

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

MAY 11 2022

NOTICE OF CHANGE IN WATER RIGHT OWNERSHIP

Department of Water Resources
Eastern Region

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. **DEV**

Water Right/Claim No.	Split?	Leased to Water Supply Bank?	Water Right/Claim No.	Split?	Leased to Water Supply Bank?
✓ 22-14067	Yes ☒	Yes ☒	22-14067 / 22-14475	Yes ☐	Yes ☐
✓ 22-14069	Yes ☒	Yes ☒	22-14069 / 22-14476	Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

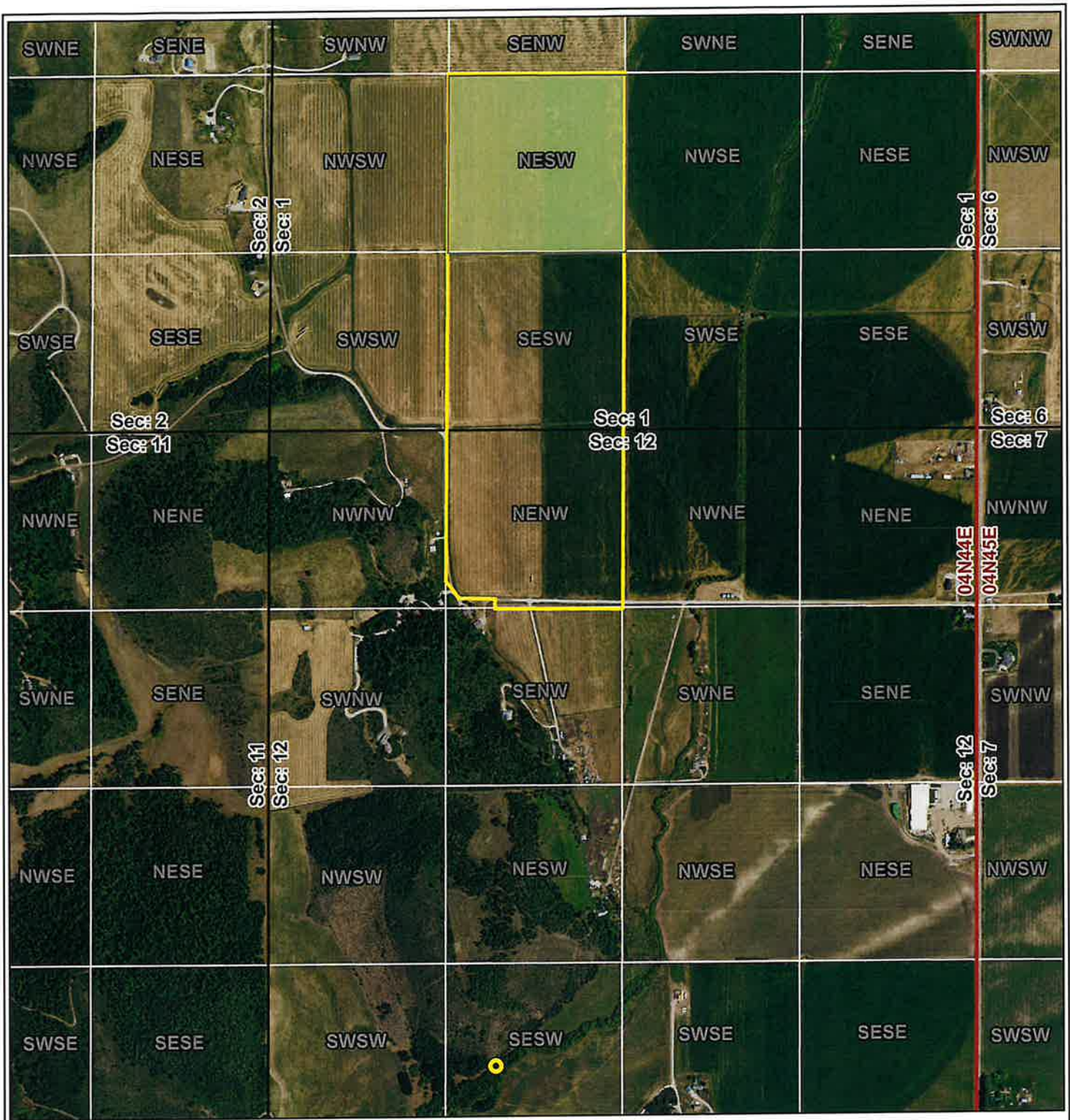
2. Previous Owner's Name: ELMA WOOD FAMILY TRUST
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Lucchina Revocable Trust
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or
- 1604 La Jolla Dr, Thousand Oaks CA 91362
Mailing address City State Zip
(805)732-1608 lucchinam@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: October 15, 2020
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 # 22-14067

