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Manis Investigations Inc Defined Benefit Plan / Wayne & Barbara Manis
Name of current water right holder/claimant

3. New Owner(s)/Claimant(s): Bluebonnet Holdings LLC
New owner(s) as listed on the conveyance document — Name connector ☐ **and** ☐ **or**

2664 E Windsong Drive — Mailing address
Boise — City
ID — State
83712 — Zip
817-239-0767 cell, Jennifer — Telephone
sampsonranching@gmail.com — 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: 5/31/2022.

6. Do you own the land identified as the water right place of use? Yes ☒ No ☐
   - 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):
     - $25 per *undivided* water right.
     - $100 per *split* water right.
     - No fee is required for pending adjudication claims.
   - ☐ If water right(s) are leased to the Water Supply Bank AND there are multiple owners, a Lessor Designation form is required.
   - ☐ If water right(s) are leased to the Water Supply Bank, the individual owner or designated lessor must complete, sign and submit an IRS Form W-9.

SUPPORT DATA IN FILE #: 67-4112A

8. Signature: Jennifer V Sampson — Signature of new owner/claimant
Owner — Title, if applicable
8-29-24 — Date
Jennifer V Sampson / Bluebonnet Holdings LLC — Print name

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

For IDWR Office Use Only:

Receipted by SH Date 9/4/2024 Receipt No. W052180 Receipt Amt. $75.00

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 DM Date 9-10-24

Instrument # 139814
COUNCIL, ADAMS, IDAHO
05-31-2022 4:50:14 PM No. of Pages: 5
Recorded for: TITLEONE BOISE
SHERRY WARD Fee: $15.00
Ex-Officio Recorder Deputy Clerk: C Granacu
Indexed to: DEED

TitleOne
a title & escrow co.

Order Number: 22451967

Warranty Deed

For value received,

Manis Ranch, LLC, an Idaho limited liability company and Wayne F. Manis and Barbara A. Manis, husband and wife, as joint tenants with rights of survivorship

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

DS PSS DS JVS

Bluebonnet Holdings, LLC, an Idaho Limited Liabillity Company

whose current address is X 2664 E Windsong Dr
Boise , Idaho 83712

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

See Exhibit A, attached hereto and incorporated herein.

To have and to hold the said premises, with their appurtenances unto the said Grantee, its heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that Grantor is the owner in fee simple of said premises; that they are free from all encumbrances except those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee; and subject to all existing patent reservations, easements, right(s) of way, protective covenants, zoning ordinances, and applicable building codes, laws and regulations, general taxes and assessments, including irrigation and utility assessments (if any) for the current year, which are not due and payable, and that Grantor will warrant and defend the same from all lawful claims whatsoever. Whenever the context so requires, the singular number includes the plural.

Remainder of page intentionally left blank.

Dated: May 25, 2022

Manis Ranch, LLC, an Idaho limited liability company

By: Wayne F. Manis, Member
Wayne Manis, Member

By: Barbara Manis, Member
Barbara Manis, Member

Wayne F. Manis
Wayne F. Manis

Barbara A Manis
Barbara A. Manis

State of Idaho, County of Kootenai, ss.

On this 26 day of May in the year of 2022, before me, the undersigned, a Notary Public in and for said State, personally appeared Wayne F. Manis and Barbara A. Manis known or identified to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same.

Julie Shepard
Notary Public Julie Shepard
Residing In: Coeur d' Alene ID
My Commission Expires: November 28, 2024
(seal)

JULIE SHEPARD
COMM. # 20182329
NOTARY PUBLIC
STATE OF IDAHO
MY COMM. EXP. November 28, 2024

State of Idaho, County of Kootenai, ss.

