

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED

JUN 03 2021

WATER RESOURCES
WESTERN REGION

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?
2-7463	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:

Hidden Valley Estates LLC.
Name of current water right holder/claimant

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

Nelius D. Cooke
New owner(s) as listed on the conveyance document

Name connector ☐ and ☐ or ☐ and/or

7524 Hillcrest Dr

Marsing

ID

83639

Mailing address

City

State

ZIP

(208)-614-8222

ndcooke@sbcglobal.net

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: _____

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):
 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 # 2-7463

8. Signature:

[Signature]
Signature of new owner/claimant

Title, if applicable

6-3-2021
Date

Signature:

Signature of new owner/claimant

Title, if applicable

Date

For IDWR Office Use Only:

Received by LE Date 06/03/2021

Receipt No. W049450

Receipt Amt. \$100.00

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 [Signature]

Processed by [Signature]

Date 12.07.2021

Instrument # 307190
MURPHY, OWYHEE, IDAHO
2021-03-25 02:44:25 No. of Pages: 4
Recorded for: TITLEONE BOISE
ANGELA BARKELL Fee: \$15.00
Ex-Officio Recorder Deputy: map
Index To: DEED WARRANTY
Electronically Recorded by Simplifile



Order Number: 21402738

Warranty Deed

For value received,

Timothy Palmer and Ann Palmer, husband and wife

the grantor, does hereby grant, bargain, sell, and convey unto

Nelius D. Cooke, an unmarried man

whose current address is 7524 Hillcrest Dr Marsing, ID 83639

the grantee, the following described premises, in Owyhee County, Idaho, to wit:

Parcel I:

Parcel 5 of Record of Survey recorded July 3, 1997 as Instrument No. 222187, being a portion of the Southwest Quarter of the Southwest Quarter of Section 23, Township 2 North, Range 4 West of the Boise Meridian, Owyhee County, Idaho and is more particularly described as follows:

COMMENCING at the West One-Quarter corner of said Section 23; thence
South 0°20'13" East along the West boundary of the Southwest Quarter of said Section 23 a distance of 1729.85 feet
to the TRUE POINT OF BEGINNING; thence
North 87°41'33" East a distance of 184.94 feet; thence
South 0°20'13" East a distance of 175.00 feet; thence
South 68°15'16" East a distance of 666.17 feet; thence
South 6°56'08" East a distance of 152.46 feet; thence
South 89°39'47" West a distance of 819.66 feet to a point on the West boundary of said Southwest Quarter of the
Southwest Quarter; thence

Order Number: 21402738

Warranty Deed - Page 1 of 3

307190

ELECTRONICALLY RECORDED
STAMPED FIRST PAGE NOW
INCORPORATED AS PART OF
THE ORIGINAL DOCUMENT.



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Order Number: 21402738

Warranty Deed - Page 1 of 3

North 0°20'13" West along said West boundary a distance of 570.53 feet to the TRUE POINT OF BEGINNING.

Parcel II:

This parcel is subject to a 10.00 foot wide utility easement along the Northerly and Southerly boundaries, to a 20.00 foot wide utility easement along the West boundary and is subject to and includes use of a 50.00 foot wide road utility easement described as follows:

COMMENCING at the Northwest corner of Government Lot 3 of Section 23, Township 2 North, Range 4 West of the Boise Meridian, Owyhee County, Idaho; thence
South 0°20'13" East along the West boundary of said Government Lot 3 a distance of 311.80 feet to a point on the Southerly boundary for Hidden Valley Road as shown on the plat for HIDDEN VALLEY ESTATES, filed as Instrument No. 214934, Records of Owyhee County, Idaho; said point is the TRUE POINT OF BEGINNING for said easement; thence traversing said road boundary as follows:

South 43°16'03" East a distance of 40.00 feet; Northeasterly 24.47 feet along the arc of a curve to the right having a central angle of 70°06'09", a radius of 20.00 feet and a long chord which bears
North 81°47'06" East a distance of 22.97 feet;
South 0°20'13" East parallel with said West boundary a distance of 1341.93 feet;
Southwesterly 235.62 feet along the arc of a curve to the right having a central angle of 270°00'00", a radius of 50.00 feet and a long chord which bears
South 44°39'47" West a distance of 70.71 feet to a point on said West boundary; thence
North 0°20'13" West along said West boundary a distance of 1418.07 feet to the TRUE POINT OF BEGINNING.