8. Signature: [Signature] Trustee 5/3/2022
Signature of new owner/claimant Title, if applicable Date
David G. Lucchina
Print name
- Signature: [Signature] Trustee 5/3/2022
Signature of new owner/claimant Title, if applicable Date
Michele D. Lucchina
Print name

For IDWR Office Use Only:

Received by CTH Date 5/11/22 Receipt No. E047129 Receipt Amt. \$200.00 (1475)
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 _____ Date _____



0 0.13 0.25 0.5 Miles

2021 NAIP

-  WR POD 22-14067 and 22-14069
-  Lucchina Property (40-acres)
-  WR POU 22-14067 and 22-14069
-  Twn & Rng
-  Sections
-  QQ



Change of Ownership

Davide and Michele Lucchina

Project #: 22-0074

Drawn by: AD

Date: 5/2/2022



Rocky Mountain
ENVIRONMENTAL
ASSOCIATES, INC.

WARRANTY DEED

192337 OCT 12 2007 AM 11:46

1. Date

July 25, 2007.

2. Parties

Grantor:

Elma Wood, Trustee of The Elma Wood Family Trust
571 West 225 South
Driggs, ID 83422

Grantee:

Mahogany Creek Land LLLP, an Idaho limited liability
limited partnership
565 W 225 S
Driggs, ID 83422

3. Property

Transferred Interest: All of Grantor's undivided interest.

Idaho County: Teton

Description:

Parcel 1

E½ SW¼ Section 1 Township 4 N Range 44 E
Teton County, Idaho.

Parcel 2

NE¼NW¼ Section 12 Township 4 N Range 44 E
Teton County, Idaho.

Together with:

All improvements, water, water rights, ditches, ditch
rights, easements, tenements, hereditaments, appurtenances,
reversions, remainders, rents, issues, and profits.

Subject to:

Rights of way for roads and ditches now existing on the
property plus all easements and rights-of-way of record,
if any, covenants, restrictions, reservations, applicable
building and zoning ordinances, use regulations and
restrictions, and accruing taxes.

Taxes and assessments for 2007 and all subsequent
years.

All facts, rights, claims and interest ascertainable by
inspection of the property or by inquiry of persons in
possession.

Unpatented mining claims, reservations and exceptions
and patents or in acts authorizing their issuance.

4. Consideration

Ten Dollars and other good and valuable consideration,
receipt of which is acknowledged.

5. Grant

Grantor, for the consideration listed above hereby
grants, bargains, sells, conveys and confirms to grantee,
its heirs, successors and assigns, the transferred
interest in the property described in this deed.

6. Warranties

Grantor, for itself, its heirs, successors and assigns,
covenants with grantee's heirs, successors, and assigns
as follows:

Grantor is currently the owner of the property as
described in this deed.

Grantor has good right to convey the property described
in this deed to grantee.

The property described in this deed is free from all
encumbrances, except as otherwise shown in this deed.

Grantor warrants and will defend the quiet and peaceful
possession of the property granted by this deed to
grantee, its heirs, successors and assigns against the
lawful claims of all persons.


