

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

DE

RECEIVED

JAN 30 2026

NOTICE OF CHANGE IN WATER RIGHT OWNERSHIP DEPT. OF WATER RESOURCES

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?
✓ 75-10195	Yes ☐	Yes ☐		Yes ☐	Yes ☐
✓ 75-10185	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Kenneth F Beller
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Bermuda Palms Management LLC
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or
- 10789 W Twain Ave Suite 200 Las Vegas NV 89135
Mailing address City State Zip
702-499-4442 randy@landbaroninv.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: 1/16/2025
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.

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MAY 5 2026

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8. Signature: Robert R Black Jr. Manager 1.26.2026
Signature of new owner/claimant Title, if applicable Date
Robert R Black Jr.
Print name

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

SUPPORT DATA

IN FILE # 75-10185

For IDWR Office Use Only:

Received by KW Date 1-30-2026 Receipt No. C124820 | C124821 Receipt Amt. \$25.00 | \$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 PL Date 5/5/2026

File No./Escrow No.: 676653
Officer/Escrow Officer: Nicole Perry

Alliance Title & Escrow, LLC

Phone: 1.800.826.1801
Fax: 1.208.388.8984
www.alliancetitle.comProperty Address: 3 AND 5 CAPT. BILLIE BOOGIE WAY
CARMEN, ID 83462 (LEMHI)
(RP00168000060A, RP0016800001AA, RP22N22E077801A)Buyer: SECURITY 1ST EXCHANGE, LLC AS QUALIFIED INTERMEDIARY FOR: BERMUDA PALMS
MANAGEMENT, LLC
11825 Blue Diamond Rd
Las Vegas, NV 89161

Settlement Date: 1/17/2025

Disbursement Date: 1/17/2025

Description	Buyer	
	Debit	Credit
Deposits, Credits, Debits		
Sale Price of Property	\$1,425,000.00	
Deposit		\$10,000.00
Additional \$40,000 EM from Security 1st Exchange		\$40,000.00
1031 Exchange Funds from Security 1st Exchange		\$793,053.38
Earnest Money Deposit on 04/25/2024	\$0.00	\$10,000.00
Earnest Money Deposit on 06/03/2024	\$0.00	\$40,000.00
Earnest Money Deposit on 07/18/2024	\$0.00	\$10,000.00
Extension Fee Paid on 08/16/2024	\$0.00	\$15,000.00
Prorations		
County Taxes 1/1/2025 to 1/17/2025 @ \$1,500.64/Year		\$65.78
County Taxes 1/1/2025 to 1/17/2025 @ \$1,276.22/Year		\$56.03
County Taxes 1/1/2025 to 1/17/2025 @ \$70.94/Year		\$3.11
Title Charges		
Title - Settlement or closing fee to Alliance Title & Escrow, LLC	\$2,212.50	
Title - Courier/Delivery/Postage Fee to Alliance Title & Escrow, LLC	\$20.00	
Title - Wire Processing Fee to Alliance Title & Escrow, LLC	\$20.00	
Title - eRecording Fee paid to Simplifile - Buyer/Borrower to Alliance Title & Escrow, LLC	\$5.00	
Government Recording and Transfer Charges		
Recording fees: Deed \$15.00	\$15.00	
	Debit	Credit
Subtotals	\$1,427,272.50	\$918,178.30
Due From Buyer		\$509,094.20
Totals	\$1,427,272.50	\$1,427,272.50

CONSUMER PROTECTION ALERT: Alliance Title & Escrow, LLC does not deliver wire instructions via e-mail to you or your agent, without a verbal request and confirmation of receipt, to include verification of the accuracy of wire information. If you wish to wire funds for closing, please ask your escrow officer for wire account information and options to deliver that information to you.

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MAY 5 2026

Acknowledgement

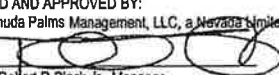
We/I have carefully reviewed the ALTA Settlement Statement and find it to be a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction and further certify that I have received a copy of the ALTA Settlement Statement. We/I authorize Alliance Title & Escrow, LLC to cause the funds to be disbursed in accordance with this statement.

BUYER(S)

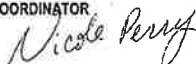
Security 1st Exchange, LLC, as Qualified Intermediary for Bermuda Palms Management, LLC, a Nevada Limited Liability Company

By: 
1031 Exchange Administrator

READ AND APPROVED BY:
Bermuda Palms Management, LLC, a Nevada Limited Liability Company

By: 
Robert R Black Jr., Manager

SETTLEMENT COORDINATOR


NICOLE PERRY

COMPLETED DOCUMENT

MAY 5 2026

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DRIVER LICENSE

40 DL NO. 1501141598
13DOB 09/19/1969

BLACK
ROBERT RANDOLPH, JR
11825 BLUE DIAMOND RD
LAS VEGAS, NV 89161-9225

3 CLASS C
12 REST R

4a ISS 04/23/2024

4b EXP 09/19/2029

15 SEX M
16 HGT 5'00"
17 WGT 180 lbs
18 EYES BROWN
19 HAIR BROWN

2a END NONE

09/19/69

15 DO 000011607628784112815



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File No./Escrow No.: 676653
Officer/Escrow Officer: Nicole Perry

Alliance Title & Escrow, LLC

Phone: 1.800.826.1801
Fax: 1.208.388.8984
www.alliancetitle.com

Property Address: 3 AND 5 CAPT. BILLIE BOOGIE WAY
CARMEN, ID 83462 (LEMHI)
(RP001680000060A, RP00168000001AA, RP22N22E077801A)

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Acknowledgement

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BUYER(S)

Security 1st Exchange, LLC, as Qualified Intermediary for Bermuda Palms Management, LLC, a Nevada Limited Liability Company

By: _____
1031 Exchange Administrator

READ AND APPROVED BY:
Bermuda Palms Management, LLC, a Nevada Limited Liability Company

By: 
Robert R Black Jr., Manager

SETTLEMENT COORDINATOR



NICOLE PERRY

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CONSUMER PROTECTION ALERT:

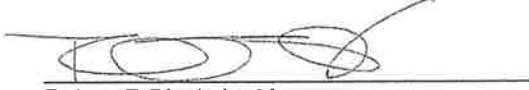
Wire fraud activity is real and the real estate industry has been targeted!

Alliance Title & Escrow, LLC does not deliver wire instructions via e-mail to you or your agent, under any circumstances. All wire instruction will be delivered thru EMTransfer, a secure portal.

If you wish to wire funds for closing, please ask your escrow officer for wire account information and options to deliver that information to you.

If you have already received wire instructions, please verify the accuracy of the account information with your escrow officer BEFORE wiring funds.

