

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED

JUL 15 2026

DEPT. 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?
63-31402	Yes ☒	Yes ☐		Yes ☐	Yes ☐
63-31222	Yes ☐	Yes ☐		Yes ☐	Yes ☐
Split into 63-31402 + 63-35859	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: 63-31402 (Steve Hennickson) & 63-31222 (Mary & Kathleen Childress)
Name of current water right holder/claimant

3. New Owner(s)/Claimant(s): Easy Sale LLC
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or

9169 W State St.
Mailing address

Garden City ID 83714
City State Zip

208-451-1441
Telephone

support@easysale.ai
Email

4. If the water rights and/or adjudication claims were split, how did the division occur?
☐ The water rights or claims were divided as specifically identified in a deed, contract, or other conveyance document.
☒ The water rights or claims were divided proportionately based on the portion of their place(s) of use acquired by the new owner.
5. Date you acquired the water rights and/or claims listed above: 02/17/2026
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.

SUPPORT DATA

IN FILE # 63-31222

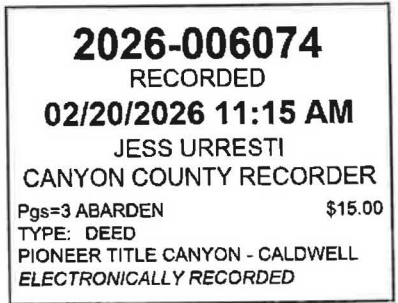
8. Signature: C owner of Easy Sale LLC 07/13/2026
 Signature of new owner/claimant Title, if applicable Date
Clinton Peterson
 Print name

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

 Print name

For IDWR Office Use Only:

Received by KW Date 7.15.2026 Receipt No. 0127222 Receipt Amt. \$125.00
 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 [Signature] Date 8-26-26



ACCOMMODATION

WARRANTY DEED

For Value Received

Kathleen L. Childress, an unmarried woman

hereinafter referred to as Grantor, does hereby grant, bargain, sell, warrant and convey unto

Easy Sale LLC, an Idaho limited liability company

hereinafter referred to as Grantee, whose current address is 9169 W. State St. Ste. 444 Garden City, ID 83714

The following described premises, to-wit:

See Attached Exhibit "A"

To HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee(s), and Grantees(s) heirs and assigns forever. And the said Grantor(s) does (do) hereby covenant to and with the said Grantee(s), the Grantor(s) is/are the owner(s) in fee simple of said premises; that said premises are free from all encumbrances EXCEPT those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee(s); and subject to U.S. Patent reservations, restrictions, dedications, easements, rights of way and agreements, (if any) of record, and current years taxes, levies, and assessments, includes irrigation and utility assessments, (if any) which are not yet due and payable, and that Grantor(s) will warrant and defend the same from all lawful claims whatsoever.

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Dated February 17, 2026

Kathleen Childress
Kathleen L. Childress

State of Idaho, County of Ada ^{CANYON} LC

This record was acknowledged before me on February 17, 2026 by ^{Kathleen L. Childress} ~~Shawna Chacartegui~~ ^{Brittney Kateley} LC

Shawna Chacartegui
Signature of notary public
Commission Expires: 1-3-2028

SHAWNA CHACARTEGUI
Notary Public
State of Idaho
Commission No. 20216216

EXHIBIT "A"

A parcel of land located in the Southeast Quarter of Section 36, Township 3 North, Range 2 West, Boise Meridian, Canyon County, Idaho, more particularly described as follows:

BEGINNING at the Southeast corner of said Southeast Quarter monumented with a brass cap monument; thence

North $0^{\circ} 24' 45''$ West along the Easterly boundary of said Southeast Quarter a distance of 1,100.58 feet to a point on the Northeasterly right of way of the Oregon Short Line Railroad; thence leaving said Easterly boundary of said Southeast Quarter :

North $55^{\circ} 38' 57''$ West along said Northeasterly right of way a distance of 901.13 feet to a point; thence continuing along said Northeasterly right of way a distance of 837.52 feet along the arc of 11,359.16 foot radius curve right, said curve having a central angle of $4^{\circ} 13' 28''$ and a long chord bearing

North $53^{\circ} 32' 13''$ West a distance of 837.33 feet to the **POINT OF BEGINNING**; thence continuing along said Northeasterly right of way a distance of 218.74 feet along the arc of a 11,359.16 foot radius curve right, said curve having a central angle of $1^{\circ} 06' 12''$ and long chord bearing

North $50^{\circ} 52' 23''$ West a distance of 218.74 feet to a point; thence leaving said Northeasterly right of way

North $17^{\circ} 21' 53''$ East a distance of 295.97 feet to a 5/8 inch diameter iron pin; thence

South $60^{\circ} 34' 17''$ East a distance of 207.76 feet to a 5/8 inch diameter iron pin; thence

South $17^{\circ} 21' 53''$ West a distance of 333.65 feet to the **POINT OF BEGINNING**.