Elma Wood, Trustee

STATE OF IDAHO

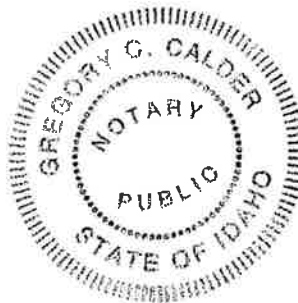
ss.

County of Teton

On July 25, 2007, before me Gregory C. Calder, an
Idaho notary public personally appeared Elma Wood,
known or identified to me to be the Trustee of The Elma
Wood Family Trust that executed the instrument or the
person who executed the instrument on behalf of said
Trust and acknowledged to me that such Trust executed
the same.


Notary Public for Idaho
Residing At: Idaho Falls
Commission Expires: 4/24/2008

(SEAL)



Instrument # 192337

TETON COUNTY, IDAHO

2007-10-12

11:46:00 No. of Pages: 1

Recorded for: BEARD ST. CLAIR

MARY LOU HANSEN

Ex-Officio Recorder Deputy

Index to: DEED, WARRANTY

Fee: 3.00



WARRANTY DEED

1. Date

June 27, 2012.

2. Parties

Grantor:

Mahogany Creek Land LLLP, an Idaho limited liability
limited partnership
565 W 225 S
Driggs, ID 83422

Grantee:

Leora Wood, a single person
2414 S. 5635 W.
Driggs, ID 83422

3. Property

Transferred Interest: All of Grantor's undivided interest.

Idaho County: Teton

Description:

Parcel 1

E½ SW¼ Section 1 Township 4 N Range 44 E
Teton County, Idaho.

Parcel 2

NE¼NW¼ Section 12 Township 4 N Range 44 E
Teton County, Idaho.

Less:

A portion of the NE¼ NW¼ Section 12, TWP. 4N
RNG. 44E, B.M., Teton County, Idaho, being further
described as: Commencing at the NE corner of the
SE¼NW¼ of said Section 12, the point of beginning
thence S 00°19'41" W, 662.45 feet along the eastern
boundary of the NW¼ of said Section 12 to a point;
thence N 89°58'6" W, 1326.68 feet to a point; thence
N 00°17'30"E, 376.51 feet to a point; thence S
88°42'00"E, 361.55 feet to a point; thence N
00°17'30"E, 361.50 feet more or less to a point on
the center line of County Road 225 South; thence S
88°23'24"E, 965.86 feet more or less along the
center line of the county road to a point; thence S
00°19'53" W, 40.83 feet to the point of beginning.
Contains 18.97 acres more or less.

Less:

a portion of an approximately 3.0 acre parcel of
ground lying in the W ½ W ½ of the E ½ NW ¼ of
Section 12, Township 4 North, Range 44 East, B.M.,
Teton County, Idaho.

Being described as follows:

Commencing at the NW Corner of the SE ¼ NW ¼
of said Section 12, being the point of beginning;
thence N 00°17'30"E, 75.57 feet, along the West line
of said SW ¼ NE ¼ NW ¼ point; thence S
88°41'52"E, 360.05 feet along the centerline of the
county road; thence S 00° 17'30"W, 360.00 feet;

thence West, 360.00 feet; thence N 00°17'30" E,
292.62 feet more or less to the point of beginning.

Together with:

All improvements, water, water rights, ditches, ditch
rights, easements, tenements, hereditaments,
appurtenances, reversions, remainders, rents, issues,
and profits.

Subject to:

Rights of way for roads and ditches now existing on the
property plus all easements and rights-of-way of record,
if any, covenants, restrictions, reservations, applicable
building and zoning ordinances, use regulations and
restrictions, and accruing taxes.

Taxes and assessments for 2012 and all subsequent
years.

All facts, rights, claims and interest ascertainable by
inspection of the property or by inquiry of persons in
possession.

Unpatented mining claims, reservations and exceptions
and patents or impacts authorizing their issuance.

