

RECEIVED

NOV 22 2021

DEPARTMENT OF  
WATER RESOURCESSTATE 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 #7 of the instructions.

| Water Right/Claim No. | Split?                                  | Leased to Water Supply Bank? | Water Right/Claim No. | Split?                       | Leased to Water Supply Bank? |
|-----------------------|-----------------------------------------|------------------------------|-----------------------|------------------------------|------------------------------|
| 67-07836              | Yes <input checked="" type="checkbox"/> | Yes <input type="checkbox"/> |                       | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |
| 67-15414              | Yes <input type="checkbox"/>            | Yes <input type="checkbox"/> |                       | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |
|                       | Yes <input type="checkbox"/>            | Yes <input type="checkbox"/> |                       | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |
|                       | Yes <input type="checkbox"/>            | Yes <input type="checkbox"/> |                       | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |
|                       | Yes <input type="checkbox"/>            | Yes <input type="checkbox"/> |                       | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |

2. Previous Owner's Name: R Todd Nelson, John Gould, Donna K Nelson  
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Janet Marie Fields and Elizabeth Fields-/Bowen  
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or
- 1829 Hidden Canyon Road Council ID 83612  
Mailing address City State Zip  
208-253-4621 hiddencnynrd@yahoo.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: June 10, 2021
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: Janet Marie Fields Owner 11/10/2021  
Signature of new owner/claimant Title, if applicable Date  
Janet Marie Fields  
Print name

Signature: \_\_\_\_\_  
Signature of new owner/claimant Title, if applicable Date  
Print name

Received by KM Date 11.22.21 For IDWR Office Use Only: Receipt No. 0111353 Receipt Amt. \$100 -  
Active in the Water Supply Bank? Yes ☐ No ☐ If yes, forward to the State Office for processing W-9 received? Yes ☐ No ☒

12/6/2021

JANET M. FIELDS  
1829 Hidden Canyon Road  
Council, ID 83612  
208-253-4621

RECEIVED

NOV 22 2021

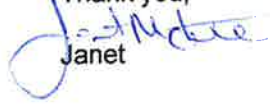
DEPARTMENT OF  
WATER RESOURCES

November 16, 2021

Hello David,

The items in red are my answers to your questions or requests. I have also attached all related items.

Thank you,

  
Janet

Hello Janet,

You should submit a hard copy of these items to the Department, along with the filing fee. The Department accepts copies of deeds, but we will want your original signature on the Notice of Change in Water Right Ownership form. If the water right will be split the filing fee is \$100, and you would check the box in the "Split?" column in the table for item 1 at the top of the form. **Attached is copy of the Notice of Change in Water Right Ownership form. Check # 2890 for \$100.00 to cover the split fees.**

If the water right will be split, you should submit a map as requested in item 7. The Department has their [Create and Print a Map for Water Right Applications](#) tool, which you can use to produce a map on which you can draw the boundaries of your property. **Several County Maps and zoning maps have already been submitted with the original package. If you need more let me know and I will draw up another one.**

As for the Chain of Title, you may need to ask the County for records of the ownership of the property by John Gould, Donna K Nelson and/or R Todd Nelson. It's possible that your property is only a portion of the original property owned by Gould/Nelson. If you are able to find records of the property owned by Gould/Nelson, you might be able to work your way up through to your current ownership of the property. You may have to pay a fee to get copies of these documents, but these are public records and should be available.

**Chain of Title:**

|              |                    |                                          |
|--------------|--------------------|------------------------------------------|
| June 1990    | Water Right Permit | John Gould                               |
| Dec 15, 1994 | Instrument # 87185 | Francis and Joan Yeatts                  |
| Dec 23, 1999 | Instrument # 97377 | Way Development Inc.                     |
| Mar 13, 2001 | Instrument # 99528 | Way Development Inc                      |
| May 02, 2002 | Instrument #101531 | Way Development Inc                      |
| Aug 07, 2003 | Instrument #104255 | Way Development Inc                      |
| Aug 11, 2004 | Instrument #106781 | Edmond & Janet Fields (husband and wife) |
| Jul 27, 2021 | Instrument #138070 | Janet Fields and Elizabeth Fields-Bowen  |