To have and to hold the said premises, with their appurtenances unto the said Grantee, its heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that Grantor is the owner in fee simple of said premises; that they are free from all encumbrances except those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee; and subject to all existing patent reservations, easements, right(s) of way, protective covenants, zoning ordinances, and applicable building codes, laws and regulations, general taxes and assessments, including irrigation and utility assessments (if any) for the current year, which are not due and payable, and that Grantor will warrant and defend the same from all lawful claims whatsoever. Whenever the context so requires, the singular number includes the plural.

Remainder of page intentionally left blank.

Dated: March 21, 2021

Timothy Palmer

Ann Palmer

State of ARIZONA, County of PIMA, ss.

On this 24th day of March in the year of 2021, before me, the undersigned, a Notary Public in and for said State, personally appeared Timothy Palmer and Ann Palmer, 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.

Mandy Dionne Mendoza
Notary Public

Residing In: ARIZONA

My Commission Expires: 09/01/2024
(seal)



K. Palmer

Year	Percentage of people who are obese
1980	5%
1985	7%
1990	10%
1995	12%
2000	15%

State of Texas, County of McLennan, ss.

Amel Sapia
Notary Public

Residing In: McLennan County, TX
My Commission Expires: 12/12/2023
(seal)





Instrument # 299877
MURPHY, OWYHEE, IDAHO
2019-05-24 12:41:54 No. of Pages: 2
Recorded for: ALLIANCE TITLE - BOISE PRODUCTI
ANGELA BARKELL Fee: \$15.00
Ex-Officio Recorder Deputy: map
Index To: DEED WARRANTY
Electronically Recorded by Simplifile

Order Number: 19333232

AT-433685

ELECTRONICALLY RECORDED - DO NOT
REMOVE THE COUNTY STAMPED FIRST
PAGE AS IT IS NOW INCORPORATED AS
PART OF THE ORIGINAL DOCUMENT.

Warranty Deed

For value received,

Jason Montgomery, a married man, as his sole and separate property

the grantor, does hereby grant, bargain, sell, and convey unto

Nelius D. Cooke, an unmarried man

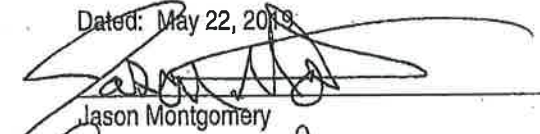
whose current address is 7524 Hillcrest Dr Marsing, ID 83639

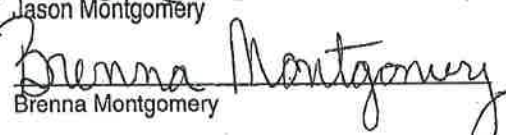
the grantee, the following described premises, in Owyhee County, Idaho, to wit:

See attached Exhibit A

To have and to hold the said premises, with their appurtenances unto the said Grantee, its heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that Grantor is the owner in fee simple of said premises; that they are free from all encumbrances except those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee; and subject to all existing patent reservations, easements, right(s) of way, protective covenants, zoning ordinances, and applicable building codes, laws and regulations, general taxes and assessments, including irrigation and utility assessments (if any) for the current year, which are not due and payable, and that Grantor will warrant and defend the same from all lawful claims whatsoever. Whenever the context so requires, the singular number includes the plural.

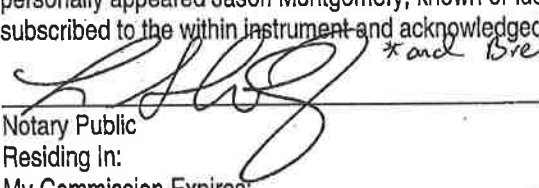
Dated: May 22, 2019


Jason Montgomery


Brenna Montgomery

State of Idaho, County of CANYON, ss.

On this 23rd day of May in the year of 2019, before me, the undersigned, a Notary Public in and for said State, personally appeared Jason Montgomery, 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.


Notary Public
Residing In:
My Commission Expires:
(seal)

Residing at Eagle, ID
Commission Expires: 6-26-2019





TitleOne
a title & escrow co.

