

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED

MAY 02 2025

DEPARTMENT OF
WATER RESOURCES

NOTICE OF CHANGE IN WATER RIGHT OWNERSHIP

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

Water Right/Claim No.	Split?	Leased to Water Supply Bank?	Water Right/Claim No.	Split?	Leased to Water Supply Bank?
~~63-34848~~	Yes ☐	Yes ☐		Yes ☐	Yes ☐
63-18686	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Newberry Development, LLC - c/o Dale Newberry
Name of current water right holder/claimant

3. New Owner(s)/Claimant(s): RE ONE, LLC Gary Clark, Manager
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or

P.O. Box G Pocatello ID 83205
Mailing address City State Zip
208.251.2424 garyclark100@icloud.com
Telephone Email

4. If the water rights and/or adjudication claims were split, how did the division occur? NA
☐ 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: October 11, 2023

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: [Signature] Manager 4/29/25
Signature of new owner/claimant Title, if applicable Date
Gary Clark
Print name

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

For IDWR Office Use Only:

Received by KM Date 5.2.25 Receipt No. C121064 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 DM Date 5-19-25

TitleOne
5660 E. Franklin Rd., Suite 101
Nampa, ID 83687
(208) 424-8511
Order No.: 23478721
Skyline Homes / 23476073

TRUSTEE'S DEED

Secured Land Transfers LLC, a Delaware limited liability company dba TitleOne (herein called Trustee) as Successor Trustee under the Deed of Trust hereinafter particularly described, does hereby Bargain, Sell and Convey, without warranty, to RE ONE, LLC, an Idaho limited liability company whose address is 1111 Yellowstone, Pocatello, ID 83201, (herein called Grantee), all of the real property situated in the County of Ada County, State of Idaho, described as follows:

See attached exhibit A

This conveyance is made pursuant to the powers conferred upon Trustee by the Deed of Trust between Skyline Homes and Development LLC, an Idaho limited liability company, as original grantor(s) for the benefit and security of RE ONE, LLC, an Idaho limited liability company, as beneficiary, recorded December 9, 2022, as Instrument No. 2022-098014, Mortgage Records of Ada County, Idaho and after the fulfillment of the conditions specified in said Deed of Trust authorizing this conveyance as follows:

1. Default occurred in the obligations for which said Deed of Trust was given as security and the beneficiary made demand upon the said trustee to sell said property pursuant to the terms of said Deed of Trust. Notice of Default was recorded as Instrument No. 2023-033103, Mortgage Records of Ada County, Idaho and in the office of the Recorder of each county in which the property described in said deed of trust or any part thereof, is situated, the nature of such default being as set forth in said Notice of Default. Such default still existed at the time of sale.
2. After recordation of said Notice of Default, trustee gave notice of the time and place of the sale of said property by registered/certified mail, return receipt requested, by personal service upon the occupants of said real property and/or by posting in a conspicuous place on said premises and by publishing in a newspaper of general circulation in each of the counties in which the property is situated as more fully appears in affidavits recorded at least 20 days prior to date of sale as Instrument No(s) 2023-044999, Records of Ada County, Idaho.
3. The provisions, recitals and contents of the Notice of Default referred to in paragraph (1) supra and of the Affidavits referred to in paragraph (2) supra shall be and they are hereby incorporated herein and made an integral part hereof for all purposes as though set forth therein at length.
4. All requirements of law regarding the mailing, personal service, posting, publication and recording of Notice of Default, and Notice of Sale and all other notices have been complied with.
5. Not less than 120 days elapsed between the giving of Notice of Sale by registered or certified mail and the sale of said property.
6. Trustee, at the time and place of sale fixed by said notice, at public auction, in one parcel, struck off to Grantee, being the highest bidder therefore, the property herein described, for the sum of \$5,000,000.00, subject however to all prior liens and encumbrances. No person or corporation offered to take any part of said property less than the whole thereof for the amount of principal, interest, advances and costs.