Bermuda Palms Management, LLC, a Nevada Limited Liability Company


Robert R Black Jr., Manager

1/16/25
Dated

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MAY 5 2026

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610 Main St., Salmon, ID 83467 (208)756-4231 Fax No. (208)756-4232

ESCROW CLOSING INSTRUCTIONS

Escrow No. 676653

Date: January 16, 2025

To: Alliance Title & Escrow, LLC

Before close of escrow **Kenneth F. Beller and Virginia P. Beller** has or will deposit with you under these instructions the following:

☒ **Executed Warranty Deed**

☐

which you are hereby authorized and instructed to deliver, release and/or record when you have for the account of Seller **One Million Four Hundred Twenty Five Thousand Dollars and No Cents Dollars (\$1,425,000.00)** subject to any charges and/or credits authorized herein; AND

Bermuda Palms Management, LLC has or will deposit with you a cashier's check or other certified funds as required to comply with these instructions, and the following:

☒ **Earnest Money in the amount of \$10,000.00**

☒ **Articles of Organization, 1031 Documentation**

You are hereby authorized and directed to use the funds and documents described above, when you are able to close in accordance with the instructions below:

1. When you are in a position to issue or have issued a policy (or policies) of title insurance insuring Buyer (or as otherwise hereinafter provided) in the form of an ALTA Standard Owners Policy in the amount of **\$1,425,000.00** on the real property described in Title Commitment No. 676653 which the undersigned have read and approved, which will show record title vested in: **Bermuda Palms Management, LLC**, a Nevada Limited Liability Company free and clear of all encumbrances except for the insuring clauses, exceptions, exclusions, provisions and stipulations customarily contained in the printed provisions of such form and exceptions **Schedule B Part II: 2-6, 7-28** as set forth in above referenced Title Commitment dated **1/3/2025**.

Then you are instructed to disburse deposited funds pursuant to the Escrow Closing Statements(s) examined and approved by the parties hereto and by this reference made a part hereof.

Proceeds of this escrow may be disbursed by your check payable to the respective parties, and your checks and documents may be mailed to the addresses set forth herein, OR delivered in accordance with the disbursement instructions attached.

Escrow holder has been instructed to prepare certain documents in connection with this transaction which documents have been read and approved by the parties as to form, content and terms AND have been approved for use in this escrow:

Warranty Deed

2. You are instructed to prorate as of Date of Deed Recording the following:

Property Taxes

And it is understood that the prorated charges shown upon the escrow closing statement are prorated as of that date. Assume a per diem basis (based on 365 days per year) in any prorate herein provided, and unless parties otherwise instruct you, you are to use the information contained in the last available tax statement, rental statement, or beneficiary's statement delivered into escrow for the prorated amounts provided above.

It is understood and agreed that the real property tax proration herein is based on **2024** taxes for parcels **RP22N22E077801** in the amount of **\$70.94**, **RP001680000060A** in the amount of **\$1,264.86**, and **RP00168000001AA** in the amount of **\$1,500.64**. The undersigned parties hereby affirm and agree that Escrow holder, its employees, agents or assigns have not made any warranties as to the accuracy of these tax figures. Further, the undersigned parties agree that should the actual tax and/or any subsequent tax, as shown in the tax statement(s) forwarded by the Assessor's office during the year of sale, differ from the figure represented in the closing statement, the parties will make adjustment between themselves, outside of this escrow. Escrow holder shall not be responsible or liable for any subsequent taxes that may arise as a result of real property taxes having previously been assessed as personal property taxes nor any reimbursements as required thereby.

I/We the Buyer(s) acknowledge that we have been credited for a pro-rata amount of Seller(s) taxes for the current year based on the last available information. I/We hereby agree to pay said taxes when they become due and payable.

Alliance Title & Escrow, LLC accepts no responsibility for and the undersigned hereby hold harmless Alliance Title & Escrow, LLC for the change in taxes levied from the previous year to the current year.

If Seller(s) have given the Buyer(s) excess credit based on the estimate as compared to actual figures, Buyer(s) agree to reimburse the Seller(s) for the difference, outside of escrow.

If Buyer(s) have not received enough credit based on the estimate as compared to actual figures, Seller(s) agree to reimburse Buyer(s), outside of escrow.

Buyer(s) or Seller(s) agree to reimburse one another within ninety (90) days from the date tax notices are received.

Seller(s) agree to promptly forward to Buyer(s) any tax bills received by Sellers(s) for the current year.