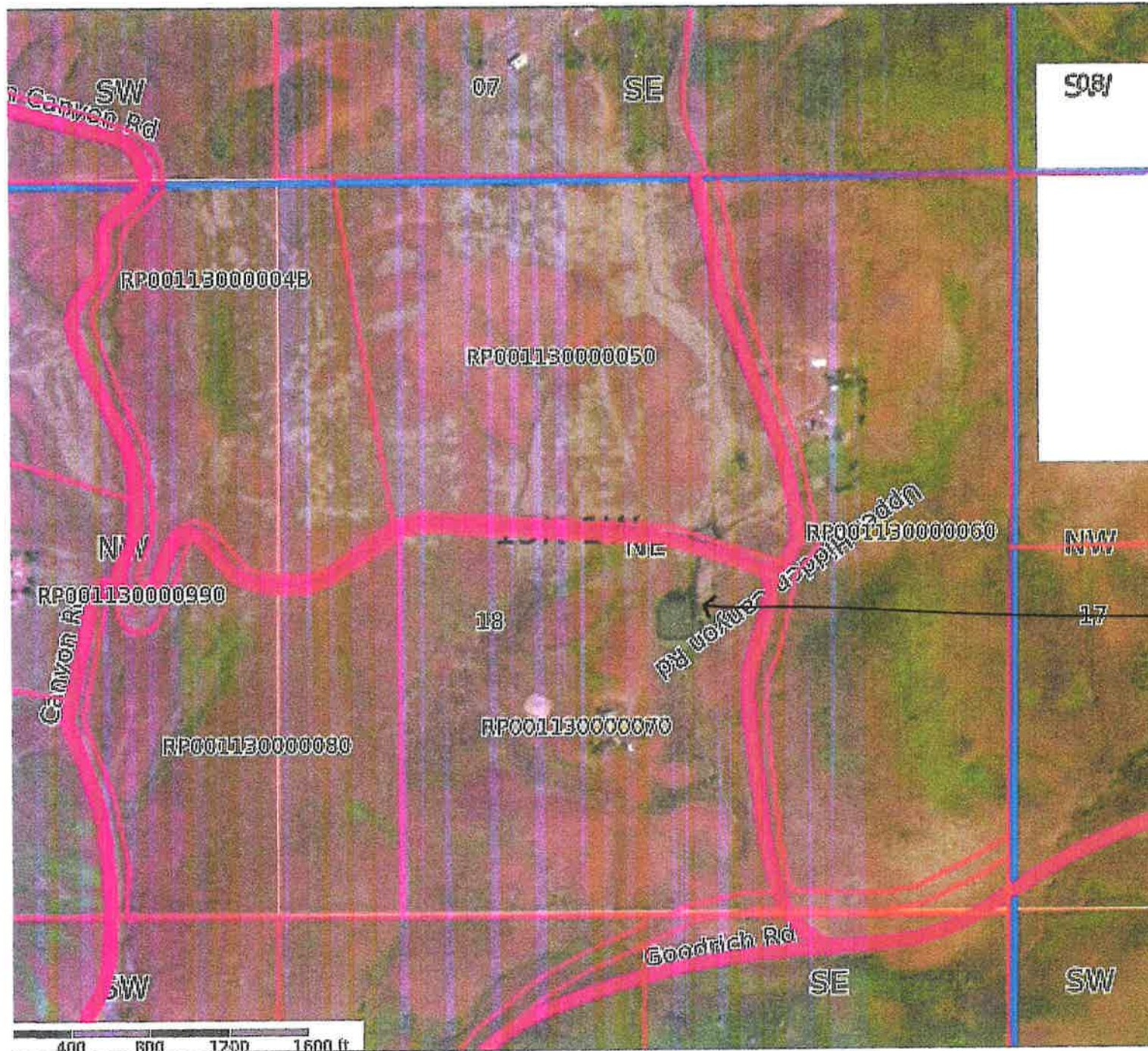
As a new owner of a water right, you are trying to provide as much evidence as you can that the water use pertains to your property. When you have as much information as you can get, mail the copies of the documents and the original signed Notice of Change in Water Right Ownership to the State office with the appropriate fee.

Idaho Dept. of Water Resources  
PO Box 83720  
Boise ID 83720-0098

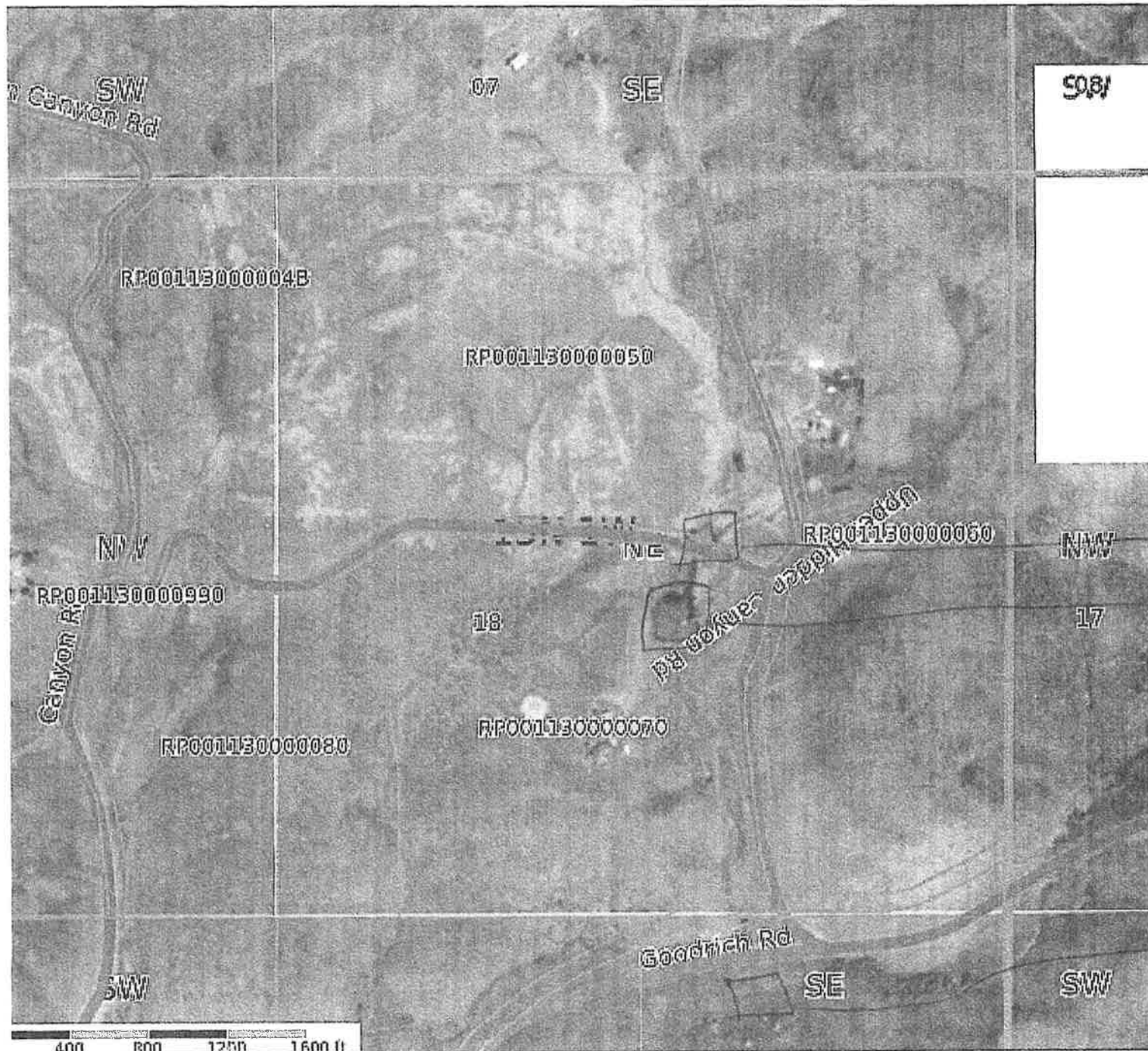
I will follow up with you about your application for permit later. I'm hesitant to address the application for permit until after the Department has finished processing whatever you submit for a notice of change in ownership.