IN WITNESS WHEREOF, The Trustee, pursuant to a resolution of its Board of Directors has caused its Corporation name to be hereunto subscribed.

Dated: October 11, 2023

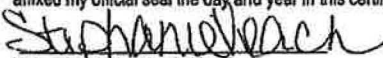
Secured Land Transfers LLC dba TitleOne,
Successor Trustee



By: Sheri Coleman
Its: Assistant Secretary

State of Idaho
County of Canyon

On this 11th day of October, 2023, before me, the undersigned, a Notary Public in and for said State, personally appeared Sheri Coleman, known or identified to me to be the Assistant Secretary of TitleOne, the assumed business name of Secured Land Transfers LLC, a Delaware limited liability company, 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.



Notary Public Stephanie Veach
Residing at: Nampa, Idaho
My commission expires on: 8/17/2028



Exhibit A

A parcel of land being a portion of the Southeast quarter of the Northeast quarter of Section 3, Township 2 North, Range 1 West, Boise Meridian, Ada County, Idaho, more particularly described as follows:

Beginning at a found three-quarter inch diameter brass disk stamped "PLS 12087, 2018" marking the Southeast corner of said Southeast quarter of the Northeast quarter, (East quarter corner), said corner bears, North 00°06'02" West, a distance of 2663.30 from a found three-quarter inch diameter brass disk stamped "PLS 12087, 2018" marking the Southeast corner of said Section 3; thence along the Easterly boundary of said Southeast quarter of the Northeast quarter North 00°07'51" West a distance of 419.12 feet to a set 5/8-inch diameter iron pin with cap stamped "CLS PLS 7732" being on the prolongation of the centerline of the Harris Canal; thence along said prolongation and centerline of said Harris Canal the following courses and distances; thence North 80°27'11" West, a distance of 163.33 feet to a point on the centerline of the Harris Canal, said point bears South 00°08'47" East, a distance of 15.00 feet from a found 5/8 inch diameter iron pin witness corner stamped "PLS 7729"; thence continuing along the centerline of said Harris Canal North 80°27'11" West, a distance of 437.68 feet (formerly North 80°45' West, a distance of 485.0 feet) to a point; thence North 73°47'08" West, a distance of 76.98 feet to a point; thence North 57°10'17" West, a distance of 210.65 feet (formerly North 56°45' West, a distance of 220.0 feet) to a point; thence North 43°27'32" West, a distance of 197.20 feet (formerly North 44°06' West, a distance of 256.8 feet) to a point; thence North 64°17'55" West, a distance of 105.91 feet to a point; thence North 87°54'40" West, a distance of 131.41 feet (formerly North 84°26' West, a distance of 314.0 feet) to a point; thence North 77°46'35" West, a distance of 122.56 feet to a point on the Westerly boundary of said Southeast quarter of the Northeast quarter, said point bears South 00°03'31" East, a distance of 6.11 feet from a found 5/8-inch diameter iron pin witness corner; thence leaving the centerline of said Harris Canal and along the Westerly boundary of said Southeast quarter of the Northeast quarter South 00°03'31" East, a distance of 871.87 feet (formerly South 00°06' West, a distance of 880.8 feet) to a found 5/8 inch diameter iron pin marking the Southwest corner of said Southeast quarter of the Northeast quarter (Center East 1/16 corner); thence along the Southerly boundary of said Southeast quarter of the Northeast quarter South 89°53'41" East, a distance of 1325.86 feet (formerly South 89°52' East a distance of 1324.0 feet) to the Point of Beginning.