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Buyer Initials



Seller Initials



3. All water, water rights and utility charges and changes of ownership, if applicable (except for irrigation, sewer and/or trash assessments, if any) will be handled by the principals outside of this escrow. Escrow holder is not to be concerned with or responsible for transfer of keys and/or physical possession of the property.
4. Unless specifically provided elsewhere in these instructions, the cancellation, transfer or purchase of fire or other casualty insurance shall be handled by the parties outside of this escrow.
5. You are authorized to deduct from seller's proceeds any additional monies due on loan payoffs or other demands as necessary to effectuate title as described above, and seller agrees to reimburse you for any charges incurred by you in connection with obtaining said payoffs or demands. The parties understand that there may be adjustments on interest or unusual recording fees after the signing of these instructions. You are further authorized to deduct same from seller's proceeds and/or deduct from buyer's funds any payments made by you for said recording fees.
6. All money received by you in this escrow is to be deposited in your trust account pending closing. Seller and/or Buyer hereby acknowledge and consent to the deposit of the escrow money in financial institutions with which Escrow holder has or may have other banking relationships and further consent to the retention by Escrow holder and/or its affiliates of any and all benefits which may be received from such financial institutions by reason of their maintenance of said trust accounts. Unless otherwise specifically agreed, you may commingle funds received by you in escrow with escrow funds of others and may deposit such funds in a checking account with any federally insured bank. It is understood that you shall be under no obligation to invest funds deposited with you on behalf of any depositor, nor shall you be accountable to the depositor for any earnings or other incidental benefits attributable to the funds which may be received by you while you hold such funds.
Escrow holder shall not be responsible for the penalties, or loss of principal or interest or any delays in the withdrawal of funds which may be imposed by the depository as a result of making or redeeming of the investment pursuant to our instructions, nor shall Escrow holder be liable for any loss or impairment of funds while those funds are in the course of collection or are on deposit in a financial institution if such a loss or impairment results from the failure, insolvency or suspension of financial institution, including any loss resulting from FDIC/FSLIC imposed regulations.
7. These instructions are effective for 14 days from date hereof; and, thereafter, without written instructions to continue, you are authorized and instructed to cancel this escrow. I/We, jointly and severally, agree to pay your cancellation fee and all charges in connection therewith. In the event of cancellation of this escrow, all funds, except loan funds, shall be held subject to written cancellation instructions executed by all principals involved.
8. These escrow closing instructions may be executed in counterparts with like effect as if all signatures appeared on a single copy.
9. You are bound solely by the provisions set forth in these escrow instructions and the parties hereto understand that you are not a party to any Purchase and Sale Agreement, executed by the parties herein, and that said Purchase and Sale Agreement (and Amendments thereto, if any) is (are) not a part of these escrow closing instructions. You are to be concerned only in the performance of your duties in compliance with these escrow closing instructions. You are to assume no liability for the sufficiency or enforceability of any provisions in said Purchase and Sale Agreement. The undersigned hereby affirm that all of any terms and conditions contained in the Purchase and Sale Agreement have been met or waived to the complete satisfaction of the parties.
10. You are instructed to furnish to any broker or lender identified with this transaction or anyone acting on behalf of such lender, any information concerning this escrow upon request of said broker or lender.
11. Should any disputes arise between parties interested in property or funds covered by these instructions, you shall have the option to hold all matters pending in their then existing status or to join in or commence a court action, or to bring an action in interpleader, at your option. Upon your determination to hold this escrow open for determination of the rights of the parties, you will be relieved of all responsibility to proceed until the rights of the parties are settled to your satisfaction. Further, you as Escrow holder, shall be entitled to continue to so refrain to act until (a) the parties hereto have reached an agreement in their differences and shall have notified the escrow holder in writing of such agreement or (b) the rights of the parties have been duly adjudicated by a Court of competent jurisdiction. It is further agreed that in the event of any suit or claim made against you by either or both parties to this escrow or in the event any suit is instituted by you to resolve your responsibility regarding conflicting claims of both parties to this escrow, that the non-prevailing party, shall be required to pay you all expenses, costs and reasonable attorney's fees incurred by you in connection therewith, whether suit is instituted by you or any of the parties hereto, or not.
12. In the event of any disagreement between the parties hereto, or demands or claims made upon you by the parties hereto or interested herein or by any other party, you, as escrow holder, shall have the right to employ legal counsel to advise you and/or represent you in any Suit or action brought affecting this escrow or the papers held in connection herewith or to bring an action in interpleader, at your option. The non-prevailing party shall be liable to you for any and all attorney's fees, costs, and disbursements incurred by you in connection with the employment of counsel in such conflict and, upon demand, the non-prevailing party shall forthwith pay the same to you, as escrow holder. If you are required to institute suit to collect such sums as are owed to you pursuant to this or any other provision of this instruction, you shall further be entitled to payment by the parties found liable for such unpaid charges of any costs and attorney's fees incurred in the prosecution of such action.
13. If for any reason funds are retained or remain in escrow after closing date, you may deduct therefrom a reasonable charge as custodian thereof not to exceed Twenty-Five Dollars (\$25.00). Additionally, a reasonable monthly maintenance charge as custodian thereof not to exceed \$10.00 per month may be assessed.
14. **NON-RESIDENT ALIEN.** The Foreign Investment in Real Property Tax Act (FIRPTA), Title 26 U.S.C., Section 1445, and the regulations there under, provide in part, that a transferee (buyer) of a U.S. real property interest from a foreign person (non-resident alien) must withhold a tax equal to 15% for an individual, and 35% for an entity (such as trust/LLC/Corporation) based on the amount realized on the disposition, report the transaction and remit the withholding to the Internal Revenue Service within twenty (20) days after the transfer. Alliance Title & Escrow, LLC has not and will not participate in any determination of whether the FIRPTA tax provisions are applicable to the subject transaction, nor act as a Qualified Substitute nor furnish tax advice to any party to the transaction. Alliance Title & Escrow, LLC is not responsible for determining whether the transaction will qualify for an exception or an exemption and is not responsible for the filing of any tax forms with the Internal Revenue Service as they relate to FIRPTA. Alliance Title & Escrow, LLC is not the agent for the buyer for the

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MAY 5 2026

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SCANNED

Las Vegas, NV 89161 Salmon, ID 83467

Preference for document copies (Please check all boxes that you require):

☒	Paper Copy	☒	Encrypted Email
☐	USB Flash Drive	☐	

The foregoing instructions have been acknowledged and received by Alliance Title & Escrow, LLC

By: Nicole Perry Dated: January 16, 2025
Nicole Perry

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Exhibit 'A'

Parcel 1:

Lot 1 of Amended Hi-Line Subdivision, according to the official plat thereof filed for record in Book 6 at Page 5, records of Lemhi County, Idaho.

Parcel 2:

Lot 6 of Amended Hi-Line Subdivision, according to the official plat thereof filed for record in Book 6 at Page 5, records of Lemhi County, Idaho.

Parcel 3:

A portion the Government Lot 10, Section 7, Township 22 North, Range 22 East, Boise Meridian, Lemhi County, Idaho, more particularly described as follows:

Commencing the East Quarter Corner of said Section 7 from which the Northeast Corner of said Section 7 bears North 00°46'13" East, 2624.46 feet the Basis of Bearing of this description run thence South 89°56'09" West along the North line of Government Lot 10 of said Section 7, 1328.45 feet to the Point of Beginning:

Thence along said Southerly line North 89°56'09" East, 36.52 feet to a point on the westerly boundary of Hi-Line Subdivision Amended Filed as Inst. No. 198455 records of Lemhi County;

Thence along said Westerly line of Hi-Line Subdivision Amended the following courses:

South 04°38'11" West, 77.71 feet; South 18°40'24" East, 224.70 feet; South 15°16'31" East, 130.35 feet; South 25°01'28" East 77.26 feet; South 18°35'30" East, 87.91 feet; South 06°56'16" East, 91.94 feet; South 12°01'11" East, 116.99 feet; South 16°56'20" East, 58.16 feet to the Southeast Corner of said Hi-Line Subdivision Amended;

Thence leaving said west line of Hi-Line Subdivision Amended South 81°28'13" West, 144.44 feet to a point on the Northerly line of Carmen Creek;

Thence along said Northerly bank of Carmen Creek the following courses: North 41°02'15" West, 139.76 feet; North 64°18'28" West, 60.23 feet; North 55°43'21" West, 24.94 feet; North 24°32'30" West, 32.41 feet; North 33°56'33" West, 142.30 feet; North 49°28'22" West, 60.55 feet; North 49°40'24" West, 66.55 feet; North 49°48'25" West, 47.93 feet to a point on the easterly bank of the Salmon River;

Thence along said easterly bank of the Salmon River the following courses:

North 30°54'41" West, 45.73 feet; North 42°36'27" West, 12.86 feet; North 18°45'36" West, 316.90 feet; North 32°02'01" West, 113.67 feet to the North line of Government Lot 10 of said Section 7;

Thence North 89°56'09" East on said northerly line, 480.52 feet to the Point of Beginning.

