

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED

MAR 14 2025

DEPT. 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?
63-15171	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: Jon Winnett
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Easton Mark, Inc.
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or
- 1981 Fenchurch Ct Las Vegas NV 89117
Mailing address City State Zip
- 702-370-2968 carlos@eastonmark.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: 1/6/2025
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.

8. Signature: [Signature] President 3/6/2025
Signature of new owner/claimant Title, if applicable Date
Carlos Mungaray
Print name

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

Print name

For IDWR Office Use Only:

Received by KM Date 3.15.25 Receipt No. C120414 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 JA Date 4/16/2025

2025-007647

RECORDED

03/07/2025 08:44 AM



00855230202500076470080089

Recording Requested By and
When Recorded Return to:

Sheila R. Schwager
HAWLEY TROXELL ENNIS & HAWLEY LLP
P.O. Box 1617
Boise, Idaho 83701

RICK HOGABOAM

CANYON COUNTY RECORDER

Pgs=8 TYOUREN

NO FEE

DEED

SHERIFFS OFFICE

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

CORRECTED SHERIFF'S DEED

THIS DEED corrects Canyon County Instrument No. 2025-000745, recorded in the real property records of Canyon County, Idaho on January 9, 2025, to correct the Grantee's name, to Easton Mark, Inc., *rather than* Easton Mark, LLC. No other change is being made and title will still remain vested in the corporation.

THIS DEED, made effective the 6th day of January 2025, by Kieran Donahue, Sheriff of Canyon County, State of Idaho, by virtue of his office, the Grantor, to **Easton Mark, Inc., a Nevada corporation**, c/o Hawley Troxell Ennis & Hawley LLP, 877 W. Main Street, Suite 200, Boise, ID 83701-1617, the Grantee.

WITNESSETH:

WHEREAS, pursuant to that certain *Judgment and Decree of Foreclosure and Order of Sale* entered on December 28, 2022 ("**2022 Judgment**"), and that certain Partial Judgment entered on October 24, 2023 ("**2023 Judgment**") and collectively with the 2022 Judgment the "**Judgment**"), which was then pending in the District Court of the Third Judicial District of the State of Idaho, in and for the County of Canyon, Case No. CV 14-55-00079 ("**Case**"), wherein Easton Mark, Inc., a Nevada corporation, is the Plaintiff and Springbok Development, Inc., a Nevada corporation also known as Springbok Development, LLC, Happy Valley Place LLC, Chris Claridge and Debbie Claridge, husband and wife; Sand Creek Investments, LLC, a Nevada

limited liability company, and others are Defendants; it was, among other things, ordered, adjudged and decreed that the mortgaged real property described: (i) in the *Complaint for Foreclosure* ("**Complaint**"); filed in the Case on January 4, 2022; (ii) in the Judgment, and (iii) herein ("**Subject Property**"), be sold at public auction by the Sheriff of Canyon County, Idaho, in the manner prescribed by law and rule and practice of said Court; and

WHEREAS, in and by that certain *Writ of Execution (Order of Sale)* issued on November 9, 2023, in said action by the Clerk of said Court, the Sheriff of Canyon County, State of Idaho, was commanded to sell said Subject Property; and

WHEREAS, in obedience to said *Writ of Execution (Order of Sale)* and after due public notice given as required by law, said Sheriff of Canyon County, Idaho, did, on January 3, 2024, at 9:00 a.m. of said day, in the Canyon County Courthouse located at 1115 Albany St., Caldwell, ID 83605, duly sell at public auction the Subject Property described herein, in said *Writ of Execution (Order of Sale)*, and in said Judgment; and

