

RECEIVED

AUG 29 2024

WATER RESOURCES
WESTERN REGIONDEC 02 2024
Resubmitted
WATER RESOURCES
WESTERN REGIONSTATE OF IDAHO
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?
63-7864	Yes ☒	Yes ☐		Yes ☐	Yes ☐
63-35769	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: J. G. Collias; Lily Collias; James J. Gatziolis; M. K. Gatziolis Trust
3. New Owner(s)/Claimant(s): Name of current water right holder/claimant
GC Kuna Land, L.C., a Utah limited liability company; GC Kuna Land 2, L.C., a Utah limited liability company; and GC Kuna Land 3, L.C., a Utah limited liability company
- New owner(s) as listed on the conveyance document Name connector ☒ and ☐ or
- 201 S. Main Street, Suite 2000 Salt Lake City UT 84111
Mailing address City State Zip
(208) 246-8909 david@gardnercompany.net
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: April 18, 2023
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 # 63-7864

8. Signature: [Signature] Manager of KC Gardner Company, L.C., a Utah limited liability company, Manager of each Owner 8-23-2024
Signature of new owner/claimant Title, if applicable Date
Christen Gardner
Print name

Signature: _____
Signature of new owner/claimant Title, if applicable Date
12/2/24 71/04/2025 - W052804 \$100.00
CC W052281 2500 12/2/24
Print name

Received by CC Date 8-29-24 For IDWR Office Use Only: Receipt No. W052170 Receipt Amt. \$25.00 Refund 11/5
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 Sh Processed by Sh Date 11/4/2025

After Recording
Return to:

Geoffrey M. Wardle
Clark Wardle LLP
PO Box 639
Boise, ID 83701

ADA COUNTY RECORDER Trent Tripple
BOISE IDAHO Pgs=5 VICTORIA BAILEY
CLARK WARDLE LLP

2024-067665
11/26/2024 01:12 PM
\$15.00

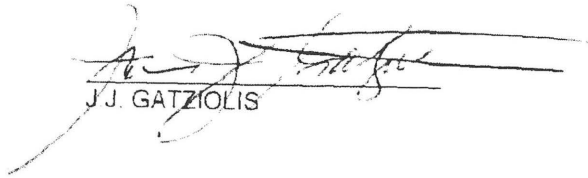
FOR RECORDING INFORMATION

**WATER RIGHTS QUITCLAIM DEED
(Water Right 63-7864)**

J.J. Gatziolis, M.K. Gatziolis Trust, and Timothy J. Collias, as Personal Representative for the Estate of Lily Collias, Deceased (collectively, "**Grantor**"), for good and valuable consideration, the receipt of which is hereby acknowledged, and in order to provide notice to the Idaho Department of Water Resources ("**IDWR**") of the within conveyance, does hereby REMISE, RELEASE, forever QUITCLAIM and ASSIGN unto GC Kuna Land, L.C., a Utah limited liability company, as to an undivided 64.80% interest as tenants in common, whose current address is 201 S. Main Street, Suite 2000, Salt Lake City, Utah 84111; and GC Kuna Land 2, L.C., a Utah limited liability company, as to an undivided 35.20% interest as tenants in common, whose current address is 201 S. Main Street, Suite 2000, Salt Lake City, Utah 84111 (collectively, "**Grantee**"), and to Grantee's successors and assigns forever, all of Grantor's right title and interest in and to that certain Water Right No. 63-7864 (the "**Water Right**"), as such Water Right applies to that certain real property located in Ada County, Idaho, more particularly described on **Exhibit A**, attached hereto and made a part hereof (the "**Property**").

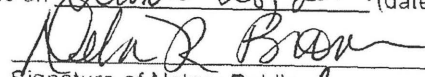
TO HAVE AND TO HOLD and all singular the herein described Water Right, together with its appurtenances unto the said Grantee, and its successors and assigns forever.

[end of text; signatures to follow]


J.J. GATZIOLIS

STATE OF ILLINOIS
County of COOK) ss.
)

This record was acknowledged before me on October 28, 2024 (date), by J. J. Gatzolis.


Signature of Notary Public
My commission expires Sept 12 2027



M.K. GATZIOLIS TRUST

By [Signature]

Name: _____, Trustee

JAMES GATZIOLIS, SUCCESSOR TRUSTEE

STATE OF Illinois)

) ss.

County of LaSalle)

This record was acknowledged before me on October 28, 2024 (date), by
JAMES GATZIOLIS, Trustee of M.K. Gatziolis Trust

[Signature]

Signature of Notary Public

My commission expires: Sept. 12, 2027



THE ESTATE OF LILY COLLIAS, DECEASED

By: _____

Timothy J. Collias

Personal Representative

STATE OF IDAHO)

) ss.

County of Ada)

This record was acknowledged before me on October 21, 2024 by Timothy J. Collias as Personal Representative of The Estate of Lily Collias, Deceased.



Signature of Notary Public

My commission expires: 5/31/2030

EXHIBIT A
Legal Description of Property

The South half of the Northeast quarter and the Southeast quarter of the Northwest quarter of Section 1, Township 1 North, Range 1 East of the Boise Meridian, in Ada County, Idaho.