Together with a 50 foot wide ingress, egress and utility easement north of the following described line:

Beginning at the said Southeast Corner of Hi-Line Subdivision Amended run thence along the southerly line of said Subdivision extended North 81°28'13" East 582.46 feet to the westerly right-of-way of State Highway 93

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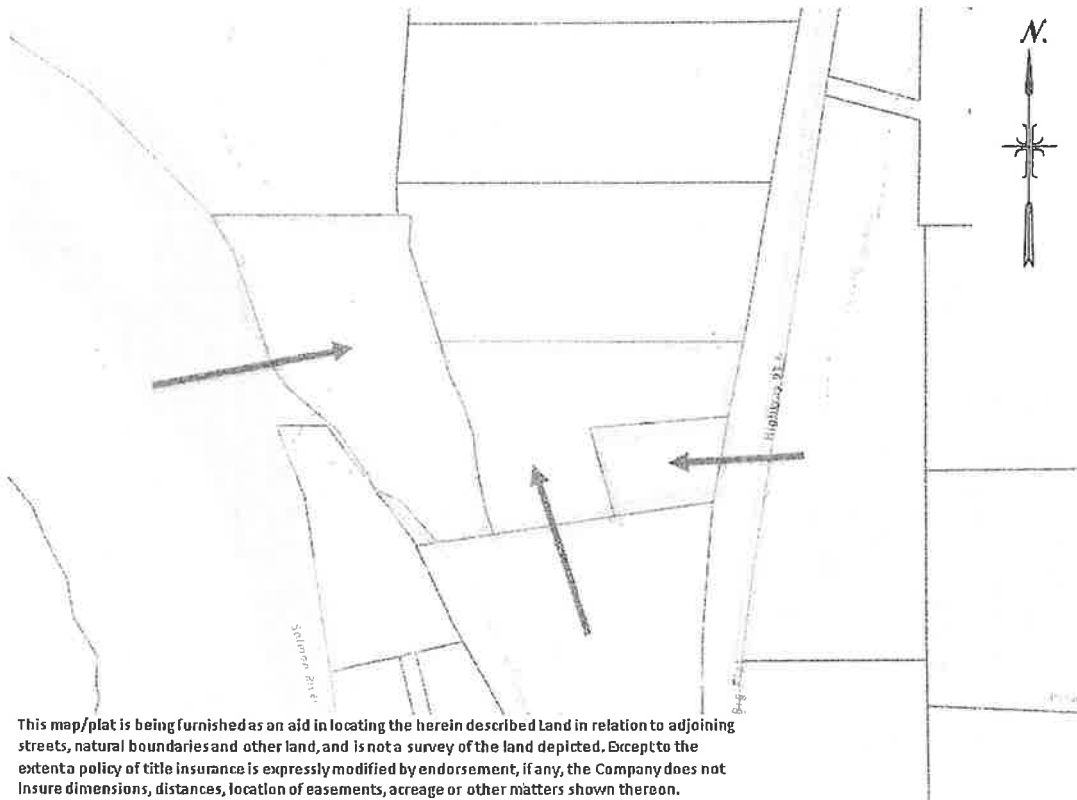


READ & APPROVED
DATE

COMPLETED DOCUMENT

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SCANNED



READ & APPROVED
DATE 1/16/25

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ALTA COMMITMENT FOR TITLE INSURANCE (07-01-2021)
SCHEDULE A

ISSUED BY Old Republic National Title Insurance Company

Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e.:

Issuing Agent: Alliance Title & Escrow, LLC
Issuing Office: 581 Rigby Lake Rd., Rigby, ID 83442
Issuing Office's ALTA® Registry ID:
Loan Number:
Issuing Office File Number: 676653
Property Address: 3 and 5 Capt. Billie Boogie Way, Carmen, ID 83462
Revision Number: 5, updated taxes, changed to cash, and effective date. 01/13/2025

READY TO APPROVE
DATE

1. Commitment Date: January 3, 2025 at 7:30 A.M

2. Policy to be issued:

(a) 2021 ALTA® Owner's Policy



Standard



Extended

Amount:

\$1,350,000.00

Premium:

\$3,750.00

1,425,000.00

Endorsements:

Proposed Insured:

Bermuda Palms Management, LLC

(b) 2021 ALTA® Loan Policy



Standard



Extended

Amount:

Premium:

\$0.00

Endorsements:

Proposed Insured:

3. The estate or interest in the Land at the Commitment Date is:

Fee Simple

4. The Title is, at the Commitment Date, vested in:

Kenneth F. Beller and Virginia P. Beller, husband and wife

This page is only a part of a 2021 ALTA® Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions; and a countersignature by the Company or its issuing agent that may be in electronic form.

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File No.: 676653

ALTA Commitment for Title Insurance (07-01-2021)



COMPLETED DOCUMENT

MAY 5 2026

SCANNED

5. The Land is described as follows:

See Attached Exhibit 'A'

Old Republic National Title Insurance Company

Countersigned By:

Kathlean Brown

Authorized Signatory

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ALTA Commitment for Title Insurance (07-01-2021)



COMPLETED DOCUMENT

MAY 5 2026

SCANNED

Exhibit 'A'

Parcel 1:

Lot 1 of Amended Hi-Line Subdivision, according to the official plat thereof filed for record in Book 6 at Page 5, records of Lemhi County, Idaho.

Parcel 2:

Lot 6 of Amended Hi-Line Subdivision, according to the official plat thereof filed for record in Book 6 at Page 5, records of Lemhi County, Idaho.

Parcel 3:

A portion the Government Lot 10, Section 7, Township 22 North, Range 22 East, Boise Meridian, Lemhi County, Idaho, more particularly described as follows:

Commencing the East Quarter Corner of said Section 7 from which the Northeast Corner of said Section 7 bears North 00°46'13" East, 2624.46 feet the Basis of Bearing of this description run thence South 89°56'09" West along the North line of Government Lot 10 of said Section 7, 1328.45 feet to the Point of Beginning;
Thence along said Southerly line North 89°56'09" East, 36.52 feet to a point on the westerly boundary of Hi-Line Subdivision Amended Filed as Inst. No. 198455 records of Lemhi County;
Thence along said Westerly line of Hi-Line Subdivision Amended the following courses:
South 04°38'11" West, 77.71 feet; South 18°40'24" East, 224.70 feet; South 15°16'31" East, 130.35 feet; South 25°01'28" East 77.26 feet; South 18°35'30" East, 87.91 feet; South 06°56'16" East, 91.94 feet; South 12°01'11" East, 116.99 feet; South 16°56'20" East, 58.16 feet to the Southeast Corner of said Hi-Line Subdivision Amended;
Thence leaving said west line of Hi-Line Subdivision Amended South 81°28'13" West, 144.44 feet to a point on the Northerly line of Carmen Creek;
Thence along said Northerly bank of Carmen Creek the following courses: North 41°02'15" West, 139.76 feet; North 64°18'28" West, 60.23 feet; North 55°43'21" West, 24.94 feet; North 24°32'30" West, 32.41 feet; North 33°56'33" West, 142.30 feet; North 49°28'22" West, 60.55 feet; North 49°40'24" West, 66.55 feet; North 49°48'25" West, 47.93 feet to a point on the easterly bank of the Salmon River;
Thence along said easterly bank of the Salmon River the following courses:
North 30°54'41" West, 45.73 feet; North 42°36'27" West, 12.86 feet; North 18°45'36" West, 316.90 feet; North 32°02'01" West, 113.67 feet to the North line of Government Lot 10 of said Section 7;
Thence North 89°56'09" East on said northerly line, 480.52 feet to the Point of Beginning.

