

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED

MAR 27 2025

NOTICE OF CHANGE IN WATER RIGHT OWNERSHIP

IDWR / NORTH

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?
85-11211	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: B Lee Monroe, Helen Monroe
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Central Idaho Land L.L.C.
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or
- 14325 Garden Gulch Rd Culdesac, ID 83524
Mailing address City State Zip
- 208-843-2551 buckboyer@hotmail.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: 02/07/2025
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:  Manager 3/18/25
Signature of new owner/claimant Title, if applicable Date
Brandon Boyer
Print name

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

Print name

For IDWR Office Use Only:

Received by MB Date 3/27/25 Receipt No. N045319 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 MB Date 6/18/25

27003

Instrument # 845285

NEZ PERCE COUNTY

12-18-2018 11:43:49 AM No. of Pages: 6

Recorded for : LAND TITLE

PATTY WEEKS

Ex-Officio Recorder Deputy *Cindy S. Deampo* Fee: 22.00

Index to: WARRANTY

WARRANTY DEED

ROBERT L. MONROE, also Known as Bob Monroe, as Successor Trustee of THE MONROE 2007 REVOCABLE LIVING TRUST, "Grantor," for and in consideration of \$10.00 and other good and valuable consideration, grants and conveys to CENTRAL IDAHO LAND L.L.C., an Idaho limited liability company, "Grantee," the property described below, all of which is located in Nez Perce County, State of Idaho, to wit:

See Attached Exhibit "A."

SUBJECT TO:

Right of Way Easement including its terms, covenants and provisions as disclosed by Instrument:

To: Pacific Northwest Bell Telephone Company

Recorded: June 29, 1965

Instrument No. 310323, records of Nez Perce County, Idaho

Affects Parcel 5

Easement including its terms, covenants and provisions as disclosed by Instrument:

To: U.S. West Communications, Inc.

Recorded: January 11, 1993

Instrument No. 568720, records of Nez Perce County, Idaho

Affects Parcel 5

Memorandum of Assignment of Tenants' Interests in Leases, including any provisions and limitations thereof:

Recorded: December 1, 1997

Instrument No. 626697, records of Nez Perce County, Idaho

Right, title and interest of K & S Farms, Inc. and Key Bank National Association as disclosed by Assignment of Tenant's Interests in Leases, including any provisions and limitations thereof:

Recorded: December 30, 1998

Instrument No. 639569, records of Nez Perce County, Idaho

WARRANTY DEED-1

READ AND APPROVED

[Handwritten signatures: BB, JLB, and others]

Right, title and interest of L & R Farms, Inc. and Key Bank National Association as disclosed by Assignment of Tenant's Interests in Leases, including any provisions and limitations thereof:

Recorded: December 30, 1998

Instrument No. 639570, records of Nez Perce County, Idaho

Right, title and interest of Larry Boyer Land and Cattle and Key Bank National Association as disclosed by Assignment of Tenant's Interests in Leases, including any provisions and limitations thereof:

Recorded: December 30, 1998

Instrument No. 639571, records of Nez Perce County, Idaho

Right, title and interest of S & L Farms, Inc. and Key Bank National Association as disclosed by Assignment of Tenant's Interests in Leases, including any provisions and limitations thereof:

Recorded: December 30, 1998

Instrument No. 639572, records of Nez Perce County, Idaho

All rights of way for public utilities and public roads as the same now exist over and across the herein described property.

TOGETHER WITH ALL AND SINGULAR the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, claim or demand whatsoever of the Grantor either in law or equity of, in and to the above described and bargained premises.

TO HAVE AND TO HOLD the said premises above bargained and described with the appurtenances, unto the Grantee, its successors and assigns, forever.

AND the Grantor, for himself, his successors and assigns, does covenant, grant, bargain and agree to and with the Grantee, its successors and assigns, that at the time of the ensealing and delivery of these presents he is well seized of the premises conveyed as of good, sure, perfect, absolute and indefeasible estate of inheritance in law, in fee simple, and has good right, full power and lawful authority to grant, bargain, sell and convey the same in the manner and form aforesaid; and that the same are free and clear of all former or other grants, bargains, sales, liens, taxes, assessments and encumbrances of any kind whatsoever, except those stated above.

AND the Grantor shall and will warrant and forever defend the above bargained premises in the quiet and peaceable possession of the Grantee, its successors and assigns, against all and every person or persons lawfully claiming title, or to claim the whole or any part thereof.

Clements, Brown & McNichols, P.A., prepared this Warranty Deed on behalf of Grantee.

Grantor acknowledges that Clements, Brown & McNichols, P.A. does not represent Grantor in this transaction. It is the responsibility of Grantor to determine whether or not the terms of this Warranty Deed satisfy his interests and to obtain any independent legal counsel he desires.

The Grantee's address is: CENTRAL IDAHO LAND L.L.C.
24676 Garden Gulch Road
Culdesac, ID 83524

DATED this 13 day of December, 2016.

GRANTOR: THE MONROE 2007 REVOCABLE LIVING TRUST

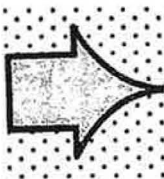

ROBERT L. MONROE, Also Known as Bob Monroe, Successor Trustee

STATE OF IDAHO)
County of Twin Falls)



On this 13 day of December, in the year of 2016, before me, a Notary Public in and for the State of Idaho, personally appeared ROBERT L. MONROE, also Known as Bob Monroe, known or identified to me to be the person whose name is subscribed to the within instrument as Successor Trustee of THE MONROE 2007 REVOCABLE LIVING TRUST, and acknowledged to me that he executed the same as such Successor Trustee.