4. Consideration

Ten Dollars and other good and valuable consideration,
the receipt of which is acknowledged.

5. Grant

Grantor, for the consideration listed above hereby
grants, bargains, sells, conveys and confirms to grantee,
its heirs, successors and assigns, the transferred
interest in the property described in this deed.

6. Warranties

Grantor, for itself, its heirs, successors and assigns,
covenants with grantee's heirs, successors, and assigns
as follows:

Grantor is currently the owner of the property as
described in this deed.

Grantor has good right to convey the property described
in this deed to grantee.

The property described in this deed is free from all
encumbrances, except as otherwise shown in this deed.

Grantor warrants and will defend the quiet and peaceful
possession of the property granted by this deed to
grantee, its heirs, successors and assigns against the
lawful claims of all persons.


Leora Wood, General Partner

JUN 29 12 11:44 AM

Instrument # 222809

TETON COUNTY, IDAHO

6-29-2012

11:44:00 No. of Pages: 2

Recorded for : BEARD ST CLAIR GAFFNEY

MARY LOU HANSEN

Fee: 13.00

Ex-Officio Recorder Deputy

Index to: DEED, WARRANTY

STATE OF IDAHO

ss.

County of Teton

On June 27, 2012, before me, Carrie J. Gorgacz, an Idaho notary public, personally appeared Leora Wood, known or identified to me to be a General Partner of Mahogany Creek Land LLLP that she executed the instrument or the person who executed the instrument on behalf of said LLLP and acknowledged to me that such LLLP executed the same.


Notary Public for Idaho
Residing At: Victor, Idaho
Commission Expires: 6/1/2016

(SEAL)

CARRIE J GORGACZ
Notary Public
State of Idaho

NOT A LEGAL COPY

Instrument # 230513

TETON COUNTY, IDAHO

11-20-2013 01:53:00 No. of Pages: 2

Recorded for : AW ENGINEERING

MARY LOU HANSEN

Ex-Officio Recorder Deputy

Index to: DEED, WARRANTY

Fee: 13.00

WARRANTY DEED

Warranty deed made this 13th day of November, 2013, between
LEORA B. WOOD of P.O. Bx. 800, Driggs, ID 83422, referred to as Grantor, and LEORA B. WOOD of
P.O. Bx. 800, Driggs, ID 83422, referred to as Grantee.

Grantor in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable
consideration, the receipt whereof is hereby acknowledged, has granted, bargained, and sold, and does
hereby grant, bargain, sell and convey, and confirm unto Grantee and her heirs and assigns forever, all the
following described real estate situated in Teton County, Idaho:

THE NORTHEAST QUARTER SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 4 NORTH,
RANGE 44 E., B.M. TETON COUNTY, IDAHO BEING FURTHER DESCRIBED AS:
FROM THE WEST QUARTER CORNER OF SAID SECTION 1, S 89°51'47"E, 1323.60 FEET ALONG
THE QUARTER SECTION LINE TO THE POINT OF BEGINNING; THENCE S 89°51'47"E,
1323.60 FEET; THENCE S 00°13'04"W, 1323.60 FEET; THENCE N 89°55'06"W, 1325.76 FEET;
THENCE N 00°18'40"E, 1324.89 FEET TO THE POINT OF BEGINNING.

CONTAINS 40.27 ACRES MORE OR LESS.

TOGETHER WITH A 60 FOOT WIDE ROAD & UTILITY EASEMENT RUNNING FROM
COUNTY ROAD 2000 SOUTH, NORTH TO THE SOUTH BOUNDARY OF THE ABOVE
DESCRIBED PARCEL AND FURTHER DESCRIBED AS: FROM THE SOUTHWEST CORNER OF
SAID SECTION 1, S 89°58'25"E, 1327.93 FEET ALONG THE SECTION LINE TO THE POINT OF
BEGINNING; THENCE N 00°18'40"E, 1324.89 FEET; THENCE S 89°55'06"E, 60.00 FEET; THENCE
S 00°18'40"W, 1324.83 FEET; THENCE N 89°58'25"W, 60.00 FEET TO THE POINT OF BEGINNING.