RECEIVED

Aug 20, 2026

DEPARTMENT OF
WATER RESOURCES

Prepared by:

Law Office of Scott A. Brower, PLLC
408 S. Eagle Rd. Suite 205
Eagle, ID 83616

QUITCLAIM DEED FOR WATER RIGHTS

Steve, Henrickson, a married man, ("Grantor") does hereby grant, bargain, sell, assign and convey unto Easy Sale, LLC, an Idaho Limited Liability Company registered to do business in the State of Idaho, whose address is 9169 W. State St., Garden City, ID 83714-1733 ("Grantee") and to Grantees heirs and assigns forever, all of Grantor's right title and interest in the water rights or portions thereof described in Exhibit A attached hereto (collectively the "Water Rights").

Grantor hereby covenants and warrants to Grantee as follows:

1. Grantor is the owner of the Water Rights;
2. Grantor has not conveyed any of the Water Rights to anyone other than Grantee;
3. The Water Rights are free from all liens, claims or encumbrances; and
4. Grantor has the authority to convey the Water Rights to the Grantee.

Grantor makes no other covenants or warranties as to the Water Rights.

No land is included in or conveyed by this Water Rights conveyance.

In Witness whereof, the undersigned has caused his name to be hereunto subscribed.

Dated this 20th day of August, 2026



Steve Henrickson

STATE OF IDAHO

)

) ss:

COUNTY OF CANYON

)

On August 20, 2026, before me Nathan D. Large, Notary Public, personally appeared Steve Henrickson, known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that she executed the same.

(SEAL)



Notary Public

Nathan D. Large

Name of Notary Public

My Commission Expires: 03-05-2032



EXHIBIT A

(Water Rights Descriptions)

Water rights appurtenant to 4222 E. Railroad St., Nampa, ID 83687 and Water Right Number **63-31402** and with a property legal description as follows:

A parcel of land located in the Southeast Quarter of Section 36, Township 3 North, Range 2 West, Boise Meridian, Canyon County, Idaho, more particularly described as follows:

Beginning at the Southeast corner of said Southeast Quarter monumented with a brass cap monument; thence

North 0 24'45" West along the Easterly boundary of said Southeast Quarter a distance of 1,100.58 feet to a point on the Northeasterly right of way of the Oregon Short Line Railroad; thence leaving said Easterly boundary of said Southeast Quarter

North 55 38'57" West along said Northeasterly right of way a distance of 901.13 feet to a point; thence continuing along said Northeasterly right of way a distance of 837.52 feet along the arc of 11,359.16 foot radius curve right, said curve having a central angle of 4 13'28" and a long chord bearing

North 53 32'13" West a distance of 837.33 feet to the POINT OF BEGINNING; thence continuing along said Northeasterly right of way a distance of 218.74 feet along the arc of a 11,359.16 for radius curve right, said curve having a central angle of 1 06'12" and long chord bearing

North 50 52'23" West a distance of 218.74 feet to a point; thence leaving said Northeasterly right of way

North 17 21'53" East a distance of 295.97 feet to a 5/8 inch diameter iron pin; thence

South 60 34'17" East a distance of 207.76 feet to a 5/8 inch diameter iron pin; thence

South 17 21'53" West a distance of 333.65 feet to the POINT OF BEGINNING.



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

August 26, 2026

COPY

EASY SALE LLC
9169 W STATE ST
GARDEN CITY ID 83714-1733

Re: Change in Water Right Ownership: 63-31402 (Split into 63-31402 and **63-35859**) & 63-31222

Dear Water Right Holder(s):

The Department of Water Resources (Department) acknowledges the receipt of correspondence changing ownership of a portion of the above referenced water right(s) 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 each water right(s) 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. The Department is sending the original right holder a copy of this letter and a computer-generated report showing the changes to the original water right.

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 208-287-4942.

Sincerely,

Jean Hersley
Technical Records Specialist 2

Enclosure(s)

c: STEVEN L HENRICKSON

Hersley, Jean

From: Halle Fultz <halle@easysale.ai>
Sent: Thursday, August 20, 2026 1:27 PM
To: Hersley, Jean
Cc: Clinton Peterson
Subject: Re: Water Right Transfer for 4222 E Railroad St: 63-31402
Attachments: Water Right Deed_Henrickson.pdf

CAUTION: This email originated outside the State of Idaho network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact your agency service desk with any concerns.

Hi Jean,

Attached is the notarized quitclaim water right deed signed by Steve Henrickson for water right 63-31402.

Please let us know when this has been processed and the water right is in Easy Sale LLC's ownership.

