

RECEIVED

Form 42-248/42-1409(6) Rev. 1/15

MAY 13 2021

IDWR / NORTH

STATE 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 #6](#) of the instructions.

Water Right/Claim No.	Split?	Leased to Water Supply Bank?	Water Right/Claim No.	Split?	Leased to Water Supply Bank?
87-10023	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:

John Thomas

Name of current water right holder/claimant

3. New Owner(s)/Claimant(s):

Hidden Village MHP LLC

New owner(s) as listed on the conveyance document

Name connector ☐ and ☐ or ☐ and/or

2311 N 45th St #111

Seattle

WA

98103

Mailing address

City

State

ZIP

877 847 6237

Telephone

mike@shelterpm.com

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:

3/8/21

6. If the water right is leased to the Water Supply Bank changing ownership of a water right will reassign to the new owner any Water Supply Bank leases associated with the water right. Payment of revenue generated from any rental of a leased water right requires a completed [IRS Form W-9](#) for payment to be issued to an owner. A new owner for a water right under lease shall supply a W-9. Water rights with multiple owners must specify a designated lessor, using a completed [Lessor Designation](#) form. Beginning in the calendar year following an acknowledged change in water right ownership, compensation for any rental will go to the new owner(s).

7. This form must be signed and submitted with the following **REQUIRED** items:

- ☒ A copy of the conveyance document – warranty deed, quitclaim deed, court decree, contract of sale, etc. The conveyance document must include a legal description of the property or description of the water right(s) if no land is conveyed.
☐ Plat map, survey map or aerial photograph which clearly shows the place of use and point of diversion for each water right and/or claim listed above (if necessary to clarify division of water rights or complex property descriptions).
☐ Filing fee (see instructions for further explanation):
☐ \$25 per undivided water right.
☐ \$100 per split water right.
☒ No fee is required for pending adjudication claims.
☐ If water right(s) are leased to the Water Supply Bank AND there are multiple owners, a Lessor Designation form is required.
☐ If water right(s) are leased to the Water Supply Bank, the individual owner or designated lessor must complete, sign and submit an IRS Form W-9.

8. Signature:

Signature of new owner/claimant

Title, if applicable

Date

Signature:

Signature of new owner/claimant

Title, if applicable

Date

For IDWR Office Use Only:

Received by N/ADate N/AReceipt No. N/AReceipt Amt. N/AActive 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 [Signature]Approved by [Signature]Processed by [Signature]Date 5-17-2021

NO 613193

AT THE REQUEST OF
MOSCOW TITLE, INC.

DATE AND HOUR
03-09-2021 12:22:02 PM

HENRIANNE K. WESTBERG
LATAH COUNTY RECORDER
Fee: \$15.00 BY 

Recording Requested By and
When Recorded Return to:
Hidden Village MHP LLC
2311 N. 45th Street #111
Seattle, WA 98103

21290

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

GRANT DEED

This Grant Deed is made this 8th day of March, 2021, between John C. Thomas and Christle L. Thomas, (collectively "**Grantor**"), and Hidden Village MHP LLC, an Idaho limited liability company, whose mailing address is 2311 N. 45th Street #111, Seattle, WA 98103 15254 ("**Grantee**"), witnesseth:

That Grantor, for and in consideration of the sum of Ten Dollars and No Cents (\$10.00), and other good and valuable consideration, the receipt whereof is hereby acknowledged, does, by these presents, grant, bargain, sell and convey unto Grantee and its successors and assigns forever, all the following described real estate situated in the County of Latah, State of Idaho:

SEE SCHEDULE I ATTACHED HERETO AND INCORPORATED HEREIN

Together with all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, the rents, issues and profits thereof; and all estate, right, title and interest in and to the property, as well in law as in equity, except as expressly provided otherwise herein.

Grantor's covenants or warranties with respect to title, express or implied, are those, and only those, implied by use of the word "grant" as set forth in Idaho Code § 55-612 and that the above described real property is free from all monetary liens or encumbrances created, granted, caused or suffered by Grantor. Excepting all monetary liens created, granted, caused or suffered by Grantor, the grant herein is subject to all matters of record and appearing on the face of the above described real property.

THE REAL PROPERTY DESCRIBED ABOVE IS SOLD AND CONVEYED TO GRANTEE AS IS, WHERE IS, AND WITH ALL FAULTS, INCLUDING BOTH LATENT AND PATENT DEFECTS. OTHER THAN AS EXPRESSLY SET FORTH HEREIN, NO WARRANTIES, EXPRESS OR IMPLIED, ARE MADE BY GRANTOR CONCERNING THE PREMISES. GRANTEE, BY ACCEPTING THIS DEED, RELEASES GRANTOR FROM ANY AND ALL LIABILITY RELATING TO ANY ASPECT (EXCEPT THE WARRANTIES AND COVENANTS IN THE PRECEDING PARAGRAPH) OR CONDITION OF THE PROPERTY, KNOWN OR UNKNOWN, FORESEEABLE OR

UNFORESEEABLE, ACTUAL OR CONTINGENT, ARISING BY STATUTE, COMMON LAW OR OTHERWISE.