Client: Jeff Washburn
Date: January 29, 2019
Rev.: November 4, 2019
Job No.: 6518

**PARCEL 2
PROPERTY DESCRIPTION**

A parcel of land being a portion of the SE 1/4 NE 1/4 of Section 3, Township 2 North, Range 1 West, Boise Meridian, Ada County Idaho, more particularly described as follows:

BEGINNING at a found 3 1/4 inch diameter brass disk stamped "PLS 12087, 2018" marking the SE corner of said SE 1/4 NE 1/4, (East 1/4 corner), said corner bears N. 00° 06' 02" W., a distance of 2663.30 feet from a found 3 1/4 inch diameter brass disk stamped "PLS 12087, 2018" marking the SE corner of said section 3;

Thence along the easterly boundary of said SE 1/4 NE 1/4, N. 00° 07' 51" W., a distance of 419.12 feet to a set 5/8 inch diameter iron pin with cap stamped "CLS PLS 7732" being on the prolongation of the centerline of the Harris Canal;

Thence along said prolongation and centerline of said Harris Canal the following courses and distances:

Thence N. 80° 27' 11" W., a distance of 163.33 feet to a point on the centerline of the Harris Canal, said point bears S. 00° 08' 47" E., a distance of 15.00 feet from a found 5/8 inch diameter iron pin witness corner stamped "PLS 7729";

Thence continuing along the centerline of said Harris Canal, N. 80° 27' 11" W., a distance of 437.68 feet, (formerly N. 80° 45' W., a distance of 485.0 feet), to a point;

Thence N. 73° 47' 08" W., a distance of 76.98 feet to a point;

Thence N. 57° 10' 17" W., a distance of 210.65 feet, (formerly N. 56° 45' W., a distance of 222.0 feet), to a point;

Thence N. 43° 27' 32" W., a distance of 197.20 feet, (formerly N. 44° 06' W., a distance of 256.8 feet), to a point;

Thence N. 64° 17' 55" W., a distance of 105.91 feet to a point;

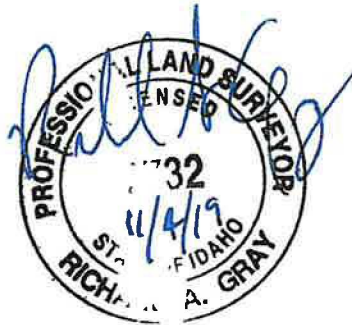
Thence N. 87° 54' 40" W., a distance of 131.41 feet, (formerly N. 84° 26' W., a distance of 314.0 feet), to a point;