SUBJECT TO A 10 FOOT WIDE IRRIGATION EASEMENT ALONG THE SOUTH BOUNDARY
LINE.

To have and to hold, all and singular the above-described premises together with the
appurtenances unto Grantee and her heirs and assigns forever.

And Grantor and her heirs shall and will warrant and by these presents forever defend the premises in the quiet and peaceable possession of Grantee, her heirs, and assigns against Grantor and her heirs and against all and every person and persons whomsoever, lawfully claiming the same.

Restriction: "The two lots created by this split, shall not be split or divided further without full compliance of provision of Titles 8 and 9 of the Teton County, Idaho Code."

Grantor has hereunto set her hand on the day and year first above written.

Leora B Wood

Leora B. Wood

STATE OF Idaho

County of Teton

On this 13th day of November in the year of 2013, before me, a Notary Public in and for said state, personally appeared LEORA B. WOOD 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.

Sharon W. Woolstenhulme
Notary Public for

Residing at: Victor, Id

My commission expires: 01/02/2015



WARRANTY DEED

Alliance Title & Escrow Corp. Order No.:205894

FOR VALUE RECEIVED

Leora Wood a single person

the grantor(s), do(es) hereby grant, bargain, sell and convey unto

Brian L Blackman an unmarried person

whose current address is

**8993 Andubon Court
Niwot, CO 80503**

the grantee(s), the following described premises, in Teton County, Idaho, TO WIT:

Parcel 1:

The Northeast Quarter of the Southwest Quarter of Section 1, Township 4 North, Range 44 East, Boise Meridian, Teton County, Idaho, being further described as: From the West Quarter corner of said Section 1, South 89°51'47" East 1323.60 feet along the 1/4 section line to the point of beginning; thence South 89°51'47" East 1323.60 feet; thence South 00°13'04" West 1323.60 feet; thence North 89°55'06" West 1325.76 feet; thence North 00°18'40" East 1324.89 feet to the point of beginning.

Parcel 2: (Easement Interest)

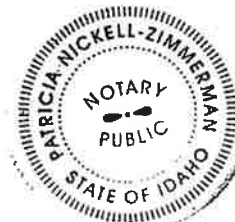
A 60 foot wide road and utility easement running from County Road 2000 South, North to the South boundary line of this parcel above described, described as follows: From the Southwest corner of said Section 1, thence South 89°58'25" East 1327.93 feet along the section line to the point of beginning; thence North 00°18'40" East 1324.89 feet to the property line; thence South 89°55'06" East 60.00 feet; thence South 00°18'40" West 1324.83 feet; thence North 89°58'25" West 60.00 feet to the point of beginning.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee(s), that (s)he is/are the owner(s) in fee simple of said premises; that they are free from all encumbrances Except: Current Year Taxes, conditions, covenants, restrictions, reservations, easements, rights and rights of way, apparent or of record.

And that (s)he will warrant and defend the same from all lawful claims whatsoever.

Dated: November 21, 2013

Leora Wood
Leora Wood



State of Idaho } ss
County of Teton}

On this 26 day of November, 2013, before me, Undersigned, a Notary Public in and for said state, personally appeared Leora Wood, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed 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.

Patricia Nickell
Undersigned
Notary Public for the State of Idaho
Residing at: _____ Teton, ID
Commission Expires: 09/26/2017

NOT A LEGAL COPY

RECORDING REQUESTED BY
First American Title Company

AND WHEN RECORDED MAIL TO:
First American Title Company
81 North Main Street/P.O. Box 42
Driggs, ID 83422

Instrument # 263420
TETON COUNTY, IDAHO
10-20-2020 09:30:09 No. of Pages: 2
Recorded for: FIRST AMERICAN TITLE - DRIGGS
KIM KEELEY Fee: \$18.08
Ex-Oficio Recorder Deputy, Kim Keeley
Index to: DEED, WARRANTY