Together with a 50 foot wide ingress, egress and utility easement north of the following described line:

Beginning at the said Southeast Corner of Hi-Line Subdivision Amended run thence along the southerly line of said Subdivision extended North 81°28'13" East 582.46 feet to the westerly right-of-way of State Highway 93

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File No.: 676653

ALTA Commitment for Title Insurance (07-01-2021)



COMPLETED DOCUMENT

MAY 5 2026

SCANNED

ALTA COMMITMENT FOR TITLE INSURANCE (07-01-2021)
SCHEDULE B PART I

ISSUED BY Old Republic National Title Insurance Company

REQUIREMENTS:

File Number: 676653

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
5. According to the available County Assessor's Office records, the land is purported to have no improvements and/or is non-owner occupied. Upon confirmation, as provided in Commitment Condition 4 the Company may amend this commitment to add, among other things, additional exceptions or requirements.
6. The company will require a copy of articles of organization, operating agreements, if any, and a current list of its members and managers for Bermuda Palms Management, LLC, a limited liability company.
7. Because of the provision of the Idaho Homestead law, The company will require:
(a) The personal execution and acknowledgment of any deed, deed of trust, mortgage or special power of attorney to convey or encumber the homestead by the vested owner and spouse, if any. (or)
(b) An affidavit, signed by the vested owner and spouse which states (i) that the land described herein is not their principal residence; (ii) the land is not claimed as homestead property; and (iii) their principal residence is
(And if applicable, the vested owner is not married.)
8. The company will require a copy of articles of organization, operating agreements, if any, and a current list of its members and managers for Bermuda Palms Management LLC, a Nevada Limited Liability Company

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File No.: 676653

ALTA Commitment for Title Insurance (07-01-2021)



COMPLETED DOCUMENT

MAY 5 2026

SCANNED

NOTES:

- A. Any map or sketch enclosed as an attachment herewith is furnished for informational purposes only to assist in property location with reference to streets and other parcels. No representation is made as to accuracy and the Company assumes no liability for any loss occurring by reason of reliance thereon.
- B. This Company reserves the right to add additional requirements and exceptions, as the details of this transaction are disclosed to, or become known by the Company.
- C. As of the date hereof there are no matters against Bermuda Palms Management LLC which would appear as exceptions in the policy to issue, except as shown herein.
- D. We find no activity in the past 24 months regarding transfer of title to subject property. We note the following transfer of title to subject property:
Quitclaim Deed
Grantor: Florin C. Beller and Olive Barbara Beller, husband and wife
Grantee: Kenneth F. Beller and Virginia P. Beller, husband and wife
Recorded: October 5, 2015
Instrument No.: 300327
Affects: Parcel 3
- E. We find no activity in the past 24 months regarding transfer of title to subject property. We note the following transfer of title to subject property:
Warranty Deed
Grantor: Florin C. Beller and Mitzi S. Beller, husband and wife, (Mitzi S. Beller acquired title as Olive Barbara Beller)
Grantee: Kenneth F. Beller and Virginia P. Beller, husband and wife
Recorded: October 28, 2005
Instrument No.: 264974
Affects: Parcel 1
- F. We find no activity in the past 24 months regarding transfer of title to subject property. We note the following transfer of title to subject property:
Warranty Deed
Grantor: Florin C. Beller and Olive Barbara Beller, husband and wife
Grantee: Kenneth F. Beller and Virginia P. Beller, husband and wife
Recorded: April 3, 1989
Instrument No.: 198907
Affects: Parcel 2
- G. Taxes, including any assessments collected therewith, for the year shown below:
Amount: \$70.94
Year: 2024
Parcel No.: RP22N22E077801A
- H. Taxes, including any assessments collected therewith, for the year shown below:
Amount: \$1,500.64
Year: 2024
Parcel No.: RP00168000001AA
- I. Taxes, including any assessments collected therewith, for the year shown below:
Amount: \$1,385.86
Year: 2024
Parcel No.: RP001680000060A
Taxes include the following exemptions: Homeowners

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ALTA Commitment for Title Insurance (07-01-2021)



COMPLETED DOCUMENT

MAY 5 2026

SCANNED

- J. In the event this transaction fails to close and this commitment is cancelled a fee will be charged complying with the state insurance code.
- K. According to the available County Assessor's Office records, the purported address of said land is:
3 and 5 Capt Billy Boogie Way, Carmen, ID 83462

A copy of our Privacy Policy is available on our website, via email, or paper format upon request. Please contact your Title Officer if you would like to request a copy of our Privacy Policy.

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MAY 5 2026

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ALTA COMMITMENT FOR TITLE INSURANCE (07-01-2021)
SCHEDULE B PART II

ISSUED BY Old Republic National Title Insurance Company

EXCEPTIONS:

File Number: 676653

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.

The Policy will not insure against loss or damage resulting from the terms and conditions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I - Requirements are met.
2. Rights or claims of parties in possession not shown by the public records.
3. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
4. Easements, or claims of easements, not shown by the public records.
5. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
6. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights or easements appurtenant to water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the public records.
7. Taxes or special assessments which are not shown as existing liens by the public records of any taxing authority that levies taxes or assessments on real property or by the public records. Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
8. Taxes, including any assessments collected therewith, for the year 2025 which are a lien not yet due and payable.
9. Ditch, road and public utility easements as the same may exist over said Land.
10. Right, title and interest of the public in and to those portions of the Land lying within roads or highways.

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11. Terms, provisions, limitations and obligations, whether expressed or implied, as contained in the easement identified in Schedule A in Parcel 3.
12. Rights of the State of Idaho in and to that portion of said Land, if any, lying in the bed or former bed of the Salmon River & Carmen Creek, if it is navigable.
13. Any question of location, boundary or area related to the Salmon River & Carmen Creek, including, but not limited to, any past or future changes in it.
14. Any prohibition or limitation on the use, occupancy, or improvements of the Land resulting from the rights of the public, appropriators, or riparian owners to use any waters, which may now cover the Land or to use any portion of the Land which is now or may formerly have been covered by water.
15. The right of use, control, or regulation by the United States of America in exercise of power over navigation.
16. Any difference in the mean high water line of the Salmon River & Carmen Creek and the meander line as shown by government survey.
17. Right-of-way for McNutt Ditch and the rights of access thereto for maintenance of said ditch.
18. Easements, reservations, notes and/or dedications as shown on the official plat of Amended Hi-Line Subdivision.
19. An easement for the purpose shown below and rights incidental thereto as set forth in document:
Granted To: Idaho Power Company
Purpose: Public Utilities
Recorded: June 21, 1961
Book: E, Page: 470
20. An easement for the purpose shown below and rights incidental thereto as set forth in a document:
Granted To: State of Idaho
Purpose: Fish Screen and Bypass
Recorded: February 12, 1960
Book E, Page 311
21. An easement for the purpose shown below and rights incidental thereto as set forth in a document:
Granted To: State of Idaho
Purpose: Fish Screen and Bypass
Recorded: August 14, 1959
Book E, Page 243
22. An easement for the purpose shown below and rights incidental thereto as set forth in a document:
Granted To: State of Idaho
Purpose: Fish Screen and Bypass
Recorded: February 20, 1959
Book E, Page 114
23. Covenants, conditions and restrictions, but omitting any covenant or restriction based on race, color, religion, sex, sexual orientation, disability, handicap, familial status, marital status, ancestry, national origin or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.
Recorded: March 7, 1983
Instrument No.: 166372