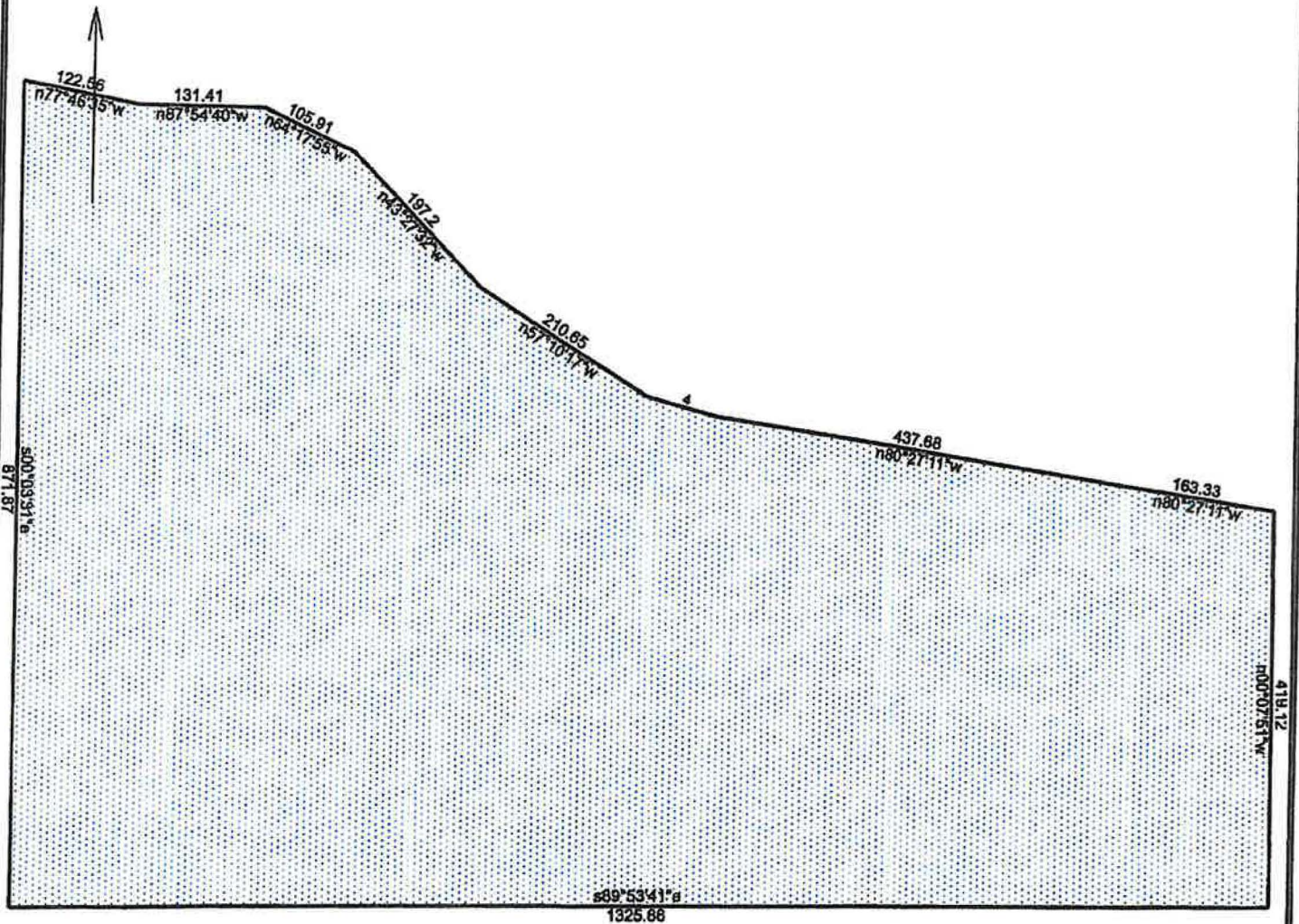
Thence N. $77^{\circ} 46' 35''$ W., a distance of 122.56 feet to a point on the westerly boundary of said SE $1/4$ NE $1/4$, said point bears S. $00^{\circ} 03' 31''$ E., a distance of 6.11 feet from a found $5/8$ inch diameter iron pin witness corner;

Thence leaving the centerline of said Harris Canal and along the westerly boundary of said SE $1/4$ NE $1/4$, S. $00^{\circ} 03' 31''$ E., a distance of 871.87 feet, (formerly S. $00^{\circ} 06' W.$, a distance of 880.8 feet), to a found $5/8$ inch diameter iron pin marking the SW corner of said SE $1/4$ NE $1/4$, (Center east $1/16$ corner);

Thence along the southerly boundary of said SE $1/4$ NE $1/4$, S. $89^{\circ} 53' 41''$ E., a distance of 1325.86 feet, (formerly S. $89^{\circ} 52' E.$, a distance of 1324.0 feet), to the POINT OF BEGINNING.

This parcel contains 18.64 acres more or less.