Excepting therefrom that portion deeded to Ada County Highway District by Warranty Deed recorded May 5, 1972 as Instrument No. 805785, records of Ada County, Idaho.

ADA COUNTY RECORDER Trent Tripple
BOISE IDAHO Pgs=3 NIKOLA OLSON
TITLEONE BOISE

2023-022295
04/18/2023 03:13 PM
\$15.00

Recording requested by and return to:

Clark Wardle LLP
251 W. Front Street, Suite 310
Boise, Idaho 83702
21433450

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

SPECIAL WARRANTY DEED

For value received, the receipt and sufficiency of which is hereby acknowledged:

Collias Cattle Company LLC, an Idaho limited liability company ("**Grantor**")

does hereby bargain, sell and convey unto:

GC Kuna Land 3, L.C., a Utah limited liability company ("**Grantee**"), whose current mailing address is 201 South Main Street, Suite 2000, Salt Lake City, Utah 84111

the following described real property, located in Ada County, Idaho (the "**Property**"):

See **Exhibit A** attached hereto and made a part hereof.

TOGETHER WITH all improvements thereon and all tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining to the Property.

TO HAVE AND TO HOLD the Property unto Grantee and Grantee's successors and assigns forever. Grantor does hereby covenant to Grantee that (a) Grantor owns the Property in fee simple and (b) the Property is free from encumbrances done, made or suffered by Grantor, or any person claiming under Grantor except (a) general taxes and assessments, including utility assessments, for the current year, which are not yet due and payable; (b) matters of record; (c) matters that would appear from a careful survey or inspection of the Property; and (d) matters arising from the acts or omissions of Grantee or its agents; and that Grantor will warrant the same as to Grantor's own acts and none other, from all lawful claims whatsoever.

[end of text; signature page(s) follow]

DATED effective as of the date this Special Warranty Deed is recorded in the real property records of Ada County, Idaho.

"Grantor"

COLLIAS CATTLE COMPANY LLC, an Idaho limited liability company

By:


Stephanos J. Collias, Member

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)

County of Los Angeles)

On March 21 2023 before me, Raye Thomas Notary Public
(insert name and title of the officer)

personally appeared Stephanos J. Collias,
who proved to me on the basis of satisfactory evidence 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
in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the
foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Raye Thomas (Seal)

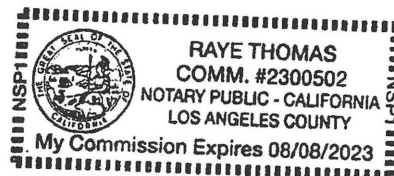


EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY

The North half of the Southeast quarter and the Northeast quarter of the Southwest quarter and the Southeast quarter of the Southeast quarter of Section 1, Township 1 North, Range 1 East, Boise Meridian, records of Ada County, Idaho.

Excepting therefrom that portion deeded to Ada County Highway District by Warranty Deed recorded May 3, 1972 as Instrument No. 804791, records of Ada County, Idaho.

Further Excepting therefrom the South 295 feet of the East 295 feet of the Southeast quarter of the Southeast quarter of Section 1, Township 1 North, Range 1 East, Boise Meridian, records of Ada County, Idaho.

ADA COUNTY RECORDER Phil McGrane
BOISE IDAHO Pgs=4 HEATHER LUTHER
ELAM AND BURKE

2021-101290
07/02/2021 01:22 PM
\$15.00

RECORDING REQUESTED BY:

Elam & Burke, P.A.
P.O. Box 1539
Boise, Idaho 83701

SPACE RESERVED FOR RECORDER'S USE

QUITCLAIM DEED

George J. Collias, Tim J. Collias and Stephanos J. Collias as Trustees of The Collias Family Trust created under agreement dated November 29, 1995, amended by the First Amendment to Trust Agreement Establishing the Collias Family Trust on April 7, 2016, and amended by the Second Amendment to Trust Agreement Establishing the Collias Family Trust on July 3, 2018 (Grantors), hereby quitclaim, transfer, and convey to Collias Cattle Company, LLC (Grantee), an Idaho limited liability company, whose current address is 5809 N. Cape Arago Place, Garden City, Idaho 83714-4049, all right, title, and interest of said Trust in and to the following real property situate in Ada County, Idaho, and more particularly described as:

North Half Southeast Quarter, Northeast Quarter Southwest Quarter,
Southeast Quarter Southeast Quarter, excepting two acres in Section 1,
Township 1 North Range 1 East, B.M.

with all appurtenances.

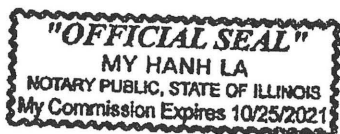
QUITCLAIM DEED - 1
(S Cole Road 118 acres Ada Parcel S210131000)

EXECUTED this 28 day of June, 2021.

George J. Collias
George J. Collias

STATE OF ILLINOIS)
 : ss.
County of Cook)

Signed and sworn to before me on the 28 day of June, 2021 by George J. Collias, as Trustee of the Collias Family Trust.



[Signature]
Notary Public for Illinois
My Commission Expires: 10/25/2021

EXECUTED this 2nd day of July, 2021.