WHEREAS, at such sale, said Subject Property was sold to Easton Mark, Inc., a Nevada corporation, whose address is c/o Hawley Troxell Ennis & Hawley LLP, 877 W. Main Street, Suite 200, Boise, ID 83701-1617, for the sum of \$3,562,858.09, it being the highest bidder, and said sum being a credit bid and the highest bid for said Subject Property; which sum was in partial satisfaction of the amount of the Judgment awarded to Easton Mark, Inc. and accruing costs as allowed by statute, and said Sheriff of Canyon County, Idaho, thereupon delivered his Certificate of Sale dated January 3, 2024, to Easton Mark, Inc., and had a duplicate thereof recorded in the office of the County Recorder of Canyon County, Idaho, as Instrument No. 2024-000624, as required by law; and

WHEREAS, pursuant to the Judgment it was ordered that the Sheriff's sale of the Subject Property be subject to a right of redemption to and including January 3, 2025, pursuant to Idaho Code § 11-402; and

WHEREAS, more than one (1) year having expired since the date of said sale and no redemption having been made by any person or party of the Subject Property so sold, Easton Mark, Inc., a Nevada corporation, is entitled to a deed to the Subject Property.

NOW, THEREFORE, I, Kieran Donahue, Sheriff of Canyon County, State of Idaho, by virtue of my office, and in consideration of the premises and of the sum so paid and in compliance with the law and with the above-mentioned Judgment, as said Grantor, DO HEREBY GRANT, BARGAIN, SELL AND CONVEY unto Easton Mark, Inc., a Nevada corporation, the Grantee, and to its successors and assigns forever, all of the Subject Property, which is situated in the County of Canyon, State of Idaho, and described as follows:

PARCEL I:

The Northeast quarter of the Southwest quarter of Section 18, Township 2 North, Range 1 West, Boise Meridian, Canyon County, Idaho,

Excepting any portion lying within the following:

A parcel of land being a portion of Government Lot 3 and the Northeast quarter of the Southwest quarter of Section 18, Township 2 North, Range 1 West, Boise Meridian, Canyon County, Idaho, and more particularly described as follows:

Beginning at the Northwest corner of the said Government Lot 3 of Section 18; thence North 89°05'10" East 1024.05 feet along the Northerly boundary of the said Government Lot 3 of Section 18 to an iron pin, also said point being the Real Point of Beginning; thence continuing North 89°05'10" East 184.35 feet along the said Northerly boundary of the said Government Lot 3 of Section 18 to an iron pin, said pin being the Northeast corner of the said Government Lot 3 of Section 18; thence South 03°25'11" East 205.85 feet to an iron pin; thence North 66°16'47" West 130.43 feet to an iron pin; thence North 73°14'01" West 30.34 feet to an iron pin; thence

North 10°54'27" East 31.22 feet to an Iron pin; thence
North 27°51'07" West 110.80 feet to an iron pin; thence
North 10°12'26" West 12.91 feet to the Real Point of Beginning.

PARCEL II:

A parcel of land being a portion of Government Lot 3 and the Northeast quarter of the Southwest quarter of Section 18, Township 2 North, Range 1 West, Boise Meridian, Canyon County, Idaho, and more particularly described as follows:

Beginning at the Northwest corner of the said Government Lot 3 of Section 18; thence
North 89°05'10" East 1024.05 feet along the Northerly boundary of the said Government Lot 3 of Section 18 to an iron pin, also said point being the Real Point of Beginning; thence continuing
North 89°05'10" East 184.35 feet along the said Northerly boundary of the said Government Lot 3 of Section 18 to an iron pin, said pin being the Northeast corner of the said Government Lot 3 of Section 18; thence
South 03°25'11" East 205.85 feet to an Iron pin; thence
North 66°16'47" West 130.43 feet to an iron pin; thence
North 73°14'01" West 30.34 feet to an iron pin; thence
North 10°54'27" East 31.22 feet to an iron pin; thence
North 27°51'07" West 110.80 feet to an Iron pin; thence
North 10°12'26" West 12.91 feet to the Real Point of Beginning.