Dave Betts - *Water Resource Agent*

**Water Rights Section | Idaho Department of Water Resources**  
322 East Front St | P.O. Box 83720 | Boise, ID 83720  
Phone: (208) 287-4826 | email: [david.betts@idwr.idaho.gov](mailto:david.betts@idwr.idaho.gov)



Pond  
Application  
for  
permit



5081

Pond inlet

Existing Pond

Pond outlet  
Bacon Creek

8. Description of proposed uses (if irrigation only, go to item 9):

- a. Hydropower; show total feet of head and proposed capacity in KW. \_\_\_\_\_
- b. Stockwatering; list number and kind of livestock. 200 HD. STOCK.
- c. Municipal; show name of municipality. \_\_\_\_\_
- d. Domestic; show number of households. \_\_\_\_\_
- e. Other; describe fully. \_\_\_\_\_

9. Description of place of use:

- a. If water is for irrigation, indicate acreage in each subdivision in the tabulation below.
- b. If water is used for other purposes, place a symbol of the use (example: D for Domestic) in the corresponding place of use below. See instructions for standard symbols.

| TWP | RANGE | SEC. | NE¼ |     |     |     | NW¼ |     |     |     | SW¼ |     |     |     | SE¼ |     |     |     | TOTALS |
|-----|-------|------|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|--------|
|     |       |      | NE¼ | NW¼ | SW¼ | SE¼ | NE¼ | NW¼ | SW¼ | SE¼ | NE¼ | NW¼ | SW¼ | SE¼ | NE¼ | NW¼ | SW¼ | SE¼ |        |
| 15N | 1W    | 18   |     |     |     | 5   |     |     |     |     |     |     |     |     |     |     |     |     |        |
|     |       |      |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |        |
|     |       |      |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |        |
|     |       |      |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |        |
|     |       |      |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |        |
|     |       |      |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |        |
|     |       |      |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |        |
|     |       |      |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |        |
|     |       |      |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |        |
|     |       |      |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |        |

Total number of acres to be irrigated \_\_\_\_\_

10. Describe any other water rights used for the same purposes as described above. NONE

11. a. Who owns the property at the point of diversion? JOHN GOULD

b. Who owns the land to be irrigated or place of use? JOHN GOULD

c. If the property is owned by a person other than the applicant, describe the arrangement enabling the applicant to make this filing. R. TODD & DONNA K. NELSON FARM THIS GROUND - JOHN GOULD IS THEIR UNCLE.

12. Remarks: \_\_\_\_\_

**MICROFILMED**

JUN 20 1983

INSTRUMENT NO. 87195

INSTRUMENT NO. 87195

State of Idaho )  
County of Adams ) ss.

Filed for record at the request of  
Timberline Title & Escrow

35 min. past 4 o'clock P.M.  
this 20th day of Dec., 1994

MICHAEL FISK, RECORDER  
by Dennis C. Wagner  
Deputy

TRUSTEE'S DEED

Fee \$ 6.00

For value received, WEST ONE BANK, IDAHO, f.k.a. Idaho First National Bank, as Trustee of the John H. Gould and Myrtle Gould Trust, dated December 9, 1987, the Grantor, does hereby grant, bargain sell and convey without warranty unto FRANCIS YEATTS and JOAN YEATTS, husband and wife, RODNEY SCHMIDT, a single man, and BARB YEATTS, a single woman, the Grantees, whose current address is Rt 2, Box 274 A, WALLA WALLA, WASHINGTON 99032, all the right, title and interest of the Grantor in real property located in Adams County, Idaho, more particularly described in Schedule "A" attached hereto and by this reference made a part hereof.