Tim J. Collias

STATE OF IDAHO)
)
) ss.
County of Ada)

County of Ada)

On this 2nd day of July, 2021, before me, a notary public in and for said state, personally appeared Tim J. Collias, a Trustee of the Collias Family Trust, known or identified to me to be the person whose name is subscribed to the within and foregoing instrument, and acknowledged to me that he executed the same as Trustee.

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



Sandi David
NOTARY PUBLIC FOR IDAHO
My commission expires: 10/03/2023

QUITCLAIM DEED - 3

(S Cole Road 118 acres Ada Parcel S210131000)

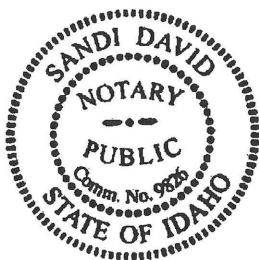
EXECUTED this 2nd day of July, 2021.

Stephanos J. Collias

County of Ada

On this 1st day of July, 2021, before me, a notary public in and for said state, personally appeared Stephanos J. Collias, a Trustee of the Collias Family Trust, known or identified to me to be the person whose name is subscribed to the within and foregoing instrument, and acknowledged to me that he executed the same as Trustee.

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



My commission expires: 10/1

My commission expires: 10/03/2023



00211733201600289360020029

GIFT DEED

THIS INDENTURE, made by Lily Collias also known as Lily Kepros Collias and John G. Collias, wife and husband ("Grantors").

WITNESSETH:

Grantors, in consideration of love and affection, do hereby gift, grant, quitclaim and convey, IN TRUST, to John G. Collias and Lily Kepros Collias, and any successor trustees, as trustees of the Collias Family Trust under agreement dated November 29, 1995, and as amended March 1, 2016 ("Grantee"), whose current address is 3811 W. Clement Road, Boise, Idaho 83704, all right, title and interest of the Grantors in and to the following described real property situate in Ada County, Idaho:

North Half Southeast Quarter, Northeast Quarter Southwest Quarter, Southeast Quarter Southeast Quarter, excepting two acres in Section 1, Township 1 North Range 1 East, B.M.

TOGETHER WITH all and singular the tenements, hereditaments and appurtenances thereunto belonging in anywise appertaining.

SUBJECT TO all taxes, liens, encumbrances, U.S. patent reservations, irrigation district assessments, subdivision restrictions, and public utility and other easements.

TO HAVE AND TO HOLD all and singular the said premises, together with the appurtenances, to be held, administered and distributed in accordance with the provisions of the Collias Family Trust.

IN WITNESS WHEREOF, Grantors have hereunto subscribed their names to this instrument this 7 day of April, 2016.

GRANTORS

Lily Kepros Collias
Lily Kepros Collias

John G. Collias
John G. Collias

Lily Kepros Collias
By Lily Kepros Collias, His Attorney in Fact

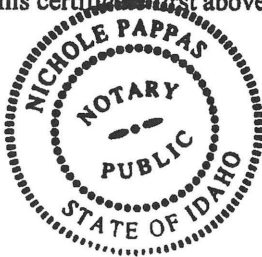
STATE OF IDAHO)

) ss.

County of Ada)

On this 7 day of April, 2016, before me, a Notary Public in and for said County and State, personally appeared Lily Collias also known as Lily Kepros Collias, Grantor, known or identified to me to be the person whose name is subscribed to the within and foregoing instrument, and acknowledged to me that she executed the same as Grantor for the purposes therein contained.

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



Nichole Pappas
NOTARY PUBLIC for Idaho
Residing at Mendocino
My Commission Expires 1/10/2018

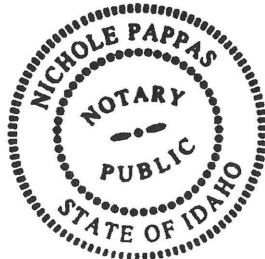
STATE OF IDAHO)

) ss.

County of Ada)

On this 7 day of April, 2016, before me, a Notary Public in and for said County and State, personally appeared Lily Collias also known as Lily Kepros Collias known or identified to me to be the person whose name is subscribed to the within and foregoing instrument as attorney in fact of John G. Collias, Grantor, and acknowledged to me that she subscribed the name of John G. Collias thereto as Grantor and her own name as attorney in fact.

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



Nichole Pappas
NOTARY PUBLIC for Idaho
Residing at Mendocino
My Commission Expires 1/10/2018

4844-3010-5390, v. 2

ADA COUNTY RECORDER Trent Tripple
BOISE IDAHO Pgs=2 NIKOLA OLSON
TITLEONE BOISE

2023-022287
04/18/2023 03:09 PM
\$15.00

Recording requested by and return to:

Clark Wardle LLP
251 W. Front Street, Suite 310
Boise, Idaho 83702

21433496

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

SPECIAL WARRANTY DEED

For value received, the receipt and sufficiency of which is hereby acknowledged:

Narragansett Properties LLC, a Delaware limited liability company ("**Grantor**")

does hereby bargain, sell and convey unto:

GC Kuna Land, L.C., a Utah limited liability company, as to an undivided 64.80% interest as tenants in common, whose current mailing address is 201 South Main Street, Suite 2000, Salt Lake City, Utah 84111; and

GC Kuna Land 2, L.C., a Utah limited liability company, as to an undivided 35.20% interest as tenants in common, whose current mailing address is 201 South Main Street, Suite 2000, Salt Lake City, Utah 84111 (collectively, "**Grantee**")

the following described real property, located in Ada County, Idaho (the "**Property**"):

The South half of the Northeast quarter and the Southeast quarter of the Northwest quarter of Section 1, Township 1 North, Range 1 East of the Boise Meridian, in Ada County, Idaho.