PARCEL III:

A parcel of land situated in a portion of the South half of the Northwest quarter of Section 18, Township 2 North, Range 1 West, Boise Meridian, Canyon County, Idaho, being Parcel 5 of Record of Survey recorded July 3, 2018 as Instrument No. 2018-028943, and being more particularly described as follows:

Commencing at a found aluminum cap marking the Northwest corner of said Section 18, which bears North 00°56'22" East a distance of 2658.16 feet from a found 5/8-inch rebar marking the West quarter corner of said Section 18; thence following the Westerly line of said Section 18
South 00°56'22" West a distance of 1329.08 feet to a set 5/8-inch rebar marking the Northwest corner of said Government Lot 2 and being the Point of Beginning; thence leaving said Westerly line and following the Northerly line of said South half of the Northwest quarter
South 89°17'59" East a distance of 25.00 feet to a found 1/2-inch rebar on the Easterly right-of-way line of S. Happy Valley Road;
thence leaving said Northerly line and following said Easterly right-of-way line
South 00°56'22" West a distance of 186.15 feet to a set 1/2-inch rebar, thence leaving said Easterly right-of-way line
South 89°17'59" East a distance of 936.02 feet to a set 1/2-inch rebar; thence

North 00°56'22" East a distance of 186.15 feet to said Northerly line of the South half of the Northwest quarter; thence following said Northerly line South 89°17'59" East a distance of 1565.43 feet to a set 5/8-inch rebar marking the Northeast corner of said South half of the Northwest quarter; thence leaving said Northerly line and following the Easterly line of said South half of the Northwest quarter South 00°26'07" West a distance of 1331.20 feet to a found 5/8-inch rebar marking the center of said Section 18; thence leaving said Easterly line and following the Southerly line of said South half of the Northwest quarter North 89°15'08" West a distance of 2538.15 feet to a found 5/8-Inch rebar marking said West quarter corner of Section 18; thence leaving said Southerly line and following said Westerly line of the South half of the Northwest quarter North 00°56'22" East a distance of 1329.08 feet to the Point of Beginning.

PARCEL IV:

A parcel of land situated in a portion of Government Lot 2 of Section 18, Township 2 North, Range 1 West, Boise Meridian, Canyon County, Idaho, being Parcel 1 of Record of Survey recorded July 3, 2018 as instrument No. 2018-028943 and being more particularly described as follows:

Commencing at a found aluminum cap marking the Northwest corner of said Section 18, which bears North 00°56'22" East a distance of 2658.16 feet from a found 5/8-inch rebar marking the West quarter corner of said Section 18; thence following the Westerly line of said Section 18 South 00°56'22" West a distance of 1329.08 feet to a set 5/8-inch rebar marking the Northwest corner of said Government Lot 2; thence leaving said Westerly line and following the Northerly line of said Government Lot 2 South 89°17'59" East a distance of 25.00 feet to a found 1/2-inch rebar on the Easterly right-of-way line of S, Happy Valley Road and being the Point of Beginning; thence following said Northerly line South 89°17'59" East a distance of 234.00 feet to a set 1/2-inch rebar; thence leaving said Northerly line South 00°56'22" West a distance of 186.15 feet to a set 1/2-inch rebar, thence North 89°17'59" West a distance of 234.00 feet to a set 1/2-inch rebar on said Easterly right-of-way line; thence following said Easterly right-of-way line North 00°56'22" East a distance of 186.15 feet to the Point of Beginning.

PARCEL V:

A parcel of land situated in a portion of Government Lot 2 of Section 18, Township 2 North, Range 1 West, Boise Meridian, Canyon County, Idaho, being Parcel 2 of Record of Survey recorded July 3, 2018 as Instrument No. 2018-028943 and being more particularly described as follows:

Commencing at a found aluminum cap marking the Northwest corner of said

Section 18, which bears North 00°56'22" East a distance of 2658.16 feet from a found 5/8-inch rebar marking the West quarter corner of said Section 18; thence following the Westerly line of said Section 18
South 00°56'22" West a distance of 1329.08 feet to a set 5/8-inch rebar marking the Northwest corner of said Government Lot 2;
thence leaving said Westerly line and following the Northerly line of said Government Lot 2
South 89°17'59" East a distance of 259.00 feet to a set 1/2-inch rebar and being the Point of Beginning; thence following said Northerly line
South 89°17'59" East a distance of 234.00 feet to a set 1/2-inch rebar; thence leaving said Northerly line
South 00°56'22" West a distance of 186.15 feet to a set 1/2-inch rebar; thence North 89°17'59" West a distance of 234.00 feet to a set 1/2-inch rebar; thence North 00°56'22" East a distance of 186.15 feet to the Point of Beginning.

PARCEL VI:

A parcel of land situated in a portion of Government Lot 2 of Section 18, Township 2 North, Range 1 West, Boise Meridian, Canyon County, Idaho, being Parcel 3 of Record of Survey recorded July 3, 2018 as Instrument No, 2018-028943 and being more particularly described as follows:

Commencing at a found aluminum cap marking the Northwest corner of said Section 18, which bears North 00°56'22" East a distance of 2658.16 feet from a found 5/8-inch rebar marking the West quarter corner of said Section 18; thence following the Westerly line of said Section 18

South 00°56'22" West a distance of 1329.08 feet to a set 5/8-inch rebar marking the Northwest corner of said Government Lot 2;
thence leaving said Westerly line and following the Northerly line of said Government Lot 2
South 89°17'59" East a distance of 493.00 feet to a set 1/2-inch rebar and being the Point of Beginning; thence following said Northerly line
South 89°17'59" East a distance of 234.00 feet to a set 1/2-inch rebar; thence leaving said Northerly line
South 00°56'22" West a distance of 186.15 feet to a set 1/2-inch rebar; thence North 89°17'59" West a distance of 234.00 feet to a set 1/2-inch rebar; thence North 00°56'22" East a distance of 186.15 feet to the Point of Beginning.

PARCEL VII:

A parcel of land situated in a portion of Government Lot 2 of Section 18, Township 2 North, Range 1 West, Boise Meridian, Canyon County, Idaho, being Parcel 4 of Record of Survey recorded July 3, 2018 as Instrument No. 2018-028943 and being more particularly described as follows:

Commencing at a found aluminum cap marking the Northwest corner of said Section 18, which bears North 00°56'22" East a distance of 2658.16 feet from a found 5/8-inch rebar marking the West quarter corner of said Section 18; thence following the Westerly line of said Section 18
South 00°56'22" West a distance of 1329.08 feet to a set 5/8-inch rebar marking the Northwest corner of said Government Lot 2
thence leaving said Westerly line and following the Northerly line of said Government Lot 2
South 89°17'59" East a distance of 727.00 feet to a set 1/2-inch rebar and being the Point of Beginning; thence following said Northerly line
South 89°17'59" East a distance of 234.00 feet to a set 1/2-inch rebar; thence leaving said Northerly line
South 00°56'22" West a distance of 186.15 feet to a set 1/2-inch rebar; thence North 89°17'59" West a distance of 234.00 feet to a set 1/2-inch rebar; thence North 00°56'22" East a distance of 186.15 feet to the Point of Beginning.

TO HAVE AND TO HOLD the above-described Subject Property together with its appurtenances unto said Grantee and its successors and assigns forever.

IN WITNESS WHEREOF, said Grantor, as Sheriff of Canyon County, State of Idaho, aforesaid, does hereby set his hand on the 6th day of March 2025.

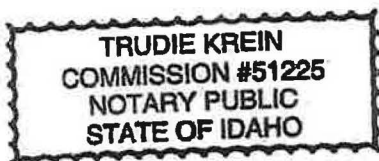
KIERAN DONAHUE
Sheriff of Canyon County, State of Idaho

By: 
Sheriff

STATE OF IDAHO)
) ss.
County of Canyon)

On this 6th day of March 2025, before me, the undersigned, a Notary Public in and for said State, personally appeared Kieran Donahue, Sheriff, known or identified to me to be the person whose name is subscribed to the foregoing instrument as the Sheriff of Canyon County, Idaho, and acknowledged to me that (s)he executed the same.