Modification(s) of said covenants, conditions and restrictions
Recorded: March 7, 1983
Instrument No.: 254757
24. The provisions contained in Sanitary Regulations and Recommendation,
Recorded: March 7, 1983,
Instrument No.: 166373.

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MAY 5 2026

SCANNED

25. An easement for the purpose shown below and rights incidental thereto as set forth in a document:
Granted To: United States of America
Purpose: Elimination of Florin Beller's Carmen Creek Diversion
Recorded: October 23, 1995
Instrument No.: 227819
26. Easements reservations and dedications, as shown on record of survey.
Recorded: October 5, 2015
Instrument No.: 300325
27. Unrecorded leaseholds, if any, and the rights of vendors and holders of security interest in personal property of tenants to remove said personal property at the expiration of the term.
28. Terms, provisions, covenants, conditions, easements, definitions, options, obligations and restrictions, contained in a document
Purpose: Fence Affidavit
Recorded: June 7, 2024
Instrument No.: 334955
29. Intentionally Deleted KB 12/12/2024

END OF SCHEDULE B

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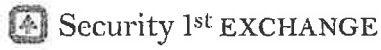
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File No.: 676653
ALTA Commitment for Title Insurance (07-01-2021)



COMPLETED DOCUMENT

MAY 5 2026

SCANNED



File #: EX055164-D

LETTER OF DIRECTION

Date: 1-16-2025

Pursuant to the terms of the Exchange Agreement, the undersigned authorizes Security 1st Exchange, LLC to transfer the stated amount to closing agent as follows:

Amount to transfer \$ _____

Complete wiring information for closing agent or attach wiring instructions

Bank Name _____

Routing (ABA) Number _____

Account Name _____

Account Number _____

Reference _____

Bermuda Palms Management, LLC, a Nevada limited liability company

By: _____

Robert R. Black, Jr., Manager

TEL (855) 446-1031 | EMAIL 1031@SECURITY1STEXCHANGE.COM | SECURITY1STEXCHANGE.COM

COMPLETED DOCUMENT

MAY 5 2026

SCANNED



WIRE INSTRUCTIONS

Bank Information:

**Wells Fargo Bank
420 Montgomery Street
San Francisco, CA 94104**

Account Name: Alliance Title & Escrow, LLC

ABA/Routing No: 121000248

Account No: 4945527729

**Attn: Nicole Perry
Re: 676653 -**

Please reference customer name or order number.

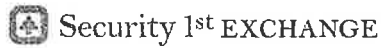
**ACH Deposits can NOT be accepted and will be returned.
Do NOT send Direct Deposit to prevent closing delays.**

**610 Main St., Salmon, ID 83467
Phone (208)756-4231
Fax (208)756-4232**

COMPLETED DOCUMENT

MAY 5 2026

SCANNED



File #: EXC55164-D

ASSIGNMENT OF CONTRACT FOR REPLACEMENT PROPERTY

Effective December 11, 2024, Bermuda Palms Management, LLC, a Nevada limited liability company ("Exchangor") hereby assigns all my (our) right, title, and interest, but not my (our) obligations, in that certain Purchase and Sale Agreement ("Replacement Property Contract") by and between Kenneth F. Beller and Virginia P. Beller, as Seller ("Seller"), and Exchangor, as Purchaser, covering the Real Property described below:

3 and 5 Capt Billy Boogie Way, Carmen, ID 83462

to Security 1st Exchange, LLC, as Qualified Intermediary ("Intermediary"). Intermediary assumes Exchangor's rights, but not their obligations, as Purchaser in the Replacement Property Contract, subject to terms and conditions of this Assignment and Exchange Agreement ("Assignment").

Intermediary hereby instructs Exchangor to receive the deed, and any other conveyance and transfer documents, for Replacement Property directly from Seller.

Exchangor shall give notice of this Assignment to all parties to the Replacement Property Contract.

Exchangor hereby directs and authorizes Intermediary to advance exchange funds for the purchase of the Replacement Property.

Exchangor certifies that Exchangor has previously or does now identify the Replacement Property as replacement property according to the terms of the Exchange Agreement.

QUALIFIED INTERMEDIARY

SECURITY 1ST EXCHANGE LLC

Carmine DiFulvio, CES®
Certified Exchange Specialist®
Director / Vice President

Bermuda Palms Management, LLC, a Nevada limited liability company

By:

Robert R. Black, Jr., Manager

TEL (855) 446-1031 | EMAIL 1031@SECURITY1STEXCHANGE.COM | SECURITY1STEXCHANGE.COM

COMPLETED DOCUMENT

MAY 5 2026

SCANNED

Exhibit "A"

Legal Description

Parcel 1:

Lot 1 of Amended Hi-Line Subdivision, according to the official plat thereof filed for record in Book 6 at Page 5, records of Lemhi County, Idaho.

Parcel 2:

Lot 6 of Amended Hi-Line Subdivision, according to the official plat thereof filed for record in Book 6 at Page 5, records of Lemhi County, Idaho.

Parcel 3:

A portion the Government Lot 10, Section 7, Township 22 North, Range 22 East, Boise Meridian, Lemhi County, Idaho, more particularly described as follows:

Commencing the East Quarter Corner of said Section 7 from which the Northeast Corner of said Section 7 bears North 00°46'13" East, 2624.46 feet the Basis of Bearing of this description run thence South 89°56'09" West along the North line

of Government Lot 10 of said Section 7, 1328.45 feet to the Point of Beginning:

Thence along said Southerly line North 89°56'09" East, 36.52 feet to a point on the westerly boundary of Hi-Line Subdivision Amended Filed as Inst. No. 198455 records of Lemhi County;

Thence along said Westerly line of Hi-Line Subdivision Amended the following courses:

South 04°38'11" West, 77.71 feet; South 18°40'24" East, 224.70 feet; South 15°16'31" East, 130.35 feet; South 25°01'28"

East 77.26 feet; South 18°35'30" East, 87.91 feet; South 06°56'16" East, 91.94 feet; South 12°01'11" East, 116.99 feet; South 16°56'20" East, 58.16 feet to the Southeast Corner of said Hi-Line Subdivision Amended;