Excepting therefrom that portion deeded to Ada County Highway District by Warranty Deed recorded May 5, 1972 as Instrument No. 805785, records of Ada County, Idaho.

TOGETHER WITH all improvements thereon and all tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining to the Property.

TO HAVE AND TO HOLD the Property unto Grantee and Grantee's successors and assigns forever. Grantor does hereby covenant to Grantee that (a) Grantor owns the Property in fee simple and (b) the Property is free from encumbrances done, made or suffered by Grantor, or any person claiming under Grantor except (a) general taxes and assessments, including utility assessments, for the current year, which are not yet due and payable; (b) matters of record; (c) matters that would appear from a careful survey or inspection of the Property; and (d) matters arising from the acts or omissions of Grantee or its agents; and that Grantor will warrant the same as to Grantor's own acts and none other, from all lawful claims whatsoever.

[end of text; signature page(s) follow]

DATED effective as of the date this Special Warranty Deed is recorded in the real property records of Ada County, Idaho.

GRANTOR:

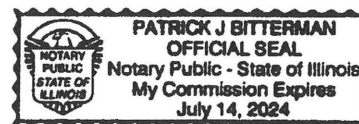
NARRAGANSETT PROPERTIES, LLC,
a Delaware limited liability company

By: 
James J. Gatziolis, Manager

STATE OF ILLINOIS)
) ss
County of Cook)

This instrument was acknowledged before me on March 28, 2023 by James J. Gatziolis as a Member of Narragansett Properties LLC.


Signature of Notary Public



ACS-150375

ADA COUNTY RECORDER J. DAVID NAVARRO
BOISE IDAHO 01/23/06 09:50 AM
DEPUTY Pati Thompson
RECORDED-REQUEST OF
Quarles & Brady

AMOUNT 9.00 3

106011149

TRUSTEES' DEED

THIS AGREEMENT, made this 29th day of December, 2005, between JAMES J. GATZIOLIS, not individually but solely as Trustee of the MATINA GATZIOLIS TRUST dated February 26, 1976, as amended ("Grantor"), 500 West Madison Street, 37th Floor, Chicago, Illinois 60661 and NARRAGANSETT PROPERTIES LLC, a Delaware limited liability company, 500 West Madison Street, 37th Floor, Chicago, Illinois 60661 ("Grantee");

Successor

ADA COUNTY RECORDER J. DAVID NAVARRO
BOISE IDAHO 04/10/06 04:42 PM
DEPUTY Neava Haney
RECORDED-REQUEST OF
First American

AMOUNT 9.00 3



106054911

Re-Record

WITNESSETH: The Grantor in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, receipt whereof is hereby acknowledged, and in pursuance of the power and authority vested in the Grantor as said Trustee and of every other power and authority the Grantor hereto enabling, does hereby convey and quitclaim unto Grantee, in fee simple, the real estate the legal description for which is attached as Exhibit A, together with the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining.

TO HAVE AND TO HOLD said premises forever.

Tax Parcel Numbers: S1434427810; S2114310000; S2006231100; S1434410000; S2015240500; S2101130000; S2113210000.

Dated this 29th day of December, 2005.

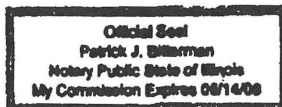

JAMES J. GATZIOLIS, Trustee
Successor

THIS TRUSTEE'S DEED IS BEING RE-RECORDED FOR PURPOSES OF CORRECTING THE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT A.

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO
HEREBY CERTIFY that JAMES J. GATZIOLIS, personally known to me to be the same
person whose name is subscribed to the foregoing instrument, appeared before me this
day in person, and acknowledged that he signed, sealed and delivered the said instrument
as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 29th day of December, 2005.




NOTARY PUBLIC

This instrument was prepared by Patrick J. Bitterman, Esq., Quarles & Brady LLP, 500
West Madison, 37th Floor, Chicago, Illinois 60661

MAIL TO:
Patrick J. Bitterman
Quarles & Brady LLP
500 West Madison Street, 37th Floor
Chicago, IL 60661

SEND SUBSEQUENT TAX BILLS TO:
James J. Gatzolis
Quarles & Brady LLP
500 West Madison Street, 37th Floor
Chicago, IL 60661

EXHIBIT A

PARCEL I: THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 2 NORTH, RANGE 1 EAST OF THE BOISE MERIDIAN, IN ADA COUNTY, IDAHO. LESS AND EXCEPTING THEREFROM, THAT PORTION DEEDED TO ADA COUNTY HIGHWAY DISTRICT IN WARRANTY DEED RECORDED APRIL 25, 1996, AS INSTRUMENT NO. 96034157, ADA COUNTY RECORDS.