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WARRANTY DEED

File No.: 928386-T (jw)

Date: October 15, 2020

For Value Received, **Brian L. Blackman and Dianne Mercer, husband and wife**, hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto **Davide Lucchina and Michele Lucchina, husband and wife**, hereinafter called the Grantee, whose current address is **1604 La Jolla Dr, Thousand Oaks, CA 91362**, the following described premises, situated in **Teton County, Idaho**, to-wit:

PARCEL 1:

THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 4 NORTH, RANGE 44 EAST, BOISE MERIDIAN, TETON COUNTY, IDAHO, BEING FURTHER DESCRIBED AS: FROM THE WEST QUARTER CORNER OF SAID SECTION 1, SOUTH 89°51'47" EAST 1323.60 FEET ALONG THE 1/4 SECTION LINE TO THE POINT OF BEGINNING; THENCE SOUTH 89°51'47" EAST 1323.60 FEET; THENCE SOUTH 00°13'04" WEST 1323.60 FEET; THENCE NORTH 89°55'06" WEST 1325.75 FEET; THENCE NORTH 00°18'40" EAST 1324.89 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

A 60 FOOT WIDE ROAD AND UTILITY EASEMENT RUNNING FROM COUNTY ROAD 2000 SOUTH, NORTH TO THE SOUTH BOUNDARY LINE OF THIS PARCEL ABOVE DESCRIBED, DESCRIBED AS FOLLOWS: FROM THE SOUTHWEST CORNER OF SAID SECTION 1, THENCE SOUTH 89°58'25" EAST 1327.93 FEET ALONG THE SECTION LINE TO THE POINT OF BEGINNING; THENCE NORTH 00°18'40" EAST 1324.89 FEET TO THE PROPERTY LINE; THENCE SOUTH 89°55'06" EAST 60.00 FEET; THENCE SOUTH 00°18'40" WEST 1324.83 FEET; THENCE NORTH 89°58'25" WEST 60.00 FEET TO THE POINT OF BEGINNING.

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.

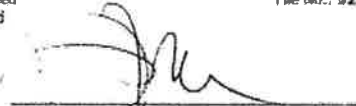
TO HAVE AND TO HOLD the said premises, with its appurtenances, unto the said Grantee, and to the Grantee's heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that the Grantor is the owner in fee simple of said premises; that said premises are free from 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: 10/15/2020

Warranty Deed
- continued

File No.: 928386-T (jw)


 Brian L. Blackman


 Dianne Mercer

 STATE OF North Carolina
 COUNTY OF Fender

On this 15th day of **October, 2020**, before me, a Notary Public in and for said State, personally appeared **Brian L. Blackman and Dianne Mercer**, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same.



Valarie G. Rowell
 Notary Public for the State
 of North Carolina
 Residing at: NEW HANOVER COUNTY
 My Commission Expires: 01-30-2022

NOT A LEGAL COPY

CERTIFICATION OF THE
LUCCHINA REVOCABLE TRUST

1. On March 23, 2020, the LUCCHINA REVOCABLE TRUST ("Trust") was established by DAVIDE GIUSEPPE LUCCHINA and MICHELE DIANE LUCCHINA, as the Trustors, and DAVIDE G. LUCCHINA and MICHELE D. LUCCHINA, as the Trustees of said Trust.

2. The currently acting Trustees of the Trust are DAVIDE G. LUCCHINA and MICHELE D. LUCCHINA.

3. The undersigned are the co-trustees of the Trust and the signatures of all of the co-trustees are required to exercise the powers of the trustee.

4. The Trustees of the Trust have the power to purchase assets, sell assets, make investments, borrow, including signing loan documents and security instruments, lend, deal with financial institutions, including opening and closing accounts, making deposits, withdrawals, and writing checks.