Order Number: 19333232

AT-433685



Warranty Deed

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Jason Montgomery, a married man, as his sole and separate property

the grantor, does hereby grant, bargain, sell, and convey unto

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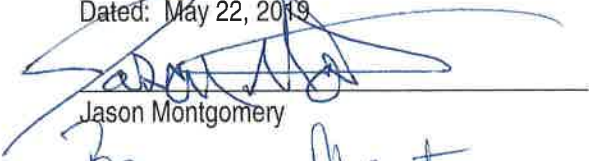
whose current address is 7524 Hillcrest Dr Marsing, ID 83639

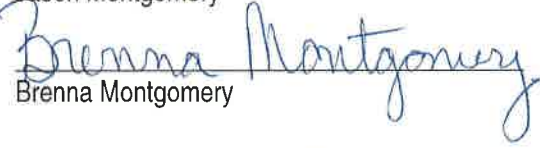
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To have and to hold the said premises, with their appurtenances unto the said Grantee, its heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that Grantor is the owner in fee simple of said premises; that they are free from all encumbrances except those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee; and subject to all existing patent reservations, easements, right(s) of way, protective covenants, zoning ordinances, and applicable building codes, laws and regulations, general taxes and assessments, including irrigation and utility assessments (if any) for the current year, which are not due and payable, and that Grantor will warrant and defend the same from all lawful claims whatsoever. Whenever the context so requires, the singular number includes the plural.

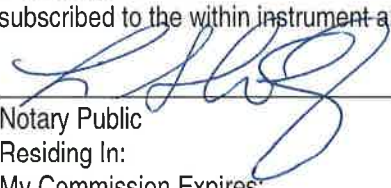
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Notary Public

Residing In:

My Commission Expires:
(seal)

Residing at: Eagle, ID
Commission Expires: 6-26-2019

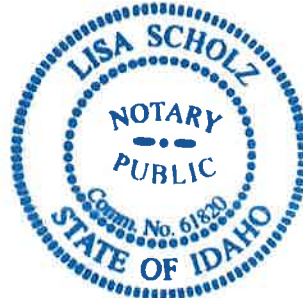


Exhibit 'A'

Parcel I:

This parcel is a portion of the Southwest Quarter Southwest Quarter of Section 23, Township 2 North, Range 4 West of the Boise Meridian, Owyhee County, Idaho, and is more particularly described as follows:

COMMENCING at the West One-Quarter corner of said Section 23; thence South $0^{\circ}20'13''$ East along the West boundary of the Southwest Quarter of said Section 23 a distance of 1679.82 feet to the TRUE POINT OF BEGINNING; thence North $87^{\circ}41'33''$ East a distance of 745.34 feet; thence South $6^{\circ}56'08''$ East a distance of 498.04 feet; thence North $68^{\circ}15'16''$ West a distance of 666.17 feet; thence North $0^{\circ}20'13''$ West parallel with said West boundary a distance of 175.00 feet; thence South $87^{\circ}41'33''$ West a distance of 184.94 feet to a point on the West boundary of said Southwest Quarter Southwest Quarter; thence North $0^{\circ}20'13''$ West along said West boundary a distance of 50.03 feet to the TRUE POINT OF BEGINNING.

Parcel II:

Easement for the benefit of Parcel I as created by instrument recorded February 7, 1997 as Instrument No. 220966, for a road and utility easement, over and across the land described as follows:

A 50.00 foot wide road and utility easement described as follows:

COMMENCING at the Northwest corner of Government Lot 3 of Section 23, Township 2 North, Range 4 West of the Boise Meridian; thence South $0^{\circ}20'13''$ East along the West boundary of said Government Lot 3 a distance of 311.80 feet to a point on the Southerly boundary for Hidden Valley Road as shown on the Plat for Hidden Valley Estates, filed as Instrument No. 214934, records of Owyhee County, Idaho; said point is the TRUE POINT OF BEGINNING for said easement; thence traversing said road boundary as follows:
South $43^{\circ}16'03''$ East a distance of 40.00 feet;
Northeasterly 24.47 feet along the arc of a curve to the right having a central angle of $70^{\circ}06'09''$, a radius of 20.00 feet and a long chord which bears
North $81^{\circ}47'06''$ East a distance of 22.97 feet;
South $0^{\circ}20'13''$ East parallel with said West boundary a distance of 1341.93 feet;
Southwesterly 235.62 feet along the arc of a curve to the right having a central angle of $270^{\circ}00'00''$, a radius of 50.00 feet and a long chord which bears
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SCHEDULE C
Legal Description