PARCEL II: THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 1 NORTH, RANGE 1 EAST OF THE BOISE MERIDIAN, IN ADA COUNTY, IDAHO.

PARCEL III: LOT 5. THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 1 NORTH, RANGE 2 EAST OF THE BOISE MERIDIAN, IN ADA COUNTY, IDAHO.

PARCEL IV: THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 2 NORTH, RANGE 1 EAST OF THE BOISE MERIDIAN, IN ADA COUNTY, IDAHO. LESS AND EXCEPTING THEREFROM, THAT PORTION DEEDED TO ADA COUNTY IN QUITCLAIM DEED RECORDED MAY 4, 1972, AS INSTRUMENT NO. 804986, ADA COUNTY RECORDS.

PARCEL V: THE WEST HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 1 NORTH, RANGE 2 EAST OF THE BOISE MERIDIAN, IN ADA COUNTY, IDAHO.

PARCEL VI: THE SOUTH HALF OF THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 1 NORTH, RANGE 1 EAST OF THE BOISE MERIDIAN, IN ADA COUNTY, IDAHO.

PARCEL VII: THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER AND THE NORTH HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 1 NORTH, RANGE 1 EAST OF THE BOISE MERIDIAN, IN ADA COUNTY, IDAHO.

Tax Parcel Numbers: S1434427810; S2114310000; S2006231100; S1434410000; S2015240500; S2101130000; S2113210000.

QBCH1421488.1

STATE OF IDAHO, COUNTY OF ADA
I, J. David Navarro, Recorder for Ada County, do hereby certify that the Annexed is a full, true and correct copy of the No. 49629 14199 as it appears on record in Book 5 of 14199 Page 206 Records of Ada County, State of Idaho.
IN WITNESS WHEREOF, I have set my hand and affixed my official seal this 28th day of March 2006
J. DAVID NAVARRO, Recorder
By [Signature] Deputy

ADA COUNTY RECORDER J. DAVID NAVARRO
BOISE IDAHO 01/23/06 09:50 AM
DEPUTY Pati Thompson
RECORDED - REQUEST OF
Quarles & Brady

AMOUNT 9.00 3



TRUSTEES' DEED

THIS AGREEMENT, made this 29th day of December, 2005, between JAMES J. GATZIOLIS, not individually but solely as Trustee of the MATINA GATZIOLIS TRUST dated February 26, 1976, as amended ("Grantor"), 500 West Madison Street, 37th Floor, Chicago, Illinois 60661 and NARRAGANSETT PROPERTIES LLC, a Delaware limited liability company, 500 West Madison Street, 37th Floor, Chicago, Illinois 60661 ("Grantee");

WITNESSETH: The Grantor in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, receipt whereof is hereby acknowledged, and in pursuance of the power and authority vested in the Grantor as said Trustee and of every other power and authority the Grantor hereto enabling, does hereby convey and quitclaim unto Grantee, in fee simple, the real estate the legal description for which is attached as Exhibit A, together with the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining.

TO HAVE AND TO HOLD said premises forever.

Tax Parcel Numbers: S1434427810; S2114310000; S2006231100; S1434410000; S2015240500; S2101130000; S2113210000.

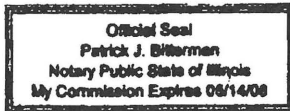
Dated this 29th day of December, 2005.


JAMES J. GATZIOLIS, Trustee

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that JAMES J. GATZIOLIS, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 29th day of December, 2005.




NOTARY PUBLIC

This instrument was prepared by Patrick J. Bitterman, Esq., Quarles & Brady LLP, 500 West Madison, 37th Floor, Chicago, Illinois 60661

MAIL TO:
Patrick J. Bitterman
Quarles & Brady LLP
500 West Madison Street, 37th Floor
Chicago, IL 60661

SEND SUBSEQUENT TAX BILLS TO:
James J. Gatzolis
Quarles & Brady LLP
500 West Madison Street, 37th Floor
Chicago, IL 60661

EXHIBIT A

PARCEL I: THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 2 NORTH, RANGE 1 EAST OF THE BOISE MERIDIAN, IN ADA COUNTY, IDAHO.

PARCEL II: THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 1 NORTH, RANGE 1 EAST OF THE BOISE MERIDIAN, IN ADA COUNTY, IDAHO.

PARCEL III: LOT 5. THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 1 NORTH, RANGE 2 EAST OF THE BOISE MERIDIAN, IN ADA COUNTY, IDAHO.

PARCEL IV: THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 2 NORTH, RANGE 1 EAST OF THE BOISE MERIDIAN, IN ADA COUNTY, IDAHO.

PARCEL V: THE WEST HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 1 NORTH, RANGE 2 EAST OF THE BOISE MERIDIAN, IN ADA COUNTY, IDAHO.

PARCEL VI: THE SOUTH HALF OF THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 1 NORTH, RANGE 1 EAST OF THE BOISE MERIDIAN, IN ADA COUNTY, IDAHO.