IN WITNESS WHEREOF, this Grant Deed has been duly executed by and on behalf of Grantor as of the date first set forth above.

Grantor:

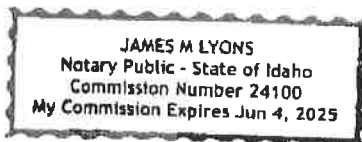
John C. Thomas
John C. Thomas

Christie L. Thomas
Christie L. Thomas

STATE OF IDAHO)
) ss.
County of Latah)

On this 5 day of March, 2021, before me, James M Lyons, a Notary Public in and for said state, personally appeared John C. Thomas and Christie L. Thomas, husband and wife, known or identified to me to be the persons whose names are subscribed to the foregoing 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.



James M Lyons
Notary Public for Idaho
Residing at Genesee ID 83832
My commission expires 06/04/2025

SCHEDULE I

Situate in the County of Latah, State of Idaho it wit:

A tract of land located in the Southwest Quarter of the Southwest Quarter of Section 5 and the South Half of the Southeast Quarter of Section 6, Township 38 North, Range 5 West, Boise Meridian, described as follows:

Beginning at the southwest corner of said Section 5; thence N. 81°57' E. 703.0 feet to a point in the centerline of existing county road, said point being the True Point of Beginning; thence N. 69°52' W. along the said centerline 63.9 feet; thence N. 60°28' W. along said centerline 389.5 feet; thence N. 62°34' W. along said centerline 105.7 feet; thence N. 71°43' W. along said centerline 117.4 feet; thence N. 79°55' W. along said centerline 138.3 feet; thence N. 84°24' W. along said centerline 241.8 feet; thence leaving said centerline S. 2°24' W. 34.7 feet; thence S. 47°41' W. 119.8 feet; thence S. 82°40' W. 452.9 feet; thence N. 75°10' W. 424.8 feet; thence N. 42°00' W. 393.6 feet to the centerline of said county road; thence N. 74°03' W. along said centerline 309.3 feet; thence N. 73°22' W. along said centerline 424.3 feet; thence leaving said centerline, N. 373.4 feet; thence East 1181.1 feet; thence South 396.6 feet; thence S. 82°00' E. 1320.0 feet; thence S. 54°00' E. 430.0 feet; thence S. 26°11' E. 136.0 feet to the northwest corner of Tract 1; thence South along the west boundary of said Tract 1 a distance of 200.0 feet to the True Point of Beginning.

ALSO INCLUDING Lot 1, THOMAS 2ND SUBDIVISION to Latah County, as shown by the recorded plat thereof.

EXCEPTING THEREFROM the following described property lying within the above parcel of land. A tract of land located in the Southwest Quarter of the Southeast Quarter of Section 6, Township 38 North, Range 5 West Boise Meridian, being described as follows:

Beginning at the southeast corner of the Southwest Quarter of the Southeast Quarter of said Section 6, said point being the True Point of Beginning; thence North 478.0 feet to the intersection with the west boundary of Tax No. 4465; thence N. 42°00' W. along said west boundary 263.0 feet to the intersection of the centerline of existing Eid Road; thence N. 74°02' W. along said centerline 309.3; thence N. 73°22' W. along said centerline 44.00 feet to the intersection with the easterly right-of-line of Highway 95; thence Southeasterly along said easterly right-of-way line to the South boundary line of Section 6; thence East along the south boundary of said section to the True Point of Beginning.

ALSO EXCEPTING THEREFROM, a portion of the SW1/4 SE1/4 of Section 6, Township 38 North, Range 5 West Boise Meridian being described as follows:

Beginning at the northwest corner of the lands shown on the Record of Survey for Ed Benson, filed as instrument number 358039, records of Latah County; thence from said Point of Beginning, along the north line of said survey, East 200.00 feet; thence South 200.00 feet; thence S. 88°00' W. 73.50 feet; thence S. 65°45' W. 60.00 feet; thence S. 12°32' W. 161.62 feet to the point of intersection of the centerline of Eid Road with the Northeast right of way of State Highway No. 95 (being 75.00 feet from the centerline of said highway); thence from a tangent with bears N. 31°19' W. Northwesterly along said right of way 69.22 feet along the arc of a curve to the left, through a central angle of 01°27'30" to an intersection with the west line of the aforesaid survey; thence along the West line, North 326.31 feet to the above described Point of Beginning.