DATED this 15th day of December, 1994.

WEST ONE BANK, IDAHO  
formerly known as The Idaho  
First National Bank, as Trustee  
of the John H. Gould and Myrtle  
Gould Trust

By Dennis C. Wagner  
Dennis C. Wagner  
Property Officer - Trust

STATE OF IDAHO )  
County of Ada ) ss.

On this 15th day of December, 1994. Before me, a notary public in and for said State, personally appeared DENNIS C. WAGNER, known to me to be a Property Officer - Trust of West One Bank, Idaho, Boise, Idaho, and acknowledged to me that the bank executed the within instrument as Grantor.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



TRUSTEE'S DEED

Winston Churchill  
Notary Public for Idaho  
Residing at Boise, Idaho  
My comm. expires: 11-24-97

INSTRUMENT NO. 87185

SCHEDULE "A"

Township 15 North, Range 1 West, Boise Meridian, Adams County,  
Idaho  
Section 7: All

Township 15 North, Range 1 West, Boise Meridian, Adams County,  
Idaho  
Section 18: NE1/4, E1/2NW1/4, NE1/4SW1/4, Lots 1-3

Township 15 North, Range 2 West, Boise Meridian, Adams County,  
Idaho  
Section 1: SE1/4

Township 15 North, Range 1 West, Boise Meridian, Adams County,  
Idaho  
Section 6: Lots 6, 7, E1/2SN1/4, S1/2SE1/4

Township 15 North, Range 1 West, Boise Meridian, Adams County,  
Idaho  
Section 8: NW1/4NW1/4, S1/2NW1/4, N1/2SW1/4, SW1/4SW1/4

Township 15 North, Range 1 West, Boise Meridian, Adams County,  
Idaho  
Section 17: NW1/4NW1/4

Township 15 North, Range 2 West, Boise Meridian, Adams County,  
Idaho  
Section 12: NE1/4, NE1/4NW1/4, S1/2NW1/4, S1/2

Township 15 North, Range 2 West, Boise Meridian, Adams County,  
Idaho  
Section 13: S1/2NE1/4, S1/2NW1/4, N1/2SE1/4

**WARRANTY DEED**

INSTRUMENT NO **97377**  
PAGE 1 OF 3

Printed and for sale by Sigma-York Company, Boise, Idaho

|             |                          |           |                          |             |                          |              |  |
|-------------|--------------------------|-----------|--------------------------|-------------|--------------------------|--------------|--|
| (Optional)  |                          | Platted   |                          | Key Punched |                          | To Treasurer |  |
| Recorded    | <input type="checkbox"/> | Deed Card | <input type="checkbox"/> | Master File | <input type="checkbox"/> |              |  |
| Microfilmed | <input type="checkbox"/> | Compared  | <input type="checkbox"/> | Abstracted  | <input type="checkbox"/> |              |  |
| Indexed     | <input type="checkbox"/> |           |                          |             |                          |              |  |

(DO NOT WRITE ABOVE THIS LINE)

**WARRANTY DEED**

**FRANCIS YEATTS and JOAN YEATTS**, husband and wife, and **BARBARA E. YEATTS**, a single woman, /aka **BARB YEATTS**  
GRANTOR(S)  
State of Idaho

of \_\_\_\_\_ County of \_\_\_\_\_  
hereby CONVEYS, GRANTS and WARRANTS TO

**WAY DEVELOPMENT, INC.**, an Idaho Corporation,

GRANTEE(S)

whose current address is 1065 Loafer Lane, Weiser, Idaho 83672  
for the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION Dollars (\$ 10.00 )

the following described tract(s) of land in Adams County, State of Idaho:

More particularly described on attached Exhibit "A"

Reserving to Sellers a right of way for ingress and egress and for placement of underground utilities 50 ft. in width along the South line of the Southwest Quarter Section 7, Township 15 N, R 1 West of the Boise Meridian and along the West line of the NW1/4NW1/4, Section 18, township 15 N, R1 West of the Boise Meridian.



NOT A LEGAL COPY

Location of above described property \_\_\_\_\_  
House No. \_\_\_\_\_ Street \_\_\_\_\_

INSTRUMENT NO. 97377  
PAGE 2 OF 3

WITNESS the hand of said Grantors this 23

day of December A.D. 19 99

Barbara E. Yeatts  
Barbara E. Yeatts, aka Barb Yeatts

Francis Yeatts  
Francis Yeatts

Joan Yeatts  
Joan Yeatts



State of Idaho  
County of Flathead

ss. On the 23<sup>rd</sup> day of December A.D. 19 99

personally appeared before me FRANCIS YEATTS and JOAN YEATTS, husband and wife, and BARBARA E. YEATTS, a single woman, aka Barb Yeatts

the signer(s) of the within instrument, who duly acknowledged to me that they executed the same.

Christina K. McComb  
(NOTARY PUBLIC)

Residing at: Whitefish

My commission expires: 9-30-2003

MAIL DEED TO:

MAIL TAX NOTICE TO:

Name Way Development, Inc.

Address 1065 Loafer Lane

City & State Weiser, Id.