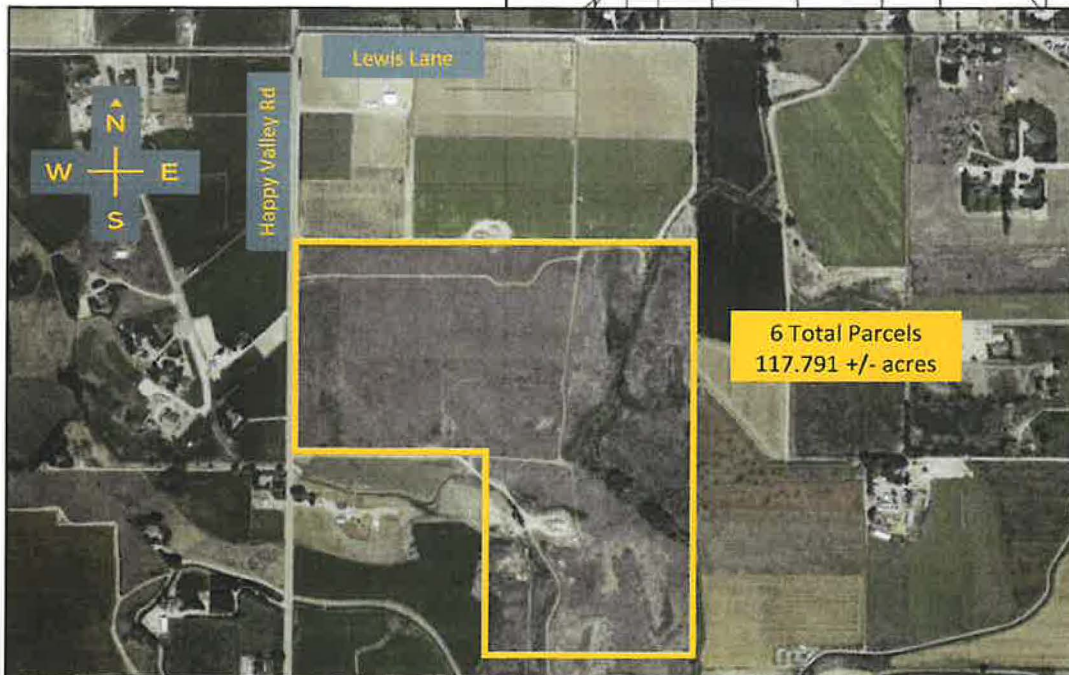
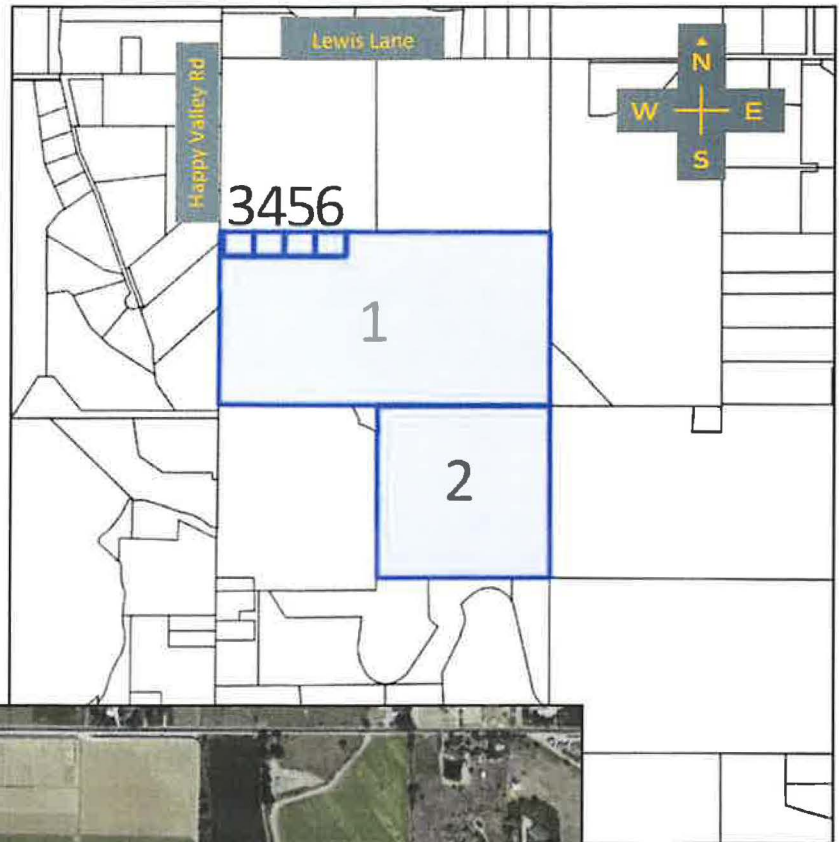
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