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LEGAL DESCRIPTION

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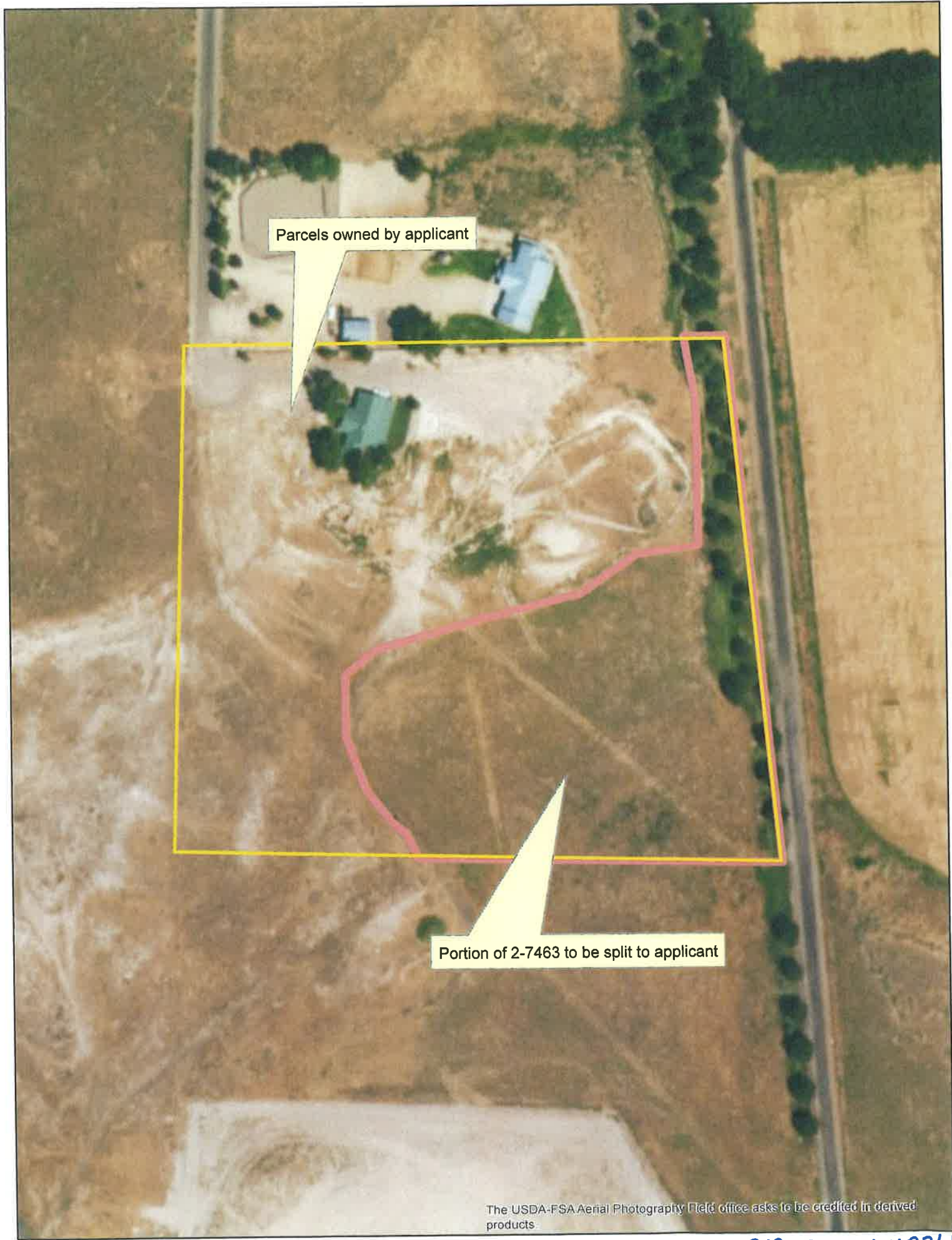
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 North 0°20'13" West along said West boundary a distance of 1418.07 feet to the TRUE POINT OF BEGINNING



Parcels owned by applicant

Portion of 2-7463 to be split to applicant

RECORD OF SURVEY

A PORTION OF GOV'T. LOT 3 & SW1/4SW1/4 OF SECTION 23 TOWNSHIP 2 NORTH, RANGE 4 WEST, BOISE MERIDIAN OWYHEE COUNTY, IDAHO

#222127
7-3-97



FILED RECORDED

97 APR 3 AM 11:4

SCAI

BAS. - LEADING:
R.O.S. Inst. No. 211141

Reference Survey
R.O.S. Inst No. 202154

LEGEND

- BRASS CAP MONUMENT - FOUND
- 5/8" x 30" REBAR - SET
- 5/8" REBAR - FOUND
- 1/2" x 24" REBAR - SET
- 1/2" REBAR - FOUND
- P.K. NAIL & BRASS WASHER
- CALCULATED POINT
- PROPERTY BOUNDARY LINE
- W.C. WITNESS CORNER
- () DATA OF RECORD

UTILITY & IRRIGATION EASEMENT
Easements are 20' wide on exterior lot lines and 10' on interior lot area unless otherwise noted.