On this 26 day of May 2022, before me, the undersigned, a Notary Public in and for said State, personally appeared Wayne Manis and Barbara Manis, known or identified to me to be a members of the limited liability company that executed the within instrument and acknowledged to me that they executed the same for and on behalf of said limited liability company and that such limited liability company executed it.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Julie Shepard
Notary Public Julie Shepard
Residing In: Coeur d'Alene ID
My Commission Expires: November 28, 2024

JULIE SHEPARD
COMM. # 20182329
NOTARY PUBLIC
STATE OF IDAHO
MY COMM. EXP. November 28, 2024

EXHIBIT 'A'

Parcel 1
Township 16 North, Range 1 West, Boise Meridian, Adams County, Idaho
Sections 26 and 35: A tract of land located in the SE1/4NE1/4 of Section 35, more particularly described as follows:
Beginning at the corner common to Sections 25, 26, 35, and 36, T16NR1W, Boise Meridian, Adams County, Idaho;
Thence South 00°43'54" East 1326.27 feet along the line common to Sections 35 and 36 to the Southeast corner of the NE1/4NE1/4 of Section 35;
Thence South 89°52'16" West 1316.48 feet along the South line of the NE1/4NE1/4 of Section 35 to the Southwest corner of the NE1/4NE1/4 of Section 35;
Thence North 00°22'59" West 1324.17 feet along the West line of the NE1/4NE1/4 of Section 35 to the Northwest corner of the NE1/4NE1/4 of Section 35;
Thence North 00°48'38" East 1104.35 feet along the West line of the SE1/4SE1/4 of Section 26 to a point in the center of Cottonwood Creek Road, said point being on a nontangent curve with center being North 78°12'26" East 130.00 feet radial distance;
Thence along the centerline of Cottonwood Creek Road through the following eleven courses:
1. Counterclockwise along last said nontangent curve an arc distance of 136.61 feet (chord South 41°53'47" East 130.41 feet);
2. South 72°00'00" East 76.92 feet;
3. Along a 450.00 foot radius curve to the left an arc distance of 249.36 feet (chord South 87°52'30" East 246.19 feet);
4. North 76°15'00" East 101.99 feet;
5. Along a 80.00 foot radius curve to the right an arc distance of 124.71 feet (chord South 59°05'27" East 112.46 feet) TO A POINT ON A REVERSE CURVE WITH CENTER BEING North 75°34'05" East 700.00 feet radial distance;
6. Counterclockwise along last said reverse curve an arc distance of 200.38 feet (chord South 22°37'57" East 199.70 feet);
7. South 30°50'00" East 187.75 feet;
8. Along a 750.00 foot radius curve to the left an arc distance of 267.25 feet (chord South 41°02'30" East 265.84 feet);
9. South 51°15'00" East 286.80 feet;
10. Along a 350.00 foot radius curve to the left an arc distance of 124.21 feet (chord South 61°25'00" East 123.56 feet;
11. South 71°35'00" East 14.99 feet to a point on the line common to Sections 25 and 26'
Thence South 01°12'01" West 146.39 feet along the line common to Sections 25 and 26 to the REAL POINT OF BEGINNING.
EXCEPTING the County Road right-of-way.

Parcel 2
Township 16 North, Range 1 East, Boise Meridian, Adams County, Idaho:
Section 30: NW1/4NE1/4, S1/2NE1/4, E1/2NW1/4, E1/2SW1/4, SE1/4, and Lots 1, 2, 3 and 4
Section 31: N1/2NE1/4, NE1/4NW1/4, Lot 1

Township 16 North, Range 1 West, Boise Meridian, Adams County, Idaho:
Section 25: N1/2, SW1/4, W1/2SE1/4, SE1/4SE1/4
Section 36: N1/2NE1/4, N1/2NW1/4
Section 26: N1/2SW1/4, N1/2SE1/4, SE1/4SE1/4