JN6518 Parcel 2 Revised

11/4/2019

Scale: 1 inch= 171 feet

File:

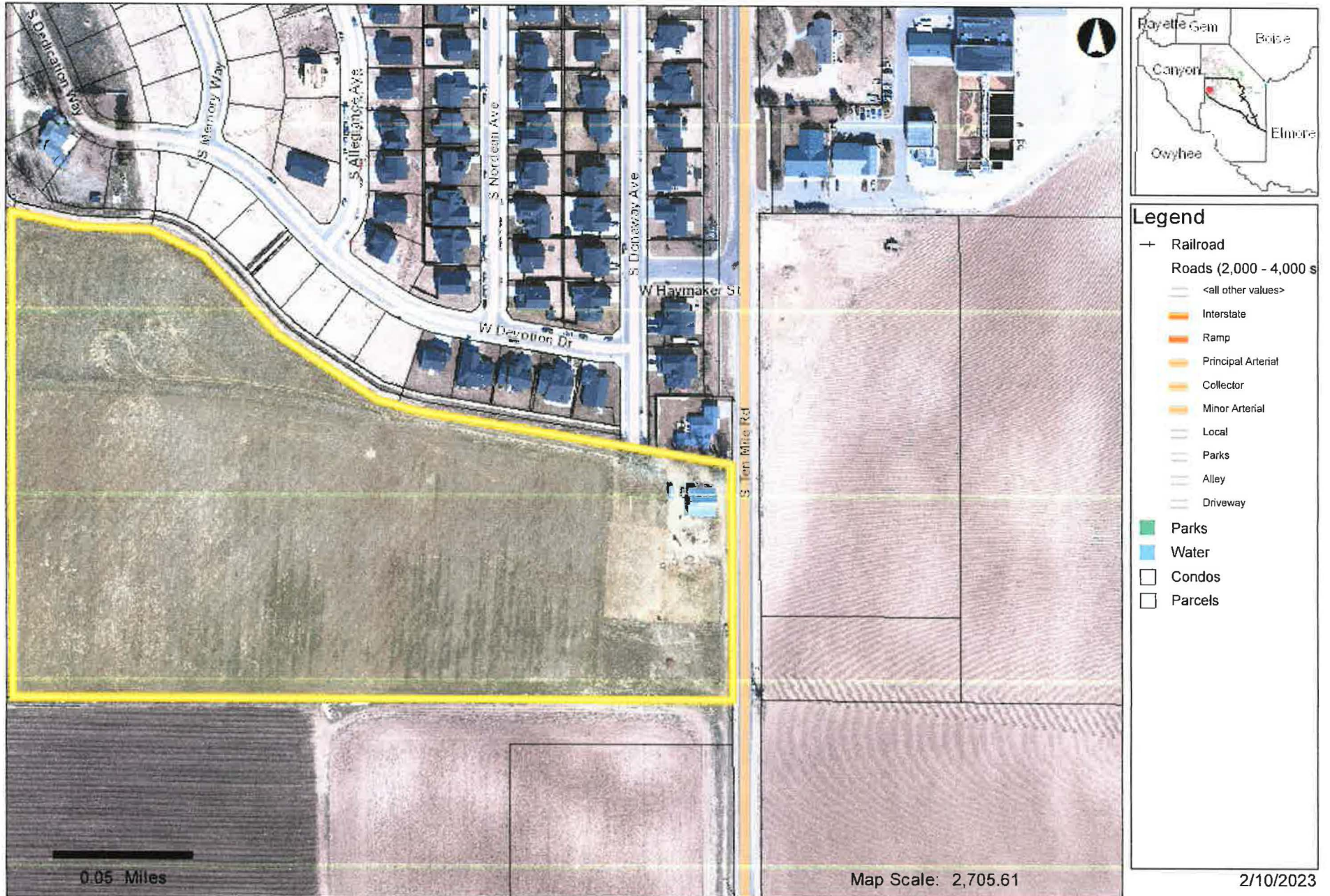
Tract 1: 18.6430 Acres, Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=4063 ft.

01 n00.0751w 419.12
 02 n80.2711w 163.33
 03 n80.2711w 437.68
 04 n73.4708w 78.98
 05 n57.1017w 210.65
 06 n43.2732w 197.2
 07 n64.1755w 105.91
 08 n87.5440w 131.41
 09 n77.4635w 122.56

10 s00.0331e 871.87
 11 s89.5341e 1325.86

Ada County Assessor

This map is a user generated static output from an Internet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION OR LEGAL PURPOSES.