CERTIFICATION

I, Greg L. Skinner, do hereby certify that I am a Professional Land Surveyor, licensed by the State of Idaho, and that this map was prepared by me or under my direct supervision, and that this map is an accurate representation of said survey, and that it is in conformity with the Corner of Perpetual Act, Idaho Code 55-1601 through 55-1612.



INDEX NO. 244-12-3-3-0-00-00

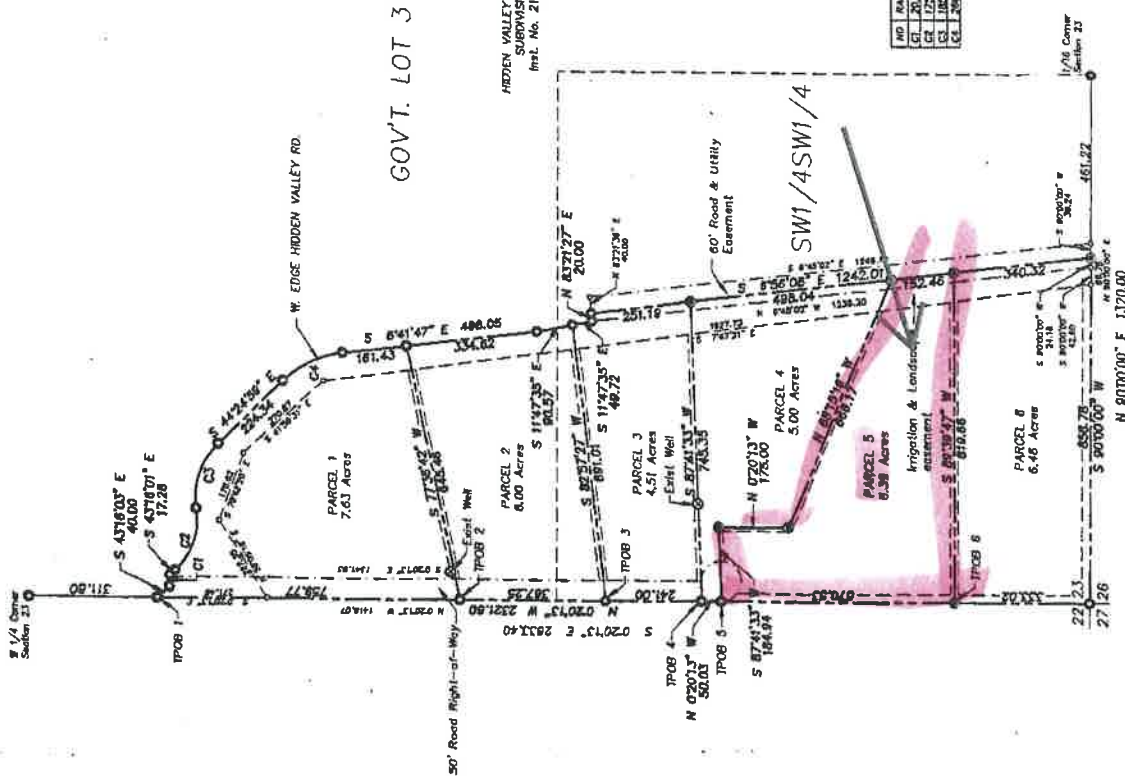
SURVEY FOR

VANCE VAN HALL

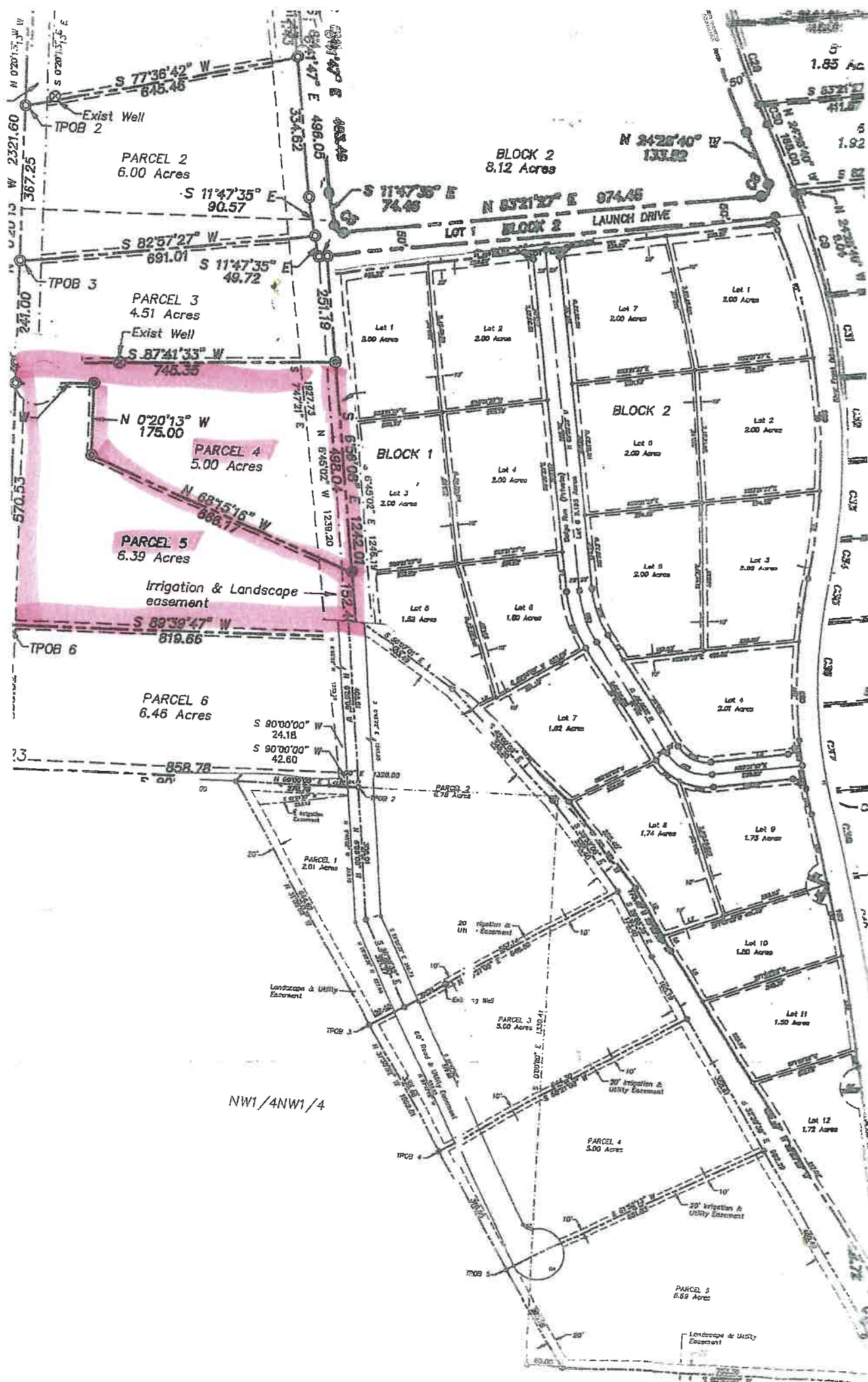
Drawn by R.F.L.

Date APRIL 25 1997

Skinner Land



This map is furnished as an accommodation strictly for the purposes of generally locating the land. It does not represent a survey of the land or imply any representations as to the size, area, or any other facts related to the land shown hereon.





IDAHO DEPARTMENT OF
WATER RESOURCES

Western Region • 2735 W Airport Way • Boise, ID 83705-5082

Phone: 208-334-2190 • Fax: 208-334-2348 • Email: westerninfo@idwr.idaho.gov • Web: idwr.idaho.gov

Governor Brad Little

Director Gary Spackman

December 07, 2021

NELIUS D COOKE
7524 HILLCREST DR
MARSING ID 83639-8231

Re: Change in Water Right Ownership: 2-7463 (Split into 2-7463 and **2-10632**),

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) 605-4633.

Sincerely,
Laura McSherry
Water Resource Agent

Enclosure(s): Proof Report, Map

c: HIDDEN VALLEY ESTATES LTD PARTNERSHIP