Zip 83672

No. \_\_\_\_\_

## WARRANTY DEED

-TO-

Dated \_\_\_\_\_, 10.

STATE OF IDAHO

County of Adams

I hereby certify that this instrument was

filed for record at request of \_\_\_\_\_

Publicly Title & Escrow

at 15 minutes past 2

o'clock P. M., this 11 day

of Jan., A.D. 2000

In my office, and duly recorded in Book

of \_\_\_\_\_ at page \_\_\_\_\_

MICHAEL FISK  
Es-Officio Recorder

Michael Fisk  
Deputy

Page 2 of 3

NOT A LEGAL COPY

EXHIBIT 'A'

INSTRUMENT NO. 97377  
PAGE 3 OF 3

Township 15 North, Range 1 West, Boise Meridian, Adams County,  
Idaho

Section 6: Lots 6 and 7, E1/2SW1/4, S1/2SE1/4

Section 7: Lots 1, 2 and the North one-half of Lot 3, E1/2NW1/4,  
NE1/4, N1/2N1/2SE1/4, E1/2SW1/4

Section 8: NW1/4NW1/4, S1/2NW1/4, N1/2SW1/4

Section 18: Lots 1 and 2, E1/2NW1/4, NE1/4

Township 15 North, Range 2 West, Boise Meridian, Adams County,  
Idaho

Section 1: SE1/4

Section 12: NE1/4, E1/2NW1/4, N1/2N1/2SE1/4, N1/2NE1/4SW1/4 and a  
parcel of land more particularly described as follows:

Beginning at the Northwest corner of the SW1/4NW1/4;

Thence Southeasterly to the Southeast corner of the SW1/4NW1/4;

Thence North along the East line of said SW1/4NW1/4 to the

Northeast corner of said SW1/4NW1/4;

Thence West along the North line of said SW1/4NW1/4 to the REAL  
POINT OF BEGINNING.

NOT A LEGAL COPY

INSTRUMENT NO. **101531**  
PAGE 1 OF 6

Instrument # 101531  
COUNCIL ADAMS IDAHO  
2002-05-07 11:13:02 No. of Pages 6  
Recorded for TIMBERLINE TITLE & ESCROW  
MICHAEL FISK Fee \$8.00  
Ex-Officio Recorder Deputy, TIDCO  
IDAHO COUNTY

5-2-2002

**BUILDING RESTRICTIONS AND PROTECTIVE COVENANTS  
OF HIDDEN CANYONS, INC.**

KNOW ALL MEN BY THESE PRESENTS: That we, HIDDEN CANYONS, INC., a corporation hereinafter referred to as Grantor, do hereby certify and declare:

Section 1. General Provisions: The Grantor is the owner of said land (legal description attached, in Adams County, State of Idaho. That Grantor does hereby establish a general plan for development, improvement, maintenance, and protection of the real property, and for that purpose does hereby establish the building restrictions and protective covenants set forth herein. Said building restrictions and protective covenants shall attach to and shall pass with the land, and shall bind all persons who may at any time hereafter and from time to time own or claim any right, title, or interest in and to said land, and the successors in title and interest to said land, whether acquired through voluntary act or through operation of law.

Section 2. Definition of Terms: That the term "Grantor" wherever used herein shall refer either singularly or collectively, to the above named Grantors, and to their administrators, executors, Personal Representatives, heirs and assigns, and to any person or persons, or corporation to whom the rights and obligations of the Grantor as set forth in these building restrictions and protective covenants shall be specifically transferred.

The term "Grantee" used herein shall refer not only to the person, corporation, or association who originally purchases a parcel of land from the Grantor, but also to any person, corporation, or association who hereafter shall assert or claim any right, title, claim, or interest in and to said land or any lot, piece, or parcel thereof whether as successors in title, voluntarily or by operation of law.

The term "Parcel" shall refer to a piece of real estate which is separately described, and which is recognized by Adams County as a legal and separate piece or parcel thereof, whether as successors in title voluntarily or by operation of law.

Section 3. Violation and Enforcement: If any Grantee violates or attempts to violate any of the provisions of these building restrictions and protective covenants, then it shall be lawful for any person or persons, corporation or association, owning parcels of land purchased adjacent to said land, or lawful

# HIDDEN CANYON PLANNED UNIT DEVELOPMENT

WITHIN  
SECTIONS 7 & 18, OF T.15N., R.1W., B.M.

ADAMS COUNTY, IDAHO

PAGE 1 OF 2

## CERTIFICATE OF ENGINEER/SURVEYOR

I, ROLAND MULLINIX, A REGISTERED PROFESSIONAL ENGINEER AND SURVEYOR IN THE STATE OF IDAHO, DO HEREBY CERTIFY THAT THE SURVEY REPRESENTED ON THIS PLAT WAS PERFORMED BY ME OR UNDER MY SUPERVISION IN ACCORDANCE WITH THE LAWS OF THE STATE OF IDAHO IN DECEMBER OF 2000.