PARCEL VII: THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER AND THE NORTH HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 1 NORTH, RANGE 1 EAST OF THE BOISE MERIDIAN, IN ADA COUNTY, IDAHO.

Tax Parcel Numbers: S1434427810; S2114310000; S2006231100; S1434410000; S2015240500; S2101130000; S2113210000.

QUITCLAIM DEED

7706240

For Value Received

MATINA GATZIOLIS, married to JOHN J. GATZIOLIS, of the County of Cook, State of Illinois

302 833

do hereby convey, release, remise and forever quit claim unto

MATINA GATZIOLIS as Trustee of the MATINA GATZIOLIS Trust Under Agreement dated February 26, 1976, of the County of Cook, State of Illinois

the following described premises, to-wit:

The South Half of the Northeast Quarter and the Southeast Quarter of Northwest Quarter of Section 1, Township 1 North, Range 1, East Boise Meridian, and Northeast Quarter of Southeast Quarter of Section 34, Township 2 North, Range 1, East of the Boise Meridian, Ada County, State of Idaho

And the Southwest Quarter of Section 4 of Township 2 North, Range 1, West of the Boise Meridian, less 15 rods in width off the south side of said Southwest Quarter

Also an undivided one-tenth interest in and to a certain lateral water ditch constructed by W. A. Peterson for the purpose of conveying water from Mason Creek drop which is known as the Ridenbaugh Ditch to Indian Creek for the purpose of irrigating farms along the line of said lateral ditch and to his land, together with all water rights, ditches, ditch rights and rights of way of every nature used in connection with the above described property.

The Grantor herein certifies that the property conveyed hereby is not Homestead property.

together with their appurtenances.

Dated:

FEBRUARY 1977

Matina Gatzolis

MATINA GATZIOLIS

Illinois

STATE OF ILLINOIS, COUNTY OF Cook
On this day of February 1977,
before me, a notary public in and for said State, personally
appeared

MATINA GATZIOLIS

known to me to be the person whose name is
subscribed to the within instrument, and acknowledged to
me that executed the same.

Mary E. Steele
Notary Public

Residing at: CHICAGO, ILLINOIS
Comm. Expires 3/6/79

STATE OF IDAHO, COUNTY OF Ada
I hereby certify that this instrument was filed for record at
the request of *James Gatzolis*
at 00 minutes past 11 o'clock
this 11th day of Feb
1977 in my office, and duly recorded in Book
of Deeds at page

CLARENCE A. PLANTING

Ex-Officio Recorder

By *Helma E. Nickel* Deputy
Fees \$100
Mail to:

INSTRUMENT NO.

BOOK 481 PAGE 184

THIS INDENTURE, Made the 17th day of August, in the year of our Lord one thousand nine hundred and Sixty-one, between GEORGE KEPROS and FANNIE KEPROS, husband and wife, of the County of Ada, State of Idaho, the parties of the first part, and MATINA GATZIOLIS of the County of Ada, State of Idaho, the party of the second part, Witnesseth:

That the said parties of the first part, for and in consideration of the love, affection and duty which the said parties of the first part has and bears unto the said party of the second part, as also for the better maintenance, support, protection, and livelihood of the said party of the second part, do by these presents give, grant, alien, and confirm unto the said party of the second part, and to her heirs and assigns forever, all of the following described real estate, situated in _____, County of Ada, State of Idaho, to-wit:

South Half of Northeast Quarter, Southeast Quarter of Northwest Quarter of Section 1, Township 1 North Range 1 East B.M., and Northeast Quarter of Southeast Quarter of Section 34, Township 2 North Range 1 East, B.M.

And the Southwest Quarter of Section 4 of Township 2 North, Range 1 West B.M., less 15 rods in width off the south side of said Southwest Quarter.

Also commencing at the Northeast corner of the Northwest Quarter of Section 9, Township 2 North, Range 1 West of Boise Meridian; thence North on the half section line fifteen (15) rods; thence west at right angles fifty (50) rods; thence South at right angles thirty (30) rods; thence Northeasterly on a straight line to the place of beginning;

Also an undivided one-tenth interest in and to a certain lateral water ditch constructed by W. A. Peterson for the purpose of conveying water from Mason Creek drop which is known as the Ridenbaugh Ditch to Indian Creek for the purpose of irrigating farms along the line of said lateral ditch and to his land, together with all water rights, ditches, ditch rights and rights of way of every nature used in connection with the above described property.

First parties have heretofore conveyed all of their right, title and interest to said property to Matina Gatzolis in a Deed of Gift dated September 8, 1955, but reserved in said Deed a life estate. This Deed of Gift extinguishes the life estate and all first parties' right, title, and interest is herein conveyed in absolute fee simple to Matina Gatzolis.

Together, With all and singular, the tenements, hereditaments, and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues, and profits thereof, and the rents and profits thereof shall be applied to her sole and separate use.

BOOK 481 PAGE 185

To Have and to Hold, All and singular the said premises, together with the appurtenances, unto the said part Y... of the second part, ... heirs and assigns forever, as the separate property of the said second part Y... and not in anywise community property.

In Witness Whereof, the said part 1 & 2 of the first part have hereunto set their hand... and seal... the day and year first above written.