EXCEPTION THEREFROM Parcel 2 the following:
Township 16 North, Range 1 West, Boise Meridian, Adams County, Idaho
Sections 26 and 35: A tract of land located in the SE1/4NE1/4 of Section 35, more particularly described as follows:
Beginning at the corner common to Sections 25, 26, 35, and 36, T16NR1W, Boise Meridian, Adams County, Idaho;
Thence South 00°43'54" East 1326.27 feet along the line common to Sections 35 and 36 to the Southeast corner of the NE1/4NE1/4 of Section 35;
Thence South 89°52'16" West 1316.48 feet along the South line of the NE1/4NE1/4 of Section 35 to the Southwest corner of the NE1/4NE1/4 of Section 35;
Thence North 00°22'59" West 1324.17 feet along the West line of the NE1/4NE1/4 of Section 35 to the Northwest corner of the NE1/4NE1/4 of Section 35;
Thence North 00°48'38" East 1104.35 feet along the West line of the SE1/4SE1/4 of Section 26 to a point in the center of Cottonwood Creek Road, said point being on a nontangent curve with center being North 78°12'26" East 130.00 feet radial distance;
Thence along the centerline of Cottonwood Creek Road through the following eleven courses:
1. Counterclockwise along last said nontangent curve an arc distance of 136.61 feet (chord South 41°53'47" East 130.41 feet);
2. South 72°00'00" East 76.92 feet;
3. Along a 450.00 foot radius curve to the left an arc distance of 249.36 feet (chord South 87°52'30" East 246.19 feet);
4. North 76°15'00" East 101.99 feet;
5. Along a 80.00 foot radius curve to the right an arc distance of 124.71 feet (chord South 59°05'27" East 112.46 feet) TO A POINT ON A REVERSE CURVE WITH CENTER BEING North 75°34'05" East 700.00 feet radial distance;
6. Counterclockwise along last said reverse curve an arc distance of 200.38 feet (chord South 22°37'57" East 199.70 feet);
7. South 30°50'00" East 187.75 feet;
8. Along a 750.00 foot radius curve to the left an arc distance of 267.25 feet (chord South 41°02'30" East 265.84 feet);
9. South 51°15'00" East 286.80 feet;
10. Along a 350.00 foot radius curve to the left an arc distance of 124.21 feet (chord South 61°25'00" East 123.56 feet;

11. South 71°35'00" East 14.99 feet to a point on the line common to Sections 25 and 26'
Thence South 01°12'01" West 146.39 feet along the line common to Sections 25 and 26 to the REAL POINT OF BEGINNING.

ALSO EXCEPTING therefrom:

EXCEPTING THEREFROM a parcel more particularly described as follows:
Township 16 North, Range 1 West, Boise Meridian, Adams County, Idaho
Section 25: A strip of land 60 feet in width for fee access purposes located in the N1/2NE1/4 more particularly described as follows:
Beginning at a point on the line common to Sections 24 and 25, said point being South 89°55'44" East 1351.45 feet from the 1/4 corner common to Sections 24 and 25, T16NR1WBM, Adams County, Idaho;
Thence continuing South 89°55'44" East 61.32 feet along the line common to Sections 24 and 25;
Thence South 12°00'00" West 391.56 feet;
Thence along a 620.00 foot radius curve to the left, an arc distance of 146.08 feet (chord South 05°15'00" West 145.75 feet);
Thence South 01°30'00" East 154.24 feet;
Thence along a 130.00 foot radius curve to the left an arc distance of 114.58 feet (chord South 26°45'00" East 110.91 feet);
Thence South 38°00'00" West 60.00 feet to a point on a nontangent curve with center being North 38°00'00" East 190.00 feet radial distance;
Thence clockwise along said nontangent curve an arc distance of 167.46 feet (chord North 26°45'00" West 162.10 feet);
Thence North 01°30'00" West 154.24 feet;
Thence along 680.00 foot radius curve to the right an arc distance of 160.22 feet (chord Norht 05°15'00" East 159.85 feet);
Thence North 12°00'00" East 378.88 feet to the REAL POINT OF BEGINNING.