2/10/2023

9.6.1 LANDSCAPE BUFFER ZONE SIDEWALK PER TITLE 5, CHAPTER 9.17 & TITLE 6

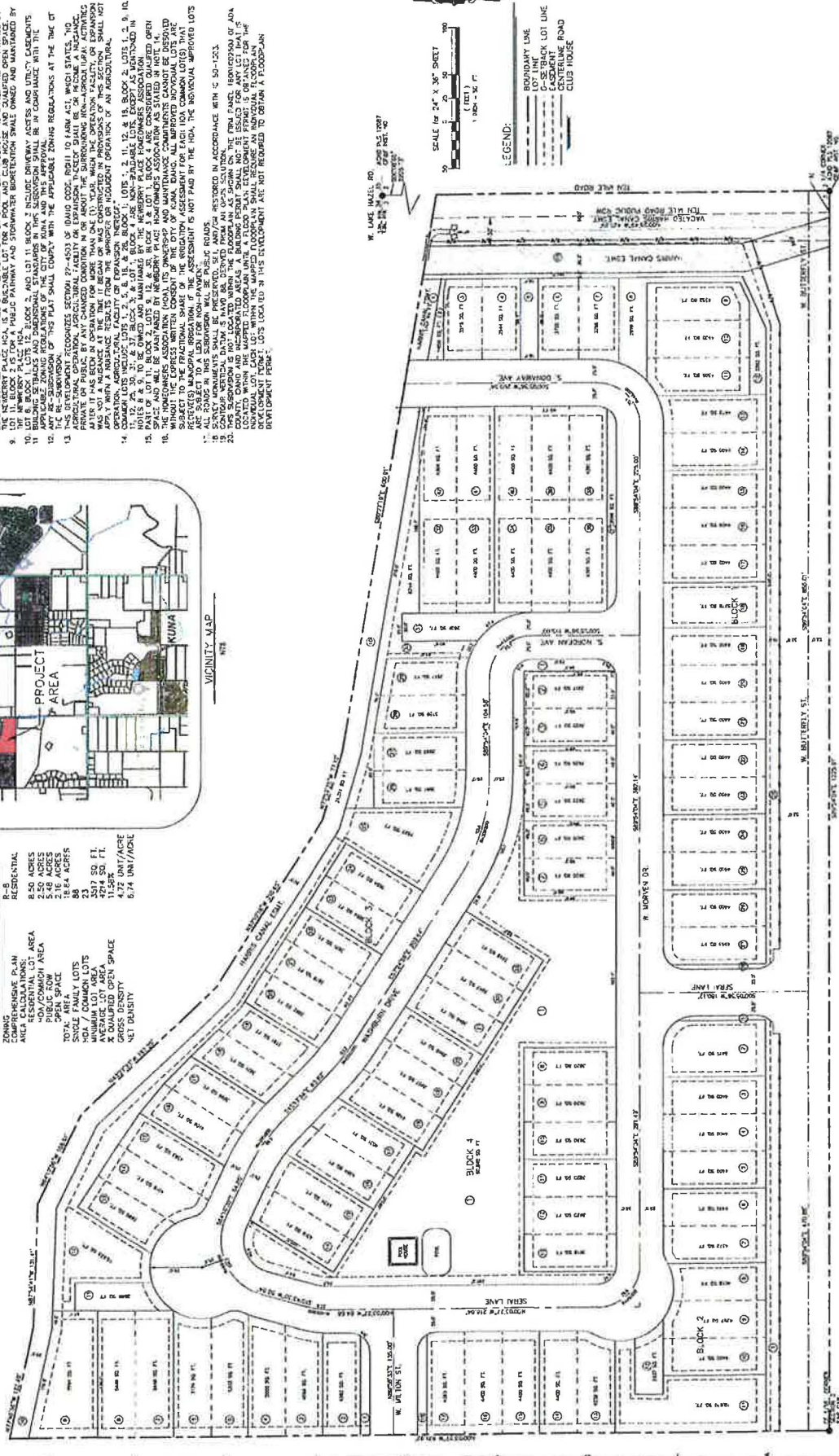
- 9.8: LANDSCAPE BUFFER CURB, SIDEWALK PER LOT 5, CHAPTER 17 & TITLE 8, CHAPTER 4 ADDRESSING BUTTERFLY STREET, QUARTER EASE ROAD REQUIREMENTS, HALF ROAD SECTION, VERTICAL CURB, A LANDSCAPE BETWEEN CURB & ROAD DESIGN, 5' SIDEWALK WITHIN RIGHT OF WAY, AND 10' BUFFER.
- CHARGE—RIGHT OF WAY NORTH TO PROVIDE A LANDSCAPE AND SIDEWALK ADJACENT WITH THIS CHANGE. (NOTE: LOT INSIDE HALL CHARGE)
- 9.9: MOVE BUTTERFLY STREET ACROSS TO BLOCK 1, LOT 2R BLOCKS AND LOTS 10-12 BLOCK 2. (NOTE: LOT INSIDE HALL CHARGE)
- 9.10: AND SIX FOOT WIDE PATHWAY THROUGH BLOCK 4, LOT 6, BLOCK 2, LOT 5, LOT 6, LOT 7, LOT 8, LOT 9, LOT 10-12 BLOCK 2, LOT 13 WAS LOST DUE TO LOT CONTIGUATION CHANGE AND BLOCK 1, LOT 10 WAS ACACUANT TO THE LOT 10-12 BLOCK 2. BUTTERFLY ADDRESS INCLUDING SIDEWALKS, THIS WAS HALLWAY WAS ADDED.