5. The Trust is completely revocable, and the persons holding the power to revoke the Trust are DAVIDE GIUSEPPE LUCCHINA and MICHELE DIANE LUCCHINA.

6. The Trust identification number is the social security number of one of the Trustors as they so choose.

7. The manner in which title to trust assets should be taken is as follows: "DAVIDE G. LUCCHINA and MICHELE D. LUCCHINA, Trustees of the LUCCHINA REVOCABLE TRUST established March 23, 2020."

8. The Trust has not been revoked, modified or amended in any manner which would cause the representations contained in this certificate to be incorrect.

9. This certification of trust is being signed by all of the currently acting Trustees of the Trust.

10. This certification is made under California Probate Code Section 18100.5 and California Commercial Code Section 8402(a)(2)-(5) and is signed by all the currently acting Trustees. Any transaction entered into by a person acting in reliance on this certification is enforceable against the trust assets.

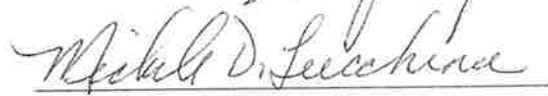
11. **PROBATE CODE SECTION 18100.5(h) PROVIDES THAT ANY PERSON WHO REFUSES TO ACCEPT THIS CERTIFICATION IN LIEU OF THE ORIGINAL TRUST DOCUMENT WILL BE LIABLE FOR DAMAGES, INCLUDING ATTORNEYS'**

FEES, INCURRED AS A RESULT OF THAT REFUSAL, IF THE COURT DETERMINES THAT THE PERSON ACTED IN BAD FAITH IN REQUESTING THE TRUST DOCUMENT.

The undersigned declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct and is executed on April 29, 2022, at Thousand Oaks, California.

TRUSTEES:


DAVIDE G. LUCCHINA


MICHELE D. LUCCHINA

ACKNOWLEDGMENT

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

STATE OF CALIFORNIA

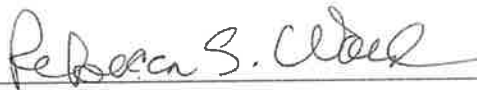
COUNTY OF VENTURA

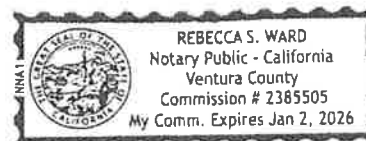
On April 29, 2022, before me, REBECCA S. WARD, a Notary Public, personally appeared DAVIDE G. LUCCHINA and MICHELE D. LUCCHINA, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

Signature


Notary Public (Seal)



RECORDING REQUESTED BY
The Lucchina Revocable Trust

AND WHEN RECORDED MAIL TO:
The Lucchina Revocable Trust
1604 La Jolla Dr
Thousand Oaks, CA 91362

Instrument # 276037
TETON COUNTY, IDAHO
05-31-2022 11:55:00 No. of Pages: 3
Recorded for: FIRST AMERICAN TITLE - DRIGGS
KIM KEELEY Fee: \$16.00
Ex-Officio Recorder Deputy, Kim Keeley
Index to: DEED, WARRANTY

Space Above This Line for Recorder's Use Only

WARRANTY DEED

For Value Received, **Davide Lucchina and Michele Lucchina, husband and wife**, hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto **Davide G. Lucchina and Michele D. Lucchina, Trustees of the Lucchina Revocable Trust established March 23, 2020**, hereinafter called the Grantee, whose current address is **1604 La Jolla Dr, Thousand Oaks, CA 91362**, the following described premises, situated in **Teton County, Idaho**, to-wit:

PARCEL 1:

THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 4 NORTH, RANGE 44 EAST, BOISE MERIDIAN, TETON COUNTY, IDAHO, BEING FURTHER DESCRIBED AS: FROM THE WEST QUARTER CORNER OF SAID SECTION 1, SOUTH 89°51'47" EAST 1323.60 FEET ALONG THE 1/4 SECTION LINE TO THE POINT OF BEGINNING; THENCE SOUTH 89°51'47" EAST 1323.60 FEET; THENCE SOUTH 00°13'04" WEST 1323.60 FEET; THENCE NORTH 89°55'06" WEST 1325.76 FEET; THENCE NORTH 00°18'40" EAST 1324.89 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

