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OCT 16 2023

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

IDWR / NORTH

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?
95-17875	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: CHRISTIAN WATTS FAMILY TRUST
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Black Jasper Ranch LLC
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or
- 125 S 1st Ave, #2302 Hillsboro OR 97123
Mailing address City State Zip
- 503-830-0157 jarodeells@gmail.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: 06/23/2023
6. Do you own the land identified as the water right place of use? Yes ☒ No ☐
 o If no, attach evidence that written notice of the change of water right ownership has been delivered to the landowner of record.
7. This form must be signed and submitted with the following **REQUIRED** items:
☒ A copy of the conveyance document – warranty deed, quitclaim deed, court decree, contract of sale, etc. The conveyance document must include a legal description of the property or description of the water right(s) if no land is conveyed.
☒ Plat map, survey map or aerial photograph which clearly shows the place of use and point of diversion for each water right and/or claim listed above (if necessary to clarify division of water rights or complex property descriptions).
☒ Filing fee (see instructions for further explanation):
 o \$25 per *undivided* water right.
 o \$100 per *split* water right.
 o No fee is required for pending adjudication claims.
☐ If water right(s) are leased to the Water Supply Bank AND there are multiple owners, a Lessor Designation form is required.
☐ If water right(s) are leased to the Water Supply Bank, the individual owner or designated lessor must complete, sign and submit an IRS Form W-9.

8. Signature: Jarod Eells Manager 10/16/2023
 Signature of new owner/claimant Title, if applicable Date
Jarod Eells
 Print name

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

 Print name

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For IDWR Office Use Only:
 Received by JK Date 10-16-2023 Receipt No. ND44132 Receipt Amt. 25.00
 Active in the Water Supply Bank? Yes ☐ No ☐ If yes, forward to the State Office for processing W-9 received? Yes ☐ No ☐
 Name on W-9 _____ Approved by _____ Processed by NS Date 11/03/23

RECORDING FEE: \$15.00 DD
Electronically Recorded

RECORDING REQUESTED BY
Flying S Title and Escrow of Idaho, Inc.

AND WHEN RECORDED MAIL TO:
Flying S Title and Escrow of Idaho, Inc.
1866 North Lakewood Drive
Coeur d'Alene, ID 83814

Space Above This Line for Recorder's Use Only

WARRANTY DEED

File No.: 1095961-C (ms)

Date: June 21, 2023

For Value Received, **Christian Watts as the Trustee of the Christian Watts Family Trust Agreement dated the 14th day of August, 2018**, hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto **Black Jasper Ranch LLC, an Idaho limited liability company**, hereinafter called the Grantee, whose current address is **PO Box 2302, Hillsboro, OR 97123**, the following described premises, situated in **Kootenai County, Idaho**, to-wit:

The South Half of the Southeast Quarter of Section 19, Township 53 North, Range 2 W.B.M., Kootenai County, Idaho, except that parcel described as follows:

Commencing at the Northwest corner of said South Half of the Southeast Quarter;

Thence due East for a distance of 450 feet more or less to the South bank of Lewellyn Creek;

Thence in a Southwesterly direction following along the South bank of said creek to a point where now grows a large bunch of Alders, said point being 175 feet on an air-line directly East of the West Quarter Section line;

Thence North crossing the creek to the North bank thereof;

Thence in a Southwesterly direction following along the North bank of said Lewellyn Creek to a point where the creek intersects the quarter section line, which point is 50 feet more or less South of the Northwest corner of the South Half of the Southeast Quarter of said Section 19;

Thence due North for a distance of 50 feet to the point of beginning.

And also except that portion deeded to Lakes Highway District via Warranty Deed dated February 29, 2000 and recorded on March 30, 2000 as Instrument No. 1628902.

And less and except any portion lying within road rights-of-way.

SUBJECT TO all easements, right of ways, covenants, restrictions, reservations, applicable building and zoning ordinances and use regulations and restrictions of record, and payment of accruing present year taxes and assessments as agreed to by parties above.

Date: 06/21/2023

Warranty Deed
- continued

File No.: 1095961-C (ms)

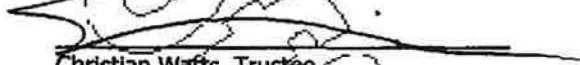
TO HAVE AND TO HOLD the said premises, with its appurtenances, unto the said Grantee, and to the Grantee's heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that the Grantor is the owner in fee simple of said premises; that said premises are free from all encumbrances except current years taxes, levies, and assessments, and except U.S. Patent reservations, restrictions, easements of record and easements visible upon the premises, and that Grantor will warrant and defend the same from all claims whatsoever.