Signed, Sealed and Delivered in Presence of

 _____ (SEAL)
 _____ Fannie Kepros (SEAL)

STATE OF IDAHO,
 County of Ada ss.

On this 17th day of August, in the year 1961, before me,

Carl P. Burke, Notary Public,

in and for said State, personally appeared GEORGE KEPROS and FANNIE KEPROS, husband and wife,

known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that they 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.

 Notary Public for the State of Idaho,

Boise

Residing at _____, Idaho.

✓ No. 509353

DEED OF GIFT

George Kepros

TO

Martina Satpishin

Dated _____, 1961

STATE OF IDAHO,

County of Ada ss.

I hereby certify that this instrument was filed for record at request of

Elaine Burke & J. J. Jorgensen,

at 5 minutes past 4

o'clock A.M., this 18th day

of Aug., A.D. 1961.

in my office, and duly recorded in Book

_____ of _____ at page.

Vicki L. Jorgensen

Ex-Officio Recorder.

By F. J. Jorgensen Deputy.

Fees \$ 2.10

Mailed to George H. Kepros

611 West - Boise

STANDARD CO. PRINTED & BOUND BY

Geoffrey M. Wardle

From: Franklin G Lee <FrankLee@givenspursley.com>
Sent: Tuesday, November 12, 2024 8:10 AM
To: Geoffrey M. Wardle
Cc: Sara Cousineau; sjcollias@eqdbt.com; colliasbpc@gmail.com; geocollias@aol.com
Subject: FW: Sale of Kuna-Mora Properties [GP-DMS.016036.0002.FID1004187]
Attachments: Quitclaim Deed - Water Right 63-7864 (to GC Kuna Land GC Kuna Land 2) - partially executed_18604331_2.pdf

Geoff:

The Collias family never entered into any probate for J. G. Collias. He passed at the age of 98 with his wife of 70 years getting everything without any process, so nobody bothered to probate his estate. That is an admirable execution of an estate plan.

The Collias sons are not itching to open a probate of J. G. Collias' estate over this water right if they don't have to.

We should be able to find to get this done without a probate. I imagine there is a deed where Collias transferred the real property related to this water right, and that typically does it.

Franklin G. Lee
GIVENS PURSLEY LLP
601 West Bannock Street, Boise, Idaho 83702
main 208-388-1200
direct 208-388-1243
franklee@givenspursley.com
www.givenspursley.com

From: Sara Cousineau <scousineau@clarkwardle.com>
Sent: Friday, November 8, 2024 1:51 PM
To: Franklin G Lee <FrankLee@givenspursley.com>; Wanda White <wandawhite@givenspursley.com>
Cc: Geoffrey M. Wardle <gwardle@clarkwardle.com>; sjcollias@eqdbt.com; colliasbpc@gmail.com; geocollias@aol.com
Subject: RE: Sale of Kuna-Mora Properties [GP-DMS.016036.0002.FID1004187]

EXTERNAL

Frank,

We still need the signature page on the 63-7864 deed on behalf of J.G. Collias. Once we have that we can record the deeds.

Thanks,

Sara C. Cousineau, Paralegal
251 E Front Street, Suite 310 | PO Box 639 | Boise, Idaho 83701

From: Franklin G Lee <FrankLee@givenspursley.com>

Sent: Friday, October 25, 2024 4:49 PM

To: Sara Cousineau <scousineau@clarkwardle.com>; Wanda White <wandawhite@givenspursley.com>

Cc: Geoffrey M. Wardle <gwardle@clarkwardle.com>; sjcollias@eqdbt.com; colliasbpc@gmail.com; geocollias@aol.com; James Gatziolis <jgatziolis@gmail.com>

Subject: RE: Sale of Kuna-Mora Properties [GP-DMS.016036.0002.FID1004187]

Sara:

I believe that Jim Gatziolis is working directly with Geoff Wardle on those signatures.

Franklin G. Lee

GIVENS PURSLEY LLP

601 West Bannock Street, Boise, Idaho 83702

main 208-388-1200

direct 208-388-1243

franklee@givenspursley.com

www.givenspursley.com

From: Sara Cousineau <scousineau@clarkwardle.com>

Sent: Friday, October 25, 2024 4:47 PM

To: Wanda White <wandawhite@givenspursley.com>

Cc: Geoffrey M. Wardle <gwardle@clarkwardle.com>; Franklin G Lee <FrankLee@givenspursley.com>; sjcollias@eqdbt.com; colliasbpc@gmail.com; geocollias@aol.com

Subject: RE: Sale of Kuna-Mora Properties [GP-DMS.016036.0002.FID1004187]

EXTERNAL

Hi Wanda,

We received the originals of the deeds. I see that they are only executed on behalf of Stephanos Collias and the Estate of Lily Collias. Will we be receiving the remaining signatures?