[illegible]CLARK PLACE
SUBDIVISION

LOCATED IN THE SE 1/4 OF THE NE 1/4 OF SECTION 3,
TOWNSHIP 2 NORTH, RANGE 1 WEST, BOISE MERIDIAN
CITY OF KUNA, ADA COUNTY, IDAHO. 2025

11

- [illegible]



SCALE 1/8" = 24" X 36" SHEET

LEGEND:

---	BOUNDARY LINE
---	LOT LINE
---	G-SETBACK LINE
---	EASEMENT
---	CENTERLINE R/W
---	CLUB HOUSE



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

May 20, 2025

RE ONE, LLC
PO BOX G
POCATELLO ID 83205-0027

Re: Change in Ownership for Water Right No(s): 63-18686

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)287-4921.

Sincerely,

Debra Mansfield
Technical Records Specialist 1

Enclosure(s)

IDAHO DEPARTMENT OF WATER RESOURCES
Proof Report

5/19/2025

Water Right 63-18686

Owner Type **Name and Address**
Current Owner RE ONE, LLC
 PO BOX G
 POCATELLO, ID 83205-0027

Original Owner JOSEPH J GUIDO
 7015 S TEN MILE
 MERIDIAN, ID 83642
 (208) 336-0587

Original Owner CATHY GUIDO
 7744 BELLA TERRA
 MERIDIAN, ID 83642
 (208) 895-8700

Priority Date: 6/30/1945

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>
DOMESTIC	1/01	12/31	0.060 CFS	
	<u>Total Diversion</u>		0.060 CFS	

Source and Point(s) of Diversion:

GROUND WATER SESENE Sec. 3, Twp 02N, Rge 01W, ADA County

Place Of Use:

DOMESTIC within ADA 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
02N	01W	3				X													

Conditions of Approval:

1. N13 THE QUANTITY OF WATER UNDER THIS RIGHT SHALL NOT EXCEED 13,000 GALLONS PER DAY.
2. N11 THE QUANTITY OF WATER DECREED FOR THIS WATER RIGHT IS NOT A