Parcel 3:

Township 16 North, Range 1 West, Boise Meridian, Adams County, Idaho:
Section 25: NE1/4SE1/4

State of Idaho
Department of Water Resources

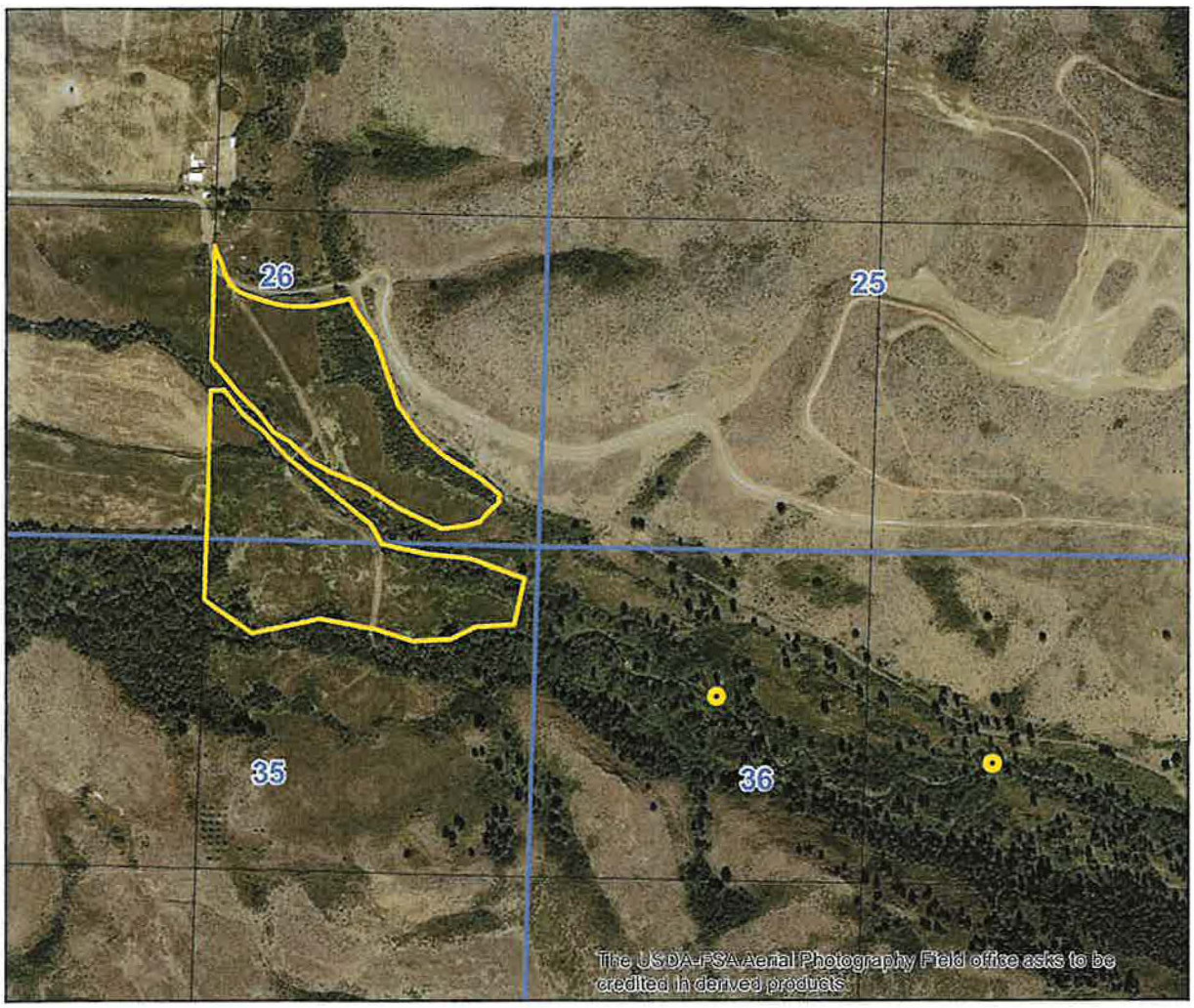
Water Right
67-4112A

IRRIGATION

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.