Trudie Krein
Notary Public for Idaho
Residing at Caldwell, Id.
My commission expires 1-23-26

Parcel / Aerial Map

1. R2899100000 – 73.338 +/- acres
2. R2899000000 – 40.455 +/- acres
3. R2898900000 – 1.002 +/- acres
4. R2898901000 – 1.002 +/- acres
5. R2898901100 – 1.002 +/- acres
6. R2898901200 – 1.002 +/- acres



All information herein has been obtained from sources deemed reliable but is subject to verification by Buyer.
This offering is subject to price change, corrections, errors, omissions, prior sales and/or withdrawal.



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

April 17, 2025

EASTON MARK INC
1981 FENCHURCH CT
LAS VEGAS NV 89117-1800

Re: Change in Ownership for Water Right No(s): 63-15171

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 .

Sincerely,

Julie Adams

Julianna Adams
Technical Records Specialist 1

Enclosure(s)

IDAHO DEPARTMENT OF WATER RESOURCES
Proof Report

4/16/2025

Water Right 63-15171

Owner Type **Name and Address**
Current Owner EASTON MARK INC
1981 FENCHURCH CT
LAS VEGAS, NV 89117-1800
(702) 370-2968

Original Owner JON A WINNETT
5609 E LEWIS LN
NAMPA, ID 83686-9009
(208) 467-6795

Priority Date: 2/5/1940

Basis: Decreed

Status: Active

Source
GROUND WATER

Tributary

<u>Beneficial Use</u>	<u>From</u>	<u>To</u>	<u>Diversion Rate</u>	<u>Volume</u>
STOCKWATER	1/01	12/31	0.040 CFS	
DOMESTIC	1/01	12/31	0.040 CFS	
	<u>Total Diversion</u>		0.080 CFS	

Source and Point(s) of Diversion:

GROUND WATER NWNESW Sec. 18, Twp 02N, Rge 01W, CANYON County

Place Of Use:

STOCKWATER within CANYON County

			NE				NW				SW				SE				Totals
Twp	Rng	Sec	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	
02N	01W	18									X								

DOMESTIC within CANYON County

			NE				NW				SW				SE				Totals
Twp	Rng	Sec	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	
02N	01W	18									X								

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

Proof Report

- 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. N13 THE QUANTITY OF WATER UNDER THIS RIGHT SHALL NOT EXCEED 13,000 GALLONS PER DAY.
3. N11 THE QUANTITY OF WATER DECREED FOR THIS WATER RIGHT IS NOT A DETERMINATION OF HISTORICAL BENEFICIAL USE.
4. STOCKWATER, 50 RANGE CATTLE, 2 HORSES PARCEL NO. 1R 28974-010-0

Combined Use Limits:

N/A

SubCase:

N/A

Water Supply Bank:

N/A