IDAHO DEPARTMENT OF WATER RESOURCES
Proof Report

5/19/2025

3. C18 DETERMINATION OF HISTORICAL BENEFICIAL USE.
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.
4. PARCEL NO. S1303141900 STOCKWATER, 6 HORSES

Dates and Other Information:

Decreed Date: 2/14/2000
Civil Case Number: 39576
Judicial District: FIFTH
State or Federal: S
Water District Number: TBD
Mitigation Plan: False

Combined Use Limits:

N/A

SubCase:

N/A

Water Supply Bank:

N/A

Mansfield, Debra

From: Mansfield, Debra
Sent: Thursday, May 15, 2025 12:03 PM
To: garyclark100@icloud.com
Subject: Water Right Ownership – Permit No. 63-34848
Attachments: Received Notice of Change in Water Right Ownership, Permit No. 63-34848.pdf;
63-18686, IDWR Proof Report.pdf

Good afternoon,

I am following up on your Notice of Change in Water Right Ownership for Permit No. 63-34848. Attached are your submitted materials for reference.

This permit is for Canyon County, City of Kuna (Sec. 03, T04N, R02W, SWSE QQ & SESE QQ) with a Beneficial Use of Aesthetic Storage. However, the Trustees Deed and maps provided describe a property in Ada County, City of Meridian (Sec. 03, T02N, R01W, SENE QQ), which corresponds to Water Right 63-18686. I have attached a water right report for this water right, for your reference.

Would you like the Department to update your Notice to Water Right 63-18686, or do you have documentation matching the Kuna property? Please confirm how you would like to proceed.

If no response is received within 14 days, I will reach out via USPS.

Thank you,

Debra Mansfield | Technical Records Specialist 1
IDWR – State Office
322 E Front St, Boise ID 83702-7371
(208) 287-4921 | Debra.Mansfield@idwr.idaho.gov

RECEIVED

MAY 02 2025

DEPARTMENT OF
WATER RESOURCES

April 30, 2025

Julie Adams
Technical Records Specialist 1
Idaho Department of Water Resources
322 E. Front Street
Boise, ID 83720

Subject: Change in Water Right Ownership
Newberry Development, LLC (Dale Newberry) transfer to
RE ONE LLC (Gary Clark) – Clark Place Subdivision
Permit No. 63-34848

Dear Julie:

Enclosed please find the following Idaho Department of Water Resource (IDWR) documents related to the transfer of water right, Permit No. 63-34848, from Newberry Development, LLC (c/o Dale Newberry) to RE ONE LLC (Gary Clark manager):

Notice of Change in Water Right Ownership

Warranty Deed
Legal Description
Plat Map
\$25 Filing Fee

Statement of Completion

Photo of Boise Project Harris Canal Head Gate
\$50 Filing Fee

Request for Extension of Time

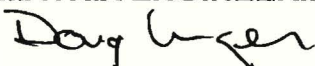
\$50 Filing Fee

[Matrix Engineering check no. 7564 in the amount of \$125.00 enclosed for payment of the filing fees]

Permit No. 63-34848 will provide irrigation supply water for an 88-lot residential subdivision in the City of Kuna, property owned by RE ONE LLC. The name of the pending development will be referenced as Clark Place Subdivision. Documents, including the preliminary plat and engineering construction documents, are currently being prepared associated with this project.

Please process the attached IDWR documents associated with the transfer of water right Permit No. 63-34848 to RE ONE LLC at your earliest convenience. Please contact either Elwin Butler, P.E. (phone no. 208.739.8668) or me if you have any questions or require additional substantiation.

Sincerely,
MATRIX ENGINEERING, INC.



Doug Unger, P.E.
Elwin Butler, P.E.

enclosure: as noted

cc: Gary Clark
P.O. Box G95
Pocatello, ID 83205