01W

16N



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

0 0.075 0.15 0.3 Miles

N

Map produced on March 03, 2022

State of Idaho
Department of Water Resources

Water Right

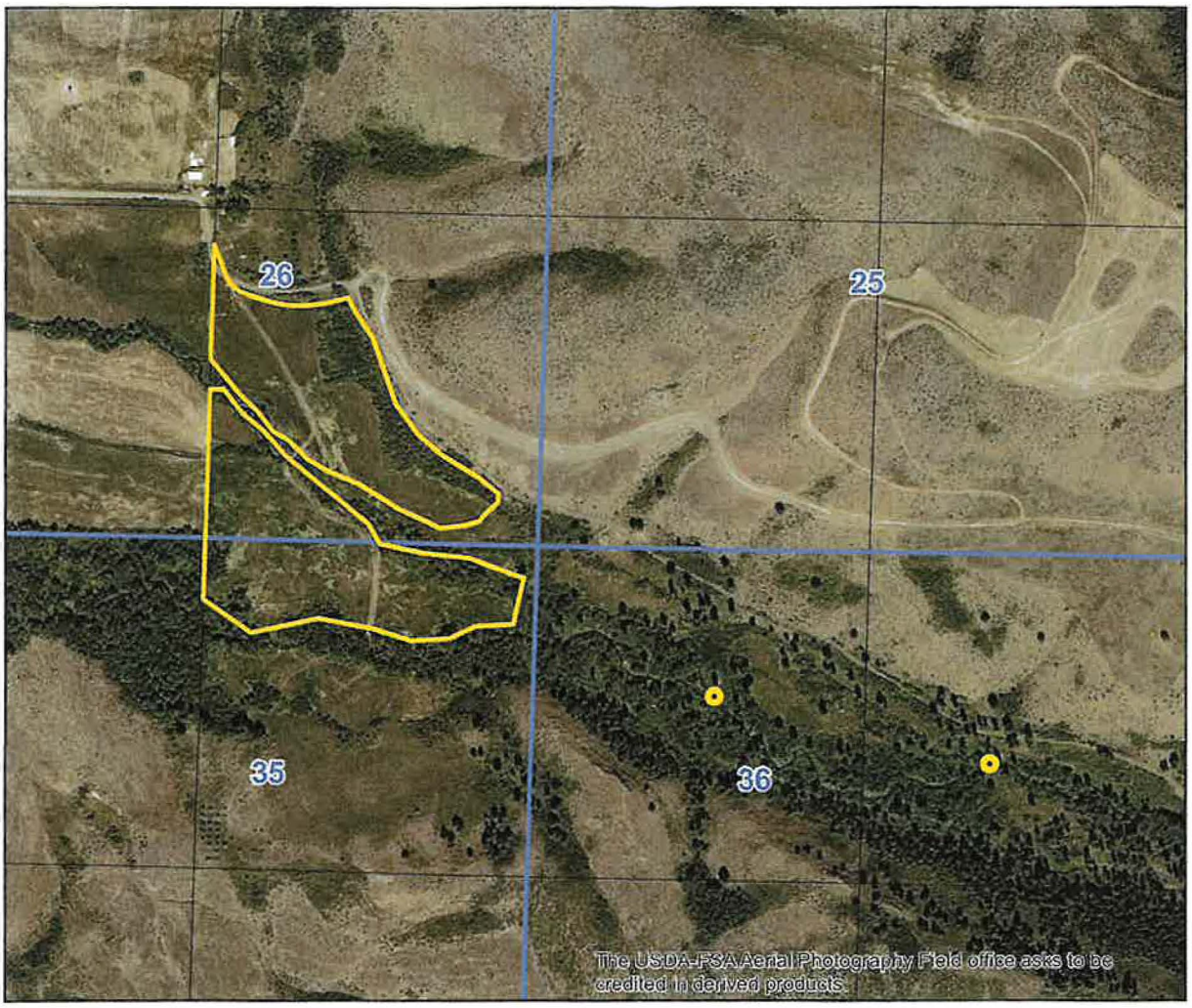
67-14664

IRRIGATION

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.