Thence leaving said west line of Hi-Line Subdivision Amended South 81°28'13" West, 144.44 feet to a point on the Northerly line of Carmen Creek;

Thence along said Northerly bank of Carmen Creek the following courses: North 41°02'15" West, 139.76 feet; North 64°18'28" West, 60.23 feet; North 55°43'21" West, 24.94 feet; North 24°32'30" West, 32.41 feet; North 33°56'33" West, 142.30 feet; North 49°28'22" West, 60.55 feet; North 49°40'24" West, 66.55 feet; North 49°48'25" West, 47.93 feet to a point on the easterly bank of the Salmon River;

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COMPLETED DOCUMENT

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SCANNED

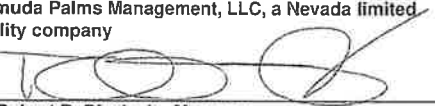
File #: EXC55164-D

NOTICE OF ASSIGNMENT OF CONTRACT FOR REPLACEMENT PROPERTY

Notice is hereby given that as of December 11, 2024, all rights and interest, but not obligations of Bermuda Palms Management, LLC, a Nevada limited liability company, ("Exchangor"), in and to the Purchase and Sale Agreement by and between Kenneth F. Beller and Virginia P. Beller, as Seller, and Exchangor, as Purchaser, for the acquisition of property described as 3 and 5 Capt Billy Boogie Way, Carmen, ID 83462, and more specifically described on Exhibit "A" attached hereto, have been assigned to Security 1st, Exchange LLC, as Qualified Intermediary. This assignment is for the purpose of effectuating a deferred like-kind exchange under Section 1031 of the Internal Revenue Code. Security 1st Exchange has agreed to act as Qualified Intermediary in order to facilitate such like-kind exchange. Notwithstanding such assignment, title to the above described property shall be conveyed directly to Exchangor.

"EXCHANGOR"

Bermuda Palms Management, LLC, a Nevada limited liability company

By: 

Robert R. Black, Jr., Manager

ACCEPTANCE:

"SELLER"


Kenneth F. Beller


Virginia P. Beller

In the event that Seller has not signed above, I, Nicole Perry, Escrow Officer, acknowledge that I delivered to Seller a copy of this Notice of Assignment of Replacement Property on _____.

Alliance Title and Escrow

By: _____
Nicole Perry, Escrow Officer

TEL (855) 446-1031 | EMAIL 1031@SECURITY1STEXCHANGE.COM | SECURITY1STEXCHANGE.COM

COMPLETED DOCUMENT

MAY 5 2026

SCANNED

EXHIBIT "A"

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Lemhi County, Idaho.

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East 77.26 feet; South 18°35'30" East, 87.91 feet; South 06°56'16" East, 91.94 feet; South 12°01'11" East, 116.99 feet;

South 16°56'20" East, 58.16 feet to the Southeast Corner of said Hi-Line Subdivision Amended;

Thence leaving said west line of Hi-Line Subdivision Amended South 81°28'13" West, 144.44 feet to a point on the Northerly line of Carmen Creek;

Thence along said Northerly bank of Carmen Creek the following courses: North 41°02'15" West, 139.76 feet; North 64°18'28" West, 60.23 feet; North 55°43'21" West, 24.94 feet; North 24°32'30" West, 32.41 feet; North 33°56'33" West, 142.30 feet; North 49°28'22" West, 60.55 feet; North 49°40'24" West, 66.55 feet; North 49°48'25" West, 47.93 feet to a point on the easterly bank of the Salmon River;

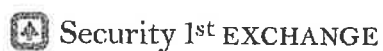
Thence along said easterly bank of the Salmon River the following courses:

North 30°54'41" West, 45.73 feet; North 42°36'27" West, 12.86 feet; North 18°45'36" West, 316.90 feet; North 32°02'01" West, 113.67 feet to the North line of Government Lot 10 of said Section 7;

Thence North 89°56'09" East on said northerly line, 480.52 feet to the Point of Beginning.

Together with a 50 foot wide ingress, egress and utility easement north of the following described line:

Beginning at the said Southeast Corner of Hi-Line Subdivision Amended run thence along the southerly line of said Subdivision extended North 81°28'13" East 582.46 feet to the westerly right-of-way of State Highway 93



File #: EXC55164-D

December 11, 2024

Nicole Perry, Escrow Officer
Alliance Title and Escrow
310 Main Street
Salmon, ID 83467

RE: 1031 Exchange - Purchase of Replacement Property
Replacement Property 3 and 5 Capt Billy Boogie Way
Address: Carmen, ID 83462
Exchangor (Purchaser): Bermuda Palms Management, LLC, a Nevada limited liability company
Seller: Kenneth F. Beller and Virginia P. Beller
1031 Exchange File #: EXC55164-D
Replacement File #: 676653

Dear Settlement Agent,

Our company is serving as the Qualified Intermediary for the Exchangor in connection with the upcoming purchase of the property referenced above. The documents attached to this letter provide specific instruction to you.

If you have any questions or need any additional assistance, please feel free to contact me or email 1031@security1st.com at any time during this process.

Thank you,

A handwritten signature in black ink that reads 'Carmine DiFulvio'.

Carmine DiFulvio, CES®
Certified Exchange Specialist®
Director / Vice President
(855) 446-1031
cdifulvio@security1st.com

TEL (855) 446-1031 | EMAIL 1031@SECURITY1STEXCHANGE.COM | SECURITY1STEXCHANGE.COM

COMPLETED DOCUMENT

MAY 5 2026

SCANNED

REPLACEMENT PROPERTY CLOSING INSTRUCTIONS

1031 DEFERRED EXCHANGE FILE #: EXC55164-D

Security 1st Exchange, as Qualified Intermediary, provides the following instructions to the closing agent regarding the transfer of real property being purchased by Bermuda Palms Management, LLC, a Nevada limited liability company, Exchangor.

1. It is the intention of the Exchangor to affect a tax-deferred exchange of the Real Property under Section 1031 of the Internal Revenue Code of 1986, as amended.
2. **CONVEYANCE:** The deed should convey the title directly from the seller to Bermuda Palms Management, LLC, a Nevada limited liability company.
3. **FEES:** Security 1st Exchange has already collected a fee for this service. Do not include a fee on your closing statement.
4. **CLOSING STATEMENT:**
 - a. Show the purchaser as: Security 1st Exchange, LLC, as Qualified Intermediary for Bermuda Palms Management, LLC, a Nevada limited liability company.
 - b. Show credit as: 1031 Exchange Funds from Security 1st Exchange as QI - \$_____.
 - c. Show signature block as follows: (BELOW IS AN EXAMPLE ONLY)

Security 1st Exchange, LLC, as Qualified Intermediary for
Bermuda Palms Management, LLC, a Nevada limited liability company

By: _____
1031 Exchange Administrator

READ AND APPROVED BY:
**Bermuda Palms Management, LLC, a Nevada limited
liability company**

By: _____
Robert R. Black, Jr., Manager

DO NOT SIGN THIS INSTRUCTION SHEET.