**Instrument # 99528**  
COUNCIL, ADAMS, IDAHO  
2001-03-13

Recorded for: GENE SHAW  
MICHAEL FISK  
Ex-Officio Recorder Deputy  
Index to: SUBDIVISION PLAT & PUD'S

Fee: 11.00



LEGEND

- FOUND 5/8 INCH REBAR W/PLASTIC CAP MARKED MULLINIX 2478
- ⊙ FOUND 5/8 INCH REBAR W/ALUMINUM CAP MARKED MULLINIX 2478
- ⊙ FOUND BRASS CAP MONUMENT MARKED PELS 1830
- ⊙ SET 5/8 INCH REBAR W/PLASTIC CAP MARKED MULLINIX 2478
- ⊙ SET 1/2 INCH REBAR W/PLASTIC CAP MARKED MULLINIX 2478
- ( ) PREVIOUSLY RECORDED - MULLINIX ENGR. INC.
- EXISTING FENCE
- UTILITY EASEMENT LINES
- ELECTRICAL BOX
- TEST HOLE FOR DRAINFIELD OF SEWAGE DISPOSAL SYSTEM
- EXISTING POWER POLE
- EXISTING WELL

- NOTES:
1. ALL ROAD RIGHTS-OF-WAY 80.00 FEET WIDE EXCEPT PORTIONS OF WESTERLY BOUNDARY OF LOT 8 WIDENED TO ACCOMMODATE ROADWAY FILL SLOPES.
  2. 12" UTILITY EASEMENTS ON EXTERIOR BOUNDARIES OF ALL LOTS EXCEPT 50' PRIVATE INGRESS-EGRESS AND UTILITY RIGHT-OF-WAY ON WEST BOUNDARIES OF LOTS 1, 2, AND 3. 12" EASEMENT ALONG NORTHERLY AND EASTERLY BOUNDARIES OF LOT 7 IS UTILITY AND COUNTY ROAD EASEMENT.

MULLINIX ENGINEERING, INC.  
WEISER, IDAHO  
DECEMBER 28, 2000



municipal authority, shall have full power and authority to prosecute any proceedings at law or in equity against the grantee violating or attempting to violate any of the provisions of these building restrictions and protective covenants, and either to prevent him/them from so doing or to recover damages sustained by reason of such violation.

In the event that any provision, sentence or paragraph contained in these building restrictions and protective covenants is invalidated by judgment or court order, it shall in nowise affect or invalidate any of the other provisions, sentences or paragraphs of these building restrictions and protective covenants, but the same shall remain in full force and effect.

Section 4. Term of Restrictions: These building restrictions and protective covenants shall run with the land described herein and shall be binding upon the parties hereto, and all successors in title and interest of any of the said parties, or any part thereof, until January 1, 2010, at which time the said restrictions shall be automatically extended for a successive period of ten years, unless the owner or owners of the legal title to not less than three fourths of the parcels, or platted lots, by instrument or instruments in writing, duly signed and acknowledged by them, shall then terminate or amend said restrictions, and such termination or amendments shall become effective upon the recording of such instrument or instruments on record in the office of the County Recorder of Adams County, Idaho. Such instrument or instruments shall contain proper reference by volume and page number to the parcels of land and the record of the deed in which these restrictions and protective covenants are set forth, and all amendments thereto.

Section 5. Temporary Structures: No structure of a temporary character, trailer, mobile home, basement, tent, or shack shall be used on any lot at any time as a residence. Any such temporary structure will be permitted on the lot or parcel for a maximum of six months, after which it must be removed or properly garaged.

Section 6. Building Restrictions: Each parcel shall constitute a building site, and not more than one family dwelling and one detached guest house shall be placed, constructed, or maintained on each building site. Except as specifically provided herein, no building site shall be used except for residential or agricultural purposes.

All dwellings shall be of good quality, permanent construction, affixed to the land upon permanent foundations and aesthetically compatible with other structures in the area. If the garage is not attached to the house, it is to be constructed of a material and design similar to the house. Any outbuildings shall be of good quality, permanent construction and shall be aesthetically compatible with the main residence and surrounding development.

No structure of a temporary character shall be constructed, placed or used on any tract at any time as a residence or otherwise, except that unoccupied travel trailers and campers which are not unsightly may be stored on the premises when not in use. No old buildings may be moved onto the premises.

It shall be permissible, where a single family residence has been erected on a particular parcel, to erect in connection therewith, appropriate fences, corrals, stalls, barns, shop buildings and buildings for the storage and keeping of machinery, hay, and feed, and for the keeping of livestock.

Any building plans and buildings erected on said land shall be subject to approval by the authorities of the lawful municipal authority, and shall comply with all present and future existing codes of Adams County.

Section 7. Prosecution of Work. The work of construction of all buildings, alterations, and additions thereto, shall be prosecuted diligently and continuously from commencement of construction until such buildings, alterations and additions shall be completed and painted. All buildings, alterations and additions shall be fully completed as to external appearance, within six months of commencement unless prevented by cause not due to grantee's neglect, or failure to prosecute diligently the work to completion.

Section 8. Limitation of Use: No building or structure of any type shall be moved onto said building site except a new prefabricated structure of a type and design complying with Section 6 as set forth herein. No trailer house, mobile home or so-called double-wide mobile home shall be maintained or installed upon any building site as a residence or for any other purpose.

Section 9. Sewage Disposal: All bathroom sink and toilet facilities shall be inside the dwelling house, garage, shop or other building, and shall be connected by underground pipes with a septic tank of a depth and type of construction approved by Adams County and State of Idaho Health authorities. The drains

from said septic tanks shall be kept within the building lot limits of each building site and the effluent from septic tanks shall not be permitted to discharge into any streams or open drain.