NOTARIZE



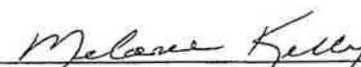

Notary Public, State of Idaho
Residing at Kimberly
My appointment expires: 12/15/2021

EXHIBIT "A"**PARCEL 1:**

That part of the North Half of the Southeast Quarter (N 1/2 SE 1/4) of Section Thirty-four (34), Township Thirty-six (36) North of Range Three (3) West of Boise Meridian, described as follows:

Commencing at the Southeast Corner of said North Half of said Southeast Quarter of said Section 34, running thence Westerly on the South line of said North Half of the said Southeast Quarter a distance of 500 feet to a point; thence Northeasterly to a point on the East line of said North Half of said North Half of said Southeast Quarter, which point is 324 feet North on said East line from the Point of Beginning; thence South on said East line of said North Half of said Southeast Quarter a distance of 324 feet to the Point of Beginning.

PARCEL 2:

Government Lots 8, 9, 24, and 25 of Section 5, and Government Lots 16, 17, 18, 19, 20, 21, 34, 35, and 36 of Section 6, all in Township 35 North, Range 3 W.B.M.

PARCEL 3:

That part of Lots Twenty-three and Twenty-six (23 & 26), Section Five (5), Township Thirty-five (35) North, Range Three (3), W.B.M., lying West of the line fence as it now exists between land farmed by the grantors and the lands of the grantee, containing two (2) acres, more or less, which parcel of land is also described as follows:

Commencing at the point on the West line of said Lot 26, which point is 1170 feet, more or less, North of the Southwest Corner of said Lot 26 where the line fence as it now exists, deviates Easterly from said West line, which point of deviation is the Point of Beginning; thence Northerly along said fence line 1500 feet, more or less, to a point where said fence line intersects the West line of said Lot 23; thence Southerly along the West line of said Lots 23 and 26 to the Point of Beginning.

PARCEL 4:

Commencing at the Northeast Corner of the South Half of the Southeast Quarter of Section 34, Township 36 North of Range 3 West of the Boise Meridian, thence Westerly along the North boundary line of said South Half of the Southeast Quarter a distance of 500 feet to a point, which point is the True Point of Beginning, thence South a distance of 25 feet to a point, thence Westerly and parallel to the North boundary line of said South Half of the Southeast Quarter to a point on the West boundary line of said South Half of the Southeast Quarter, thence Northerly a distance of 25 feet to the Northwest Corner of said South Half of the Southeast Quarter, thence Easterly along the North boundary line of said South Half of the Southeast Quarter to the Point of Beginning, the same being a part of the South Half of the Southeast Quarter of Section 34, Township 36 North of Range 3 West of the Boise Meridian.

PARCEL 5:

Township 36 North, Range 3 West of the Boise Meridian, Nez Perce County, Idaho

Section 34: The East Half of the Northeast Quarter of the Northeast Quarter, the East Half of the West Half of the Northeast Quarter of the Northeast Quarter and the Southeast Quarter of the Northeast Quarter.

Section 35: The Southwest Quarter of the Northwest Quarter and the West Half of the Southwest Quarter.



IDAHO DEPARTMENT OF
WATER RESOURCES

Northern Region • 7600 N Mineral Drive, Suite 100 • Coeur D'Alene, ID 83815-7763
Phone: 208-762-2800 • Fax: 208-762-2819 • Email: northerninfo@idwr.idaho.gov • Web: idwr.idaho.gov

Governor Brad Little

Director Mathew Weaver

June 18, 2025

CENTRAL IDAHO LAND LLC
24325 GARDEN GULCH RD
CULDESAC ID 83524-6212

Re: Change in Ownership for Water Right Nos: 85-11211 & 85-15765

Dear Water Right Holder:

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 208-762-2800.

Sincerely,

Micki Bowman
Administrative Assistant 1

Enclosure(s)

Bowman, Micki

From: John.Ellersick@raboag.com
Sent: Thursday, March 27, 2025 1:23 PM
To: Bowman, Micki
Cc: Jessie.Stanley@rabo.com
Subject: RE: Ownership Changes Central Idaho Land LLC
Attachments: 150985.pdf; 912476.pdf; 912475.pdf; 902742.pdf; 151388.pdf; 902714.pdf; 151387.pdf; 150978.pdf; 905890.pdf; 902715.pdf; 151362.pdf

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.

Micki,

Please see all deeds from the Boyers into Central Idaho Land, this is all property Rabo holds as security to our mortgage that was provided to you with the water right transfer paperwork. Please review and let me know if you need anything else.

The correct mailing address for Central Idaho Land LLC is:
24325 Garden Gulch Road
Culdesac, Idaho 83524
United States

Thank you,

John Ellersick
VP - Portfolio Manager

Rabo AgriFinance
400 Columbia Point Dr, Suite 301, Richland, WA 99352
Cell: (509)306-0802
Email: john.ellersick@raboag.com

From: Bowman, Micki <Micki.Bowman@idwr.idaho.gov>
Sent: Thursday, March 27, 2025 12:29 PM
To: Ellersick, J (John) <John.Ellersick@raboag.com>
Subject: Ownership Changes Central Idaho Land LLC

NOTE: This mail originated from outside the organisation

Micki Bowman | Administrative Assistant 1
Idaho Department of Water Resources
Northern Regional Office
7600 N Mineral Drive, Suite 100
Coeur d'Alene, ID 83815-7763
Phone (208) 762-2807