Date: 06/21/2023

Warranty Deed
- continued

File No.: 1095961-C (ms)

Christian Watts as the Trustee of the Christian
Watts Family Trust Agreement dated the 14th
day of August, 2018


Christian Watts, Trustee

STATE OF Idaho)

COUNTY OF Kootenai) ss.

On this 22 day of June, 2023, before me, a Notary Public in and for said State, personally appeared **Christian Watts**, known or identified to me to be the person(s) whose name(s) is subscribed to the within instrument as Trustee of the **Christian Watts Family Trust Agreement Trust**, and acknowledged to me that he executed the same as such Trustee.


Notary Public of Idaho
Residing at: Hayden
Commission Expires: 09/21/2023

TRISHA HANSON
Notary Public - State of Idaho
Commission Number 20181824
My Commission Expires 09-21-2024



0005288177

**STATE OF IDAHO***Office of the secretary of state, Phil McGrane***AMENDMENT TO CERTIFICATE OF
ORGANIZATION OF LIMITED LIABILITY COMPANY**

Idaho Secretary of State

PO Box 83720

Boise, ID 83720-0080

(208) 334-2301

Filing Fee: \$30.00

For Office Use Only

-FILED-

File #: 0005288177

Date Filed: 6/20/2023 9:14:33 AM

Filing Fee

Selected Service Type: Expedited (+\$40; filing fee \$70)

The current name of the limited liability company is:

Black Jasper Ranch LLC

The file number of this entity on the records of the Idaho
Secretary of State is:

0005283387

Entity Type:

Limited Liability Company

Entity Subtype:

Limited Liability Company

The date the certificate of organization was originally filed:

2023-06-14 09:15:56.717

Limited Liability Company Name

Entity name

Black Jasper Ranch LLC

2. The complete street address of the principal office is amended to:

Principal Office Address

31794 SW RIEDWEG ROAD
CORNELIUS, OR 97113**3. The mailing address of the principal office is amended to:**

Mailing Address

PO BOX 2302
HILLSBORO, OR 97123-1923**4. Managers and Members**

Name	Title	Address
☒ KATHY LEW-EELLS	Manager	PO BOX 2302 HILLSBORO, OR 97123-1923
☒ JAROD EELLS	Manager	PO BOX 2302 HILLSBORO, OR 97123-1923

Signature of Authorized Person:

TRAVOR MOSES

Sign Here

06/20/2023

Date

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Statement of Authority of the Manager of BLACK JASPER RANCH LLC

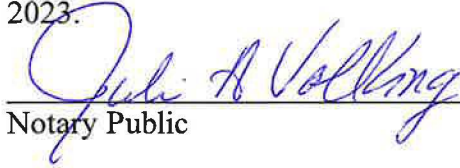
On my oath and under penalty of perjury, I swear that I am the duly appointed Manager of BLACK JASPER RANCH LLC, an Idaho Limited Liability Company.

I certify that I have not been removed as Manager and have the authority to act for and bind BLACK JASPER RANCH LLC in business transactions for which this affidavit is given as affirmation of my authority.

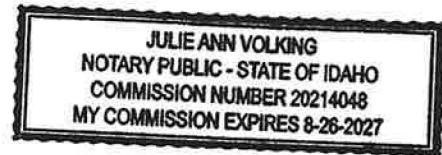


JAROD EELLS, Manager

Sworn and subscribed before me the undersigned authority, by JAROD EELLS on October 16th, 2023.



Notary Public



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Legend:

Blue line denotes path of Lewellen Creek which is for in-stream stockwater use.

Property is roughly 1016'x1200'

Google

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IDAHO DEPARTMENT OF
WATER RESOURCES

Northern Region • 7600 N Mineral Drive, Suite 100 • Coeur D'Alene, ID 83815-7763

Phone: 208-762-2800 • Fax: 208-762-2819 • Email: northerninfo@idwr.idaho.gov • Web: idwr.idaho.gov

Governor Brad Little

Director Mathew Weaver

November 03, 2023

BLACK JASPER RANCH LLC
125 S 1ST AVE # 2302
HILLSBORO OR 97123-0875

Re: Change in Ownership for Water Right No(s): 95-17875

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) 762-2813.

Sincerely,

Natalie Steading
Tech Records Specialist 1

Enclosure(s)

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