Section 10. Refuse: No car bodies, discarded appliances or unsightly materials may be stored upon the real property.

Section 11: Any pond development will comply with any applicable governmental regulation.

Section 12: Exterior colors of dwellings and outbuildings shall be harmonious with the natural surroundings.

Section 13: Overgrazing: With the exception of winter feedlots, corrals and holding pens, loss of vegetation due to over concentrations of livestock is prohibited.

Section 14: All livestock shall be kept fenced and enclosed upon the property of the owner. At no time will more than two pigs be permitted to be kept on any portion. In the event livestock are maintained on any of said premises, the owners of such animals shall be fully responsible for maintaining adequate sanitation with attention to animal waste so as not to attract flies or insects, or to exude odors. Pets such as dogs and cats may be permitted, subject to any lawful authority ordinance.

No owner shall keep or harbor any dog which by loud, continued or frequent barking, howling or yelping shall annoy or disturb other persons within the subdivision.

No owner shall keep or harbor any vicious, fierce or dangerous dog that may, in the event it becomes loose, attack, bite or maul any person who is legally within the subdivision.

No owner shall allow his dog or dogs to go on to the property of other persons within the subdivision. If the other person or persons first instruct them to not allow dogs on their premises.

Section 15. Grantee is hereby notified that Grantor intends to subdivide the balance of the ranch.

INSTRUMENT NO. 161531  
PAGE 5 OF 6

IN WITNESS WHEREOF, the parties hereto have hereunto set  
their hands and seals on this \_\_\_\_ day of \_\_\_\_\_, 200\_\_.

HIDDEN CANYONS, INC.

By: Jeffrey R. Way, Vice President

ATTEST:

Bruce E. Way, Secretary

STATE OF IDAHO )  
County of Washington ) ss.

On this the \_\_\_\_ day of \_\_\_\_\_, 200\_\_, before me the  
undersigned, a Notary Public in and for said State, personally  
appeared JEFFREY R. WAY, known to me to be the Vice President,  
and BRUCE E. WAY, known to me to be the Secretary of HIDDEN  
CANYONS, INC., the corporation that executed the foregoing  
instrument, or the persons who executed the instrument on behalf  
of said corporation, and acknowledged to me that such corporation  
executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed  
my official seal on the day and year first above written.

Notary Public for Idaho  
Residing at Weiser, Idaho

INSTRUMENT NO 101531  
PAGE 6 OF 6

**Legal description of Hidden Canyon Planned Unit Development**

Tracts 1, 2, 3, 4, 5, 6, 7 and 8 of Hidden Canyon Planned Unit Development as shown on the official Survey recorded March 13, 2001 in the records of Adams County, Idaho as Inst. No. 99528.

NOT A LEGAL COPY

INSTRUMENT NO. 104255  
PAGE 1 OF 1 CORPORATE WARRANTY DEED

For Value Received, HIDDEN CANYON, INC., an Idaho corporation

the grantor, does hereby grant, bargain, sell and convey unto  
WAY DEVELOPMENT, INC., an Idaho corporation

the grantee, whose current address is, 1065 Loafer Lane, Weiser, ID 83672

the following described premises, in Adams County, Idaho, to-wit:

Lots 4, 5, 7 and 8 of Hidden Canyon Planned Unit Development, as same is shown on record of survey recorded March 13, 2001 as Instrument No. 99528, records of Adams County, Idaho

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 they are the owner in fee simple of said premises, that they are free from all encumbrances excepting for all easements of record, rights of way, matters visible, and all matters of record and title and that they will warrant and defend the same from all lawful claims whatsoever.

Date: August 1, 2003

HIDDEN CANYON, INC., an  
Idaho corporation

Instrument # 104255

COUNCIL, ADAMS, IDAHO

2003-08-01 02:14:26 No. of Pages: 1

Recorded for: TIMBERLINE TITLE & ESCROW

MICHAEL PSK Fee: 3.00

Office Recorder Deputy

BY:

GENE SHAW, President

STATE OF Idaho )  
COUNTY OF Adams ) ss

On this 1<sup>st</sup> day of August, in the year of 2003, before me, a Notary Public in and for said State, personally appeared

GENE SHAW

known or identified to me to be the President of the corporation that executed this instrument or the person(s) who executed the instrument on behalf of said corporation, and acknowledged to me that such corporation executed the same.

Notary Public  
Residing at Indian Valley, Idaho  
Commission expires: 9-17-04



INSTRUMENT NO. **106781**  
PAGE 1 OF 1

CORPORATE WARRANTY DEED

For Value Received, **WAY DEVELOPMENT, INC.**, an Idaho corporation

the grantor, does hereby grant, bargain, sell and convey unto  
**EDMOND TOBIAS FIELDS III and JANET MARIE FIELDS**, husband and wife

the grantees, whose current address is 145 Den St., Los Alamos, CA 93440

the following described premises, in Adams County, Idaho, to-wit:

Lot 7 of Hidden Canyon Planned Unit Development, as the same is shown on  
that certain Record of Survey recorded March 13, 2001 as Instr. No. 99528,  
records of Adams County, Idaho

TO HAVE AND TO HOLD THE said premises, with their appurtenances unto the said  
Grantees, their heirs and assigns forever. And the said Grantor does hereby covenant to  
and with the said Grantees, that they are the owner in fee simple of said premises; that  
they are free from all encumbrances excepting for all easements, record, rights of way,  
matters visible, and all matters of record and title and that they will warrant and defend  
the same from all lawful claims whatsoever.