01W

16N



Point of Diversion

Place Of Use Boundary

Townships

PLS Sections

Quarter Quarters

0 0.075 0.15 0.3 Miles

N

Map produced on March 03, 2022

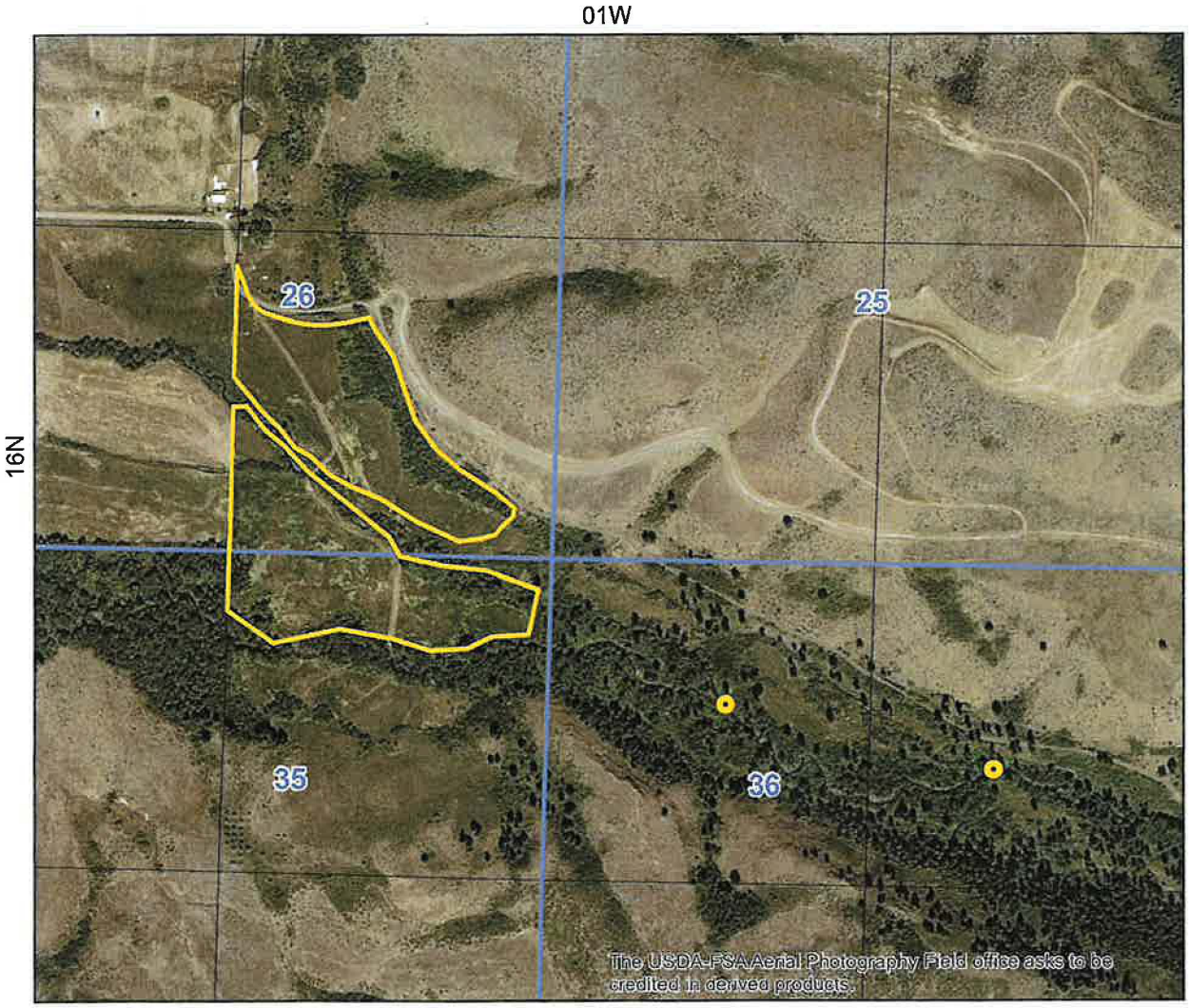
State of Idaho
Department of Water Resources