- d. *NOTE: All other documents may be signed by Exchangor **without** the need of a signature from Security 1st Exchange.*
 - e. Send the CLOSING STATEMENT to 1031@security1st.com for approval PRIOR TO closing and if any revisions are made after approval.
 - f. Closing Statement is signed after the Exchangor has signed.
5. **DOCUMENTS:** Original documents are NOT required to be returned to our office. Email copies to

TEL (855) 446-1031 | EMAIL 1031@SECURITY1STEXCHANGE.COM | SECURITY1STEXCHANGE.COM

COMPLETED DOCUMENT

MAY 5 2026

SCANNED

1031@security1st.com.

6. CONTACT INFORMATION:

1031@security1st.com

855-446-1031

TEL (855) 446-1031 | EMAIL 1031@SECURITY1STEXCHANGE.COM | SECURITY1STEXCHANGE.COM

COMPLETED DOCUMENT

MAY 5 2026

SCANNED



DISBURSEMENT INSTRUCTIONS

File No.: 676653

To provide you with the best possible service Alliance Title & Escrow, LLC would like you to instruct us as to the disbursement of your proceeds. Please mark the appropriate box, and complete any further information necessary to insure your proceeds are delivered per your request.

☒ **Wired Funds** ☐ **Local Bank Deposit** ☐ **ACH Deposit VIA EMTransfer** ☐ **Office Pick-Up** ☐ **Overnight Delivery** ☐ **Regular Mail**

FOR WIRED FUNDS OR DIRECT DEPOSIT:

Subject to \$20.00 wire fee Bank Wire Cut Off times may vary. Funds may not be available same day.

Receiving Bank City National Bank
City, State 750201008
Account Number 122016066
ABA Number Robert R Black Jr LLC
Name on Account
Other Reference

Name of Intermediary Bank, if needed

Intermediary Bank Routing Number

Intermediary Bank Account Number

***For wire to investment accounts (ex: Merrill Lynch, Morgan Stanley, Charles Schwab)
Please provide complete wire instructions directly from investment firm****

ACH via EMTRANSFER:

Alliance Title provides EMTransfer to our Customers. EMTransfer is a service that allows Alliance Title to securely collect and disburse funds in Real Estate Transaction 100% electronically. DO NOT USE EMTRANSFER FOR DEPOSIT TO AN INVESTMENT ACCOUNT. You will receive a phone call from your closing team providing you with a code to access the transfer. You will receive an email from notify@emtransfer.com providing you a link to the transfer. You will unlock the transfer using the code you verbally received from your Escrow Closing Team. You will input your bank information directly into EMTransfer. Closing agent will NOT have access to your bank account information. ACH funds will be available to your bank the next business day following disbursement. Please contact your bank for any additional information regarding timely credit to your account.

FOR OFFICE PICK-UP:

Office Location to pick up check
Person(s) authorized to pick up check
Phone Number

OVERNIGHT MAIL (UPS, FEDEX, ETC) *There will be a \$20.00 fee for this service

Name of Recipient
Address (not a PO Box)
City, State, Zip

The undersigned customer shall indemnify and hold harmless Alliance Title & Escrow, LLC, its successors or assigns, from any loss, liability and cost incurred as a result of any incorrect information supplied.

PLEASE BE AWARE: Alliance Title & Escrow, LLC WILL NOT accept any modifications to these instructions via email.

Dated: 1/23/2025 | 3:28 PM PST

Bermuda Palms Management, LLC, a Nevada Limited Liability Company

Signed by:
Robert R Black Jr.
Robert R Black Jr., Manager
(702) 499-4442
Phone:

Verified Email Address: randy@landbaroninv.com

INTERNAL USE ONLY

☐ In Person ☒ Docusign ☐ RON ☐ Vetted Notary

☒ Verbally Confirmed wire or email with Name: Shari Greenbaum Number: 702-683-7315

COMPLETED DOCUMENT

MAY 5 2026

SCANNED

**IDAHO DEPARTMENT OF WATER RESOURCES
APPLICATION FOR TRANSFER OF WATER RIGHT
PART 2A**

Current Water Right No.: 75-10185

Current Owner: KENNETH F BELLER
Priority Date: 5/8/1989
Origin: Water Right
Status: Active
Basis: Decreed

Source

Tributary

GROUND WATER

<u>Beneficial Use</u>	<u>From To</u>	<u>Diversion Rate</u>	<u>Annual Volume</u>
STOCKWATER	1/01 to 12/31	0.04 CFS	
	<u>Total Diversion</u>	0.04 CFS	

Location of Point(s) of Diversion

GROUND WATER
LEMHI County

NE1/4NE1/4SE1/4 Sec. 7, Twp 22N, Rge 22E B.M.

Place of Use

STOCKWATER Within LEMHI County

T22N R22E S7 NESE

Conditions of Approval:

1. STOCKWATER, 6 HORSES RP 001680000010 A
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.

Decreed Date: 9/15/2000

UNRECORDED DOCUMENT

MAY 5 2026

SCANNED

**IDAHO DEPARTMENT OF WATER RESOURCES
APPLICATION FOR TRANSFER OF WATER RIGHT
PART 2A**

Current Water Right No.: 75-10195

Current Owner: KENNETH F BELLER
Priority Date: 4/8/1989
Origin: Water Right
Status: Active
Basis: Decreed

Source

Tributary

GROUND WATER

Beneficial Use

From To

Diversion Rate

Annual Volume

DOMESTIC

1/01 to 12/31

0.04 CFS

Total Diversion

0.04 CFS

Location of Point(s) of Diversion

GROUND WATER

NE1/4NE1/4SE1/4

Sec. 7, Twp 22N, Rge 22E B.M.

LEMHI County

Place of Use

DOMESTIC Within LEMHI County

T22N R22E S7

NESE

Conditions of Approval:

1. N11 THE QUANTITY OF WATER DECREED FOR THIS WATER RIGHT IS NOT A DETERMINATION OF HISTORICAL BENEFICIAL USE.
2. RP 001680000010 A
3. N13 THE QUANTITY OF WATER UNDER THIS RIGHT SHALL NOT EXCEED 13,000 GALLONS PER DAY.

Decreed Date: 9/15/2000

COMPLETED DOCUMENT

MAY 5 2026

SCANNED



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 05, 2026

BERMUDA PALMS MGMT LLC
10789 W TWAIN AVE STE 200
LAS VEGAS NV 89135-3030

Re: Change in Ownership for Water Right No(s): 75-10185, 75-10195

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 208-287-4978.

Sincerely,

Petula Lee
Technical Records Specialist 1

Enclosure(s)

COMPLETED DOCUMENT

MAY 5 2026

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COPY