Date: August 4, 2004

**WAY DEVELOPMENT, INC.**, an Idaho corporation

By: *Bruce E. Way*  
**BRUCE E. WAY, Secretary/Treasurer**

Instrument # **106781**

COUNTY OF ADAMS, IDAHO

2004-08-11

02:46:26 No. of Pages: 1

Recorded for: **TIMBERLINE TITLE & ESCROW**

**MICHAEL FISK**

Fee: 3.00

Ex-Officio Recorder Deputy *[Signature]*

to: DEED

STATE OF IDAHO )

: ss

COUNTY OF ADAMS )

On this 9 day of August, in the year of 2004, before me, a Notary Public in and for said State, personally appeared  
**BRUCE E. WAY**

known or identified to me to be the Secretary/Treasurer of the corporation that executed the instrument or the person who  
executed the instrument on behalf of said corporation, and acknowledged to me that such corporation executed the same.



*Christy A. Ward*  
Notary Public

Residing at: *Valley*

Commission expires: *9-17-04*

Instrument # 138070

COUNCIL, ADAMS, IDAHO

7-27-2021 12:26:49 PM No. of Pages: 3

Recorded for : FIDELITY NATIONAL TITLE GROUP

SHERRY WARD

Fee: 15.00

Ex-Officio Recorder Deputy

Index to: DEED

*BClax*

Record and Return to:  
Fidelity National Title Group  
6500 Pinecrest Drive, Suite 600  
Plano, TX 75024

~~AFTER RECORDING RETURN TO:~~

SILK ABSTRACT COMPANY

300 Centerville Road, Suite 304

Warwick, RI 02886

File No. R-175112-WCM

*SAC-R-175112-WCM*

Parcel ID No.: RP001130000070

*3*

### QUITCLAIM DEED

THIS DEED made and entered into on this 10<sup>th</sup> day of JUNE, 2021, by and between **JANET MARIE FIELDS, SURVIVING SPOUSE**, a mailing address of 1829 Hidden Canyon Road, Council, ID 83612, hereinafter referred to as Grantor(s) and **JANET MARIE FIELDS, AN UNMARRIED WOMAN and ELIZABETH FIELDS-BOWEN, A MARRIED WOMAN, AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP**, a mailing address of 1829 Hidden Canyon Road, Council, ID 83612, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ONE and NO/100 (\$1.00) DOLLAR, the receipt of which is hereby acknowledged, does this day remise, release, quitclaim and convey to the said Grantee(s) the following described real estate located in Adams County, Idaho:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Property commonly known as: 1829 Hidden Canyon Road, Council, ID 83612

~~Prior instrument reference: Instrument Number: 104255, Recorded: 08/07/2003~~

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee(s) and unto the heirs, administrators, successors or assigns of the Grantee(s) forever in FEE SIMPLE.

Dated this 10 day of June, 2021.

*Janet Marie Fields*  
JANET MARIE FIELDS

STATE OF IDAHO  
COUNTY OF ADA

On this 10<sup>th</sup> day of JUNE, 20 21, before me, a Notary Public in and for the said State, personally appeared JANET MARIE FIELDS known to me to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that she/he/they executed the same.

*Laurel A Holloway*  
Notary Public for the State of IDAHO

LAUREL A HOLLOWAY  
COMMISSION # 20204927  
NOTARY PUBLIC  
STATE OF IDAHO  
MY COMMISSION EXPIRES 12/10/2026

Residing at: NEW PLYMOUTH, ID

My Commission Expires: 12/10/2026

No title exam performed by the preparer. Legal description and party's names provided by the party.

**Exhibit A**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF ADAMS, STATE OF IDAHO, AND IS DESCRIBED AS FOLLOWS:

LOT 7 OF HIDDEN CANYON PLANNED UNIT DEVELOPMENT, AS THE SAME IS SHOWN ON THAT CERTAIN RECORD OF SURVEY RECORDED MARCH 13, 2001 AS INSTR. NO. 99528, RECORDS OF ADAMS COUNTY, IDAHO.

Parcel ID:RP001130000070

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Commonly known as 1829 Hidden Canyon Road, Council, ID 83612  
However, by showing this address no additional coverage is provided

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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](mailto:idwrinfo@idwr.idaho.gov) • Website: [idwr.idaho.gov](http://idwr.idaho.gov)

**Governor Brad Little**

**Director Gary Spackman**

December 7, 2021

JANET MARIE FIELDS  
ELIZABETH FIELDS BOWEN  
1829 HIDDEN CANYON RD  
COUNCIL ID 83612-5277

Re: Change in Water Right Ownership: 67-7836 (Split into 67-7836 and **67-15414**)

Dear Water Right Holders:

The Department of Water Resources (Department) acknowledges the receipt of correspondence changing ownership of a portion of the above referenced water right 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 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) 287-4920 or [debbi.judd@idwr.idaho.gov](mailto:debbi.judd@idwr.idaho.gov).

Sincerely,

Debbi Judd

Technical Records Specialist

Enclosures

c. R Todd & Donna K Nelson