A 60 FOOT WIDE ROAD AND UTILITY EASEMENT RUNNING FROM COUNTY ROAD 2000 SOUTH, NORTH TO THE SOUTH BOUNDARY LINE OF THIS PARCEL ABOVE DESCRIBED, DESCRIBED AS FOLLOWS: FROM THE SOUTHWEST CORNER OF SAID SECTION 1, THENCE SOUTH 89°58'25" EAST 1327.93 FEET ALONG THE SECTION LINE TO THE POINT OF BEGINNING; THENCE NORTH 00°18'40" EAST 1324.89 FEET TO THE PROPERTY LINE; THENCE SOUTH 89°55'06" EAST 60.00 FEET; THENCE SOUTH 00°18'40" WEST 1324.83 FEET; THENCE NORTH 89°58'25" WEST 60.00 FEET TO THE POINT OF BEGINNING.

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.

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.

Warranty Deed
- continued

By: *David Lucchina*
David Lucchina

By: *Michele Lucchina*
Michele Lucchina

STATE OF CALIFORNIA)
COUNTY OF _____) ss.

On this _____ day of _____, 2022, before me, a Notary Public in and for said State, personally appeared **David Lucchina and Michele Lucchina**, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same.

Please See The Attached California All-Purpose
Notary Public for the State of CALIFORNIA ACKNOWLEDGMENT
Residing at:
My Commission Expires:

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**CIVIL CODE § 1189**

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

State of California)

County of VENTURA)On MAY 24TH 2022 before me, ROSEMARY F. AFARA, Notary Public

Date

Here Insert Name and Title of the Officer

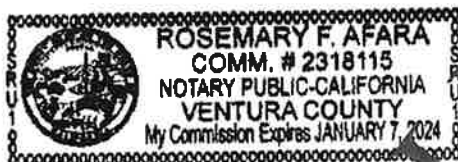
personally appeared DAVIDE LUCCHINA AND MICHELE LUCCHINA

Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.



Signature

Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached DocumentTitle or Type of Document: WARRANTY DEEDDocument Date: _____ Number of Pages: 2Signer(s) Other Than Named Above: NONE**Capacity(ies) Claimed by Signer(s)**Signer's Name: DAVIDE LUCCHINA☐ Corporate Officer — Title(s): _____☐ Partner — ☐ Limited ☐ General☒ Individual ☐ Attorney in Fact☐ Trustee ☐ Guardian or Conservator☐ Other: _____

Signer Is Representing: _____

HIMSELFSigner's Name: MICHELE LUCCHINA☐ Corporate Officer — Title(s): _____☐ Partner — ☐ Limited ☐ General☒ Individual ☐ Attorney in Fact☐ Trustee ☐ Guardian or Conservator☐ Other: _____

Signer Is Representing: _____

HERSELF



IDAHO DEPARTMENT OF
WATER RESOURCES

Eastern Region • 900 N Skyline Drive, Suite A • Idaho Falls, ID 83402-1718

Phone: 208-525-7161 • Fax: 208-525-7177 • Email: easterninfo@idwr.idaho.gov • Web: idwr.idaho.gov

Governor Brad Little

Director Gary Spackman

June 24, 2022

LUCCHINA REVOCABLE TRUST
1604 LA JOLLA DR
THOUSAND OAKS CA 91362-2334

Re: Change in Water Right Ownership: 22-14069 (Split into 22-14069 and **22-14476**), 22-14067 (Split into 22-14067 and **22-14475**),

Dear Water Right Holder:

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) 497-3793.

Sincerely,

Christina Henman
Administrative Asst. I

Enclosure(s)
c: ELMA WOOD FAMILY TRUST