Thank you,

Sara C. Cousineau, Paralegal

251 E Front Street, Suite 310 | PO Box 639 | Boise, Idaho 83701

scousineau@clarkwardle.com | Direct 208.388.0035 | Fax 208.388.1001

From: Wanda White <wandawhite@givenspursley.com>

Sent: Thursday, October 24, 2024 4:28 PM

To: Geoffrey M. Wardle <gwardle@clarkwardle.com>

Cc: Franklin G Lee <FrankLee@givenspursley.com>; Steve Collias <sjcollias@eqdbt.com>; Tim Collias <colliasbpc@gmail.com>; George Collias <geocollias@aol.com>

Subject: Sale of Kuna-Mora Properties [GP-DMS.016036.0002.FID1004187]

Good afternoon Geoff –

Attached are two Water Rights Quitclaim Deeds for Water Permit Nos. 63-7864 and 63-34036. I will have the originals hand delivered to your office. Please provide all of the parties referenced above with conformed copies once fully signed and recorded.

If you have any questions or comments, please feel free to contact me.

Kind regards,

Wanda

WANDA M. WHITE

LEGAL ASSISTANT

GIVENS PURSLEY LLP

601 W Bannock St, Boise, ID 83702

main 208-388-1200

direct 208-388-1239

fax 208-388-1300

wandawhite@givenspursley.com

www.givenspursley.com

CONFIDENTIALITY NOTICE: This communication is confidential and may contain privileged information. If you have received it in error, please advise the sender by reply email and immediately delete the message and any attachments without copying or disclosing the contents. Thank you.



November 04, 2025

GC KUNA LAND LC
201 S MAIN ST STE 2000
SALT LAKE CTY UT 84111-2298

GC KUNA LAND 2 LC
201 S MAIN ST STE 2000
SALT LAKE CTY UT 84111-2298

Re: Change in Water Right Ownership: 63-7864 (Split into 63-7864 and **63-35769**)

Dear Water Right Holders:

The Department of Water Resources (Department) acknowledges the receipt of correspondence changing ownership of a portion of the above-mentioned water right to you. The Department has modified its records based on the information received and has enclosed a computer-generated report for you.

Your portion of the water right has a specified point of diversion, nature of use and place of use. If you plan to change the authorized point of diversion, nature of use, or place of use, including adding a new point of diversion, you must file an Application for Transfer of Water Right. If you do not plan to change any elements of your water right, then no further action is required at this time.

The portion of the water right retained by the original right holder retains the original water right number.

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, please contact me at (208) 605-4631.

Sincerely,



Susy Hobson
Technical Records Specialist

cc: Sara Cousineau/Clark Wardle

Enclosures



IDAHO DEPARTMENT OF
WATER RESOURCES

Western Region • 2735 W Airport Way • Boise, ID 83705-5082

Phone: 208-334-2190 • Fax: 208-334-2348 • Email: westerninfo@idwr.idaho.gov • Web: idwr.idaho.gov

Governor Brad Little

Director Mathew Weaver

November 04, 2025

GC KUNA LAND 3 LC
201 S MAIN ST STE 2000
SALT LAKE CTY UT 84111-2298

Re: Change in Water Right Ownership: 63-7864

Dear Water Right Holder:

The Department of Water Resources (Department) acknowledges the receipt of correspondence changing ownership of the above-referenced water right 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, please contact me at (208) 605-4631.

Sincerely,

Susy Hobson
Technical Records Specialist 1

Enclosures

cc: SARA COUSINEAU

RECEIVED**DEC 02 2024****WATER RESOURCES
WESTERN REGION**

Geoffrey M. Wardle
208.388.3321
gwardle@clarkwardle.com

November 27, 2024

Idaho Department of Water Resources
Western Regional Office
2735 W. Airport Way
Boise, ID 83705-5082

**Re: Water Permit 63-7864
CW File No. 23297.89**

Enclosed for resubmission, please find the following documents on behalf of GC Kuna Land 2, L.C., and GC Kuna Land 3, L.C. (collectively, "**GC Kuna**") regarding Water Right 63-7864 ("**Water Right**"):

- Notice of Change of Water Right Ownership;
- Chain of Title documents conveying ownership of the underlying property to GC Kuna;
- Water Right Quitclaim Deed from J.J. Gatziolis, M.K. Gatziolis Trust, and the Estate of Lily Collias to GC Kuna;
- Correspondence from Franklin G. Lee; and
- Check in the amount of \$25.00 for filing fees

We are resubmitting these documents, which were previously submitted in August of this year, at the request of IDWR.

As our search of chain of title documents showed no evidence of the original owners making any conveyances, we were instructed by IDWR to record a document from such original owners to GC Kuna, quitclaiming any right they had in the Water Right. We were unable to obtain a signature on behalf of J.G. Collias, as he has passed and his estate was not probated. The attached correspondence from Franklin G. Lee, counsel to the Collias family, explains this in greater detail. Per our conversations with Lynne Evans at IDWR, we were instructed to resubmit the previous documentation with the inclusions of the recorded quitclaim deed, and an explanation of why J.G. Collias was not included on the quitclaim deed.

We believe that IDWR has all the documentation it needs in order to update ownership of the Water Right to GC Kuna.

Thank you for your assistance with this matter. If you have any questions, please do not hesitate to call.

Sincerely,

A handwritten signature in blue ink, appearing to read 'G. Wardle', with a long horizontal flourish extending to the right.

Geoffrey M. Wardle

GMW/scc