On Wed, Aug 5, 2026 at 9:56 AM Hersley, Jean <Jean.Hersley@idwr.idaho.gov> wrote:

The Department doesn't have a document. A quitclaim deed is a legal document. I have attached some examples of quitclaim deeds for your benefit. Please have the quitclaim deed recorded with the county.



Jean Hersley

Technical Records Specialist II

Idaho Dept Water Resources

(208) 287-4942

From: Halle Fultz <halle@easysale.ai>
Sent: Wednesday, August 5, 2026 9:52 AM
To: Hersley, Jean <Jean.Hersley@idwr.idaho.gov>
Cc: Clinton Peterson <support@easysale.ai>; Katee.Dodge@fnf.com
Subject: Re: Water Right Transfer for 4222 E Railroad St: 63-31402

CAUTION: This email originated outside the State of Idaho network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact your agency service desk with any concerns.

Can you please send me the document that Steve will need to fill out to quitclaim water right 63-31402 to Easy Sale LLC so we can get it over to him.

On Wed, Aug 5, 2026 at 9:41 AM Hersley, Jean <Jean.Hersley@idwr.idaho.gov> wrote:

Because Mr. Henrickson did not own the property appurtenant to the water right when it was decreed, the Snake River Basin Adjudication Court (SRBA) severed the ownership of the water right from the ownership of the land. Mr. Henrickson is the current owner of the water right and he will need to quitclaim water right 63-31402 to Easy Sale LLC.

Please contact me if you have any additional questions. Thank you.



Jean Hersley

Technical Records Specialist II

Idaho Dept Water Resources

(208) 287-4942

From: Halle Fultz <halle@easysale.ai>
Sent: Wednesday, August 5, 2026 8:55 AM
To: Hersley, Jean <Jean.Hersley@idwr.idaho.gov>
Cc: Clinton Peterson <support@easysale.ai>; Katee.Dodge@fnf.com
Subject: Water Right Transfer for 4222 E Railroad St: 63-31402

CAUTION: This email originated outside the State of Idaho network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact your agency service desk with any concerns.

Hi Jean,

We are transferring the water rights associated with the property at 4222 E Railroad St to Easy Sale LLC. We successfully transferred the water right held in Kathleen Childress's name. However, the second water right is currently associated with Steve Henrickson, even though he has never owned the property. The county's office verified that he never owned the property in question.

Clinton Peterson (Easy Sale Founder) spoke with Steve, and he is willing to sign any necessary documents to transfer the water right currently in his name to Easy Sale LLC.

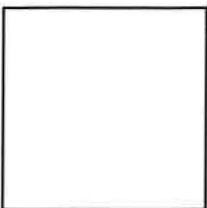
I've attached the letter we received from the Idaho Department of Water Resources, which provides additional information regarding this matter.

Steve also consulted his attorney, who indicated this appears to be an error in the property's title history. Is there a document we can have Steve sign acknowledging he is not the owner of the water right so it can be legally transferred to Easy Sale LLC?

Also cc'd on this email is Katee Dodge, the Escrow Officer who advised we send the death certificate for Gary Childress, attached below.

Thank you in advance for your help!

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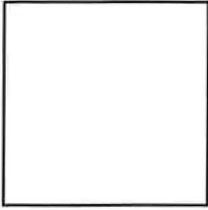


Halle Fultz | Executive Assistant

 +1 208-441-6100

 halle@easysale.ai

 www.easysale.ai



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IDAHO DEPARTMENT OF
WATER RESOURCES

322 E Front Street, Suite 548, Boise ID 83702 • PO Box 83720, Boise ID 83720-0098
Phone: 208-287-4800 • Fax: 208-287-5700 • Email: idwrinfo@idwr.idaho.gov • Website: idwr.idaho.gov

Governor Brad Little

Director Mathew Weaver

July 16, 2026

EASY SALE LLC
9169 W STATE ST
GARDEN CITY ID 83714-1733

RE: Change in Ownership Water Right No(s): 63-31402

Dear Interested Parties:

The Department of Water Resources (Department) acknowledges receipt of your Notice of Change in Water Right Ownership (Notice).

Our review of your Notice indicates that additional information is required before the Department can process the change. The information required is indicated below:

- Evidence of Water Right Ownership: the current owner of water right 63-31402 is Steve Henrickson. The Department will need a chain of title from Steve Henrickson to Easy Sale LLC.

Because the Department cannot process the Notice without proper documentation, we will hold any action on your notice pending receipt of the necessary information. If we do not receive the necessary information within 30 days we will return your notice and all attachments and your notice will not be processed.

Also, please note that water right holders are required to report any change of ownership and/or mailing address to the Department within 120 days of the change. Forms to update ownership or update your address are available from any office of the Department or on the Department's website.

If you have any questions regarding this matter, please contact me at 208-287-4942.

Sincerely,

Jean Hersley
Technical Records Specialist 2

Enclosure(s)