Water Right

67-14667

IRRIGATION

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 0.075 0.15 0.3 Miles

N

Map produced on March 03, 2022

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

September 11, 2024

BLUEBONNET HOLDINGS LLC
2664 E WINDSONG DR
BOISE ID 83712-5010

Re: Change in Ownership for Water Right No(s): **67-4112A, 67-14664, 67-14667**

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)287-4800.

Sincerely,

Debra Mansfield

Debra Mansfield
Technical Records Specialist 1

Enclosure(s)

IDAHO DEPARTMENT OF WATER RESOURCES
Proof Report

Water Right 67-4112A

Owner Type	Name and Address
Current Owner	BLUEBONNET HOLDINGS LLC 2664 E WINDSONG DR BOISE, ID 83712-5010 (817) 239-0767
Original Owner	JACK W FRASIER 2123 AIRPORT RD COUNCIL, ID 83612 (208) 253-4758
Original Owner	JOHN FRASIER PO BOX 273 COUNCIL, ID 83612 (208) 253-4891
Previous Owner	MANIS INVESTIGATIONS INC DEFINED BENEFIT PENSION PLAN 7244 E HAYDEN CREEK RD HAYDEN LAKE, ID 83835

Priority Date: 5/10/1918
Basis: Decreed
Status: Active

Source	Tributary
COTTONWOOD CREEK	WEISER RIVER

Beneficial Use	From	To	Diversion Rate	Volume
IRRIGATION	03/15	11/15	0.080 CFS	
STOCKWATER	03/15	11/15	0.050 CFS	
		Total Diversion	0.080 CFS	

Source and Point(s) of Diversion:

COTTONWOOD CREEK	NENW	Sec. 36, Twp 16N, Rge 01W, ADAMS County
COTTONWOOD CREEK	NWNW	Sec. 36, Twp 16N, Rge 01W, ADAMS County

Place Of Use:
IRRIGATION within ADAMS County

			NE				NW				SW				SE				
Twp	Rng	Sec	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	Totals
16N	01W	26																17.0	17.0

16N	01W	35	9.1																9.1

POU Total Acres: 26.1

STOCKWATER Same as IRRIGATION

Conditions of Approval:

1.	C18	This partial decree is subject to such general provisions necessary for the definition of the rights or for the efficient administration of the water rights as may be ultimately determined by the Court at a point in time no later than the entry of a final unified decree. Section 42-1412(6), Idaho Code.
2.	E56	The rights listed below are limited to the irrigation of a combined total of 26.1 acres in a single irrigation season. Combined Right Nos.: 67-4112A, 67-14664, and 67-14667.
3.	X02	Stockwater use is for 300 range cattle and 15 horses.
4.	N08	The quantity of water decreed for this water right for stockwater use is not a determination of historical beneficial use.
5.	N05	The quantity of water under this right for stockwater use shall not exceed 13,000 gallons per day.

Dates and Other Information:
Decreed Date: 10/20/2008
Civil Case Number: 39576
Judicial District: FIFTH
Water District Number: 67
Mitigation Plan: False

Combined Use Limits:

Rate	Volume	Acres	Water Rights
		26.1	67-4112A ,67-14664 ,67-14667

SubCase:
N/A

Water Supply Bank:

N/A

Proof Report

Water Right 67-14664

Owner Type	**Name and Address**
Current Owner	BLUEBONNET HOLDINGS LLC 2664 E WINDSONG DR BOISE, ID 83712-5010 (817) 239-0767
Original Owner	MANIS INVESTIGATIONS INC DEFINED BENEFIT PENSION PLAN 7244 E HAYDEN CREEK RD HAYDEN LAKE, ID 83835

Priority Date: 5/1/1889
Basis: Decreed
Status: Active

Source	**Tributary**
COTTONWOOD CREEK	WEISER RIVER

Beneficial Use	**From**	**To**	**Diversion Rate**	**Volume**
IRRIGATION	03/15	11/15	0.020 CFS	
		Total Diversion	0.020 CFS	

Source and Point(s) of Diversion:

COTTONWOOD CREEK	SWNENW	Sec. 36, Twp 16N, Rge 01W, ADAMS County
COTTONWOOD CREEK	NENWNW	Sec. 36, Twp 16N, Rge 01W, ADAMS County

Place Of Use:
IRRIGATION within ADAMS County

			NE				NW				SW				SE				
Twp	Rng	Sec	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	Totals
16N	01W	26																15.0	15.0
16N	01W	35	11.1																11.1

Right Acre Limit: 1.40
POU Total Acres: 26.1

Conditions of Approval:

1. C18 This partial decree is subject to such general provisions necessary for the definition of the rights or for the efficient administration of the water rights as may be ultimately determined by the Court at a point in time no later than the entry of a final unified decree. Section 42-1412(6), Idaho Code.
2. E56 The rights listed below are limited to the irrigation of a combined total of 26.1 acres in a single irrigation season. Combined Right Nos.: 67-4112A, 67-14664,

		and 67-14667.
3.	K06	This right is limited to the irrigation of 1.4 acres within the place of use described above in a single irrigation season.

Dates and Other Information:
Decreed Date: 10/20/2008
Civil Case Number: 39576
Judicial District: FIFTH
State or Federal: S
Owner Name Connector: OR
Water District Number: 67
Mitigation Plan: False

Combined Use Limits:

Rate	Volume	Acres	Water Rights
		26.1	67-4112A ,67-14664 ,67-14667

SubCase:
N/A

Water Supply Bank:

N/A

Proof Report

Water Right 67-14667

Owner Type	**Name and Address**
Current Owner	BLUEBONNET HOLDINGS LLC 2664 E WINDSONG DR BOISE, ID 83712-5010 (817) 239-0767
Original Owner	MANIS INVESTIGATIONS INC DEFINED BENEFIT PENSION PLAN 7244 E HAYDEN CREEK RD HAYDEN LAKE, ID 83835

Priority Date: 7/1/1890
Basis: Decreed
Status: Active

Source	**Tributary**
COTTONWOOD CREEK	WEISER RIVER

Beneficial Use	**From**	**To**	**Diversion Rate**	**Volume**
IRRIGATION	03/15	11/15	0.420 CFS	
		Total Diversion	0.420 CFS	

Source and Point(s) of Diversion:

COTTONWOOD CREEK	SWNENW	Sec. 36, Twp 16N, Rge 01W, ADAMS County
COTTONWOOD CREEK	NENWNW	Sec. 36, Twp 16N, Rge 01W, ADAMS County

Place Of Use:
IRRIGATION within ADAMS County

			NE				NW				SW				SE				
Twp	Rng	Sec	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	Totals
16N	01W	26																15.0	15.0
16N	01W	35	11.1																11.1

POU Total Acres: 26.1

Conditions of Approval:

1. C18 — This partial decree is subject to such general provisions necessary for the definition of the rights or for the efficient administration of the water rights as may be ultimately determined by the Court at a point in time no later than the entry of a final unified decree. Section 42-1412(6), Idaho Code.
2. E56 — The rights listed below are limited to the irrigation of a combined total of 26.1 acres in a single irrigation season. Combined Right Nos.: 67-4112A, 67-14664, and 67-14667.

Dates and Other Information:
Decreed Date: 10/20/2008
Civil Case Number: 39576
Judicial District: FIFTH
State or Federal: S
Owner Name Connector: OR
Water District Number: 67
Mitigation Plan: False

Combined Use Limits:

Rate	Volume	Acres	Water Rights
		26.1	67-4112A ,67-14664 ,67-14667

SubCase:
N/A

Water Supply Bank:

N/A