

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED

FEB 12 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?
65-12055	Yes ☒	Yes ☐		Yes ☐	Yes ☐
65-2553	Yes ☒	Yes ☐		Yes ☐	Yes ☐
65-7653A	Yes ☒	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Twin Pines River Ranch

Name of current water right holder/claimant

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

KITTYHAWK VENTURES/DAVID MORTIMER

New owner(s) as listed on the conveyance document

Name connector

☒ and ☐ or ☐ and/or

3724 N HAWTHORNE DR

BOISE

10

83703

Mailing address

208.871.0936

City

State

ZIP

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: 10/26/2020 & 11/25/2020

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.

SUPPORT DATA

IN FILE # 65-2553

- ☐ If water right(s) are leased to the Water Supply Bank AND there are multiple owners, a Lessor Designation form is required.
☐ If water right(s) are leased to the Water Supply Bank, the individual owner or designated lessor must complete, sign and submit an IRS Form W-9.

8. Signature:

[Signature]
Signature of new owner/claimant

owner
Title, if applicable

2/9/21
Date

Signature:

Signature of new owner/claimant

Title, if applicable

Date

For IDWR Office Use Only:

Received by LE

Date 02/12/2021

Receipt No. W049105

Receipt Amt. \$300.00

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 11.22.2021



Instrument # 434962
VALLEY COUNTY, CASCADE, IDAHO
11-25-2020 10:14:23 No. of Pages: 3
Recorded for: AMERITITLE - CASCADE
DOUGLAS A. MILLER Fee: \$15.00
Ex-Officio Recorder Deputy: AMF
Electronically Recorded by Simplifile

WARRANTY DEED

Order No.: 420293AM

FOR VALUE RECEIVED

Scott Gressley and Kylie Gressley, husband and wife

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

Kittyhawk Ventures, LLC, an Idaho Limited Liability Company and David Mortimer, a married man as his sole and separate property

whose current address is:

3724 N Hawthorn Drive
Boise, ID 83703

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

See Attached Exhibit 'A'

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.



This document has been recorded electronically. Please see the attached copy to view the County Recorder's stamp as it now appears in the public record.

AmeriTitle

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Dated: 11-24-2020

Scott Gressley

Scott Gressley

Kylie Gressley

Kylie Gressley

State of Idaho } ss
County of Payette }

On this 24 day of November, 2020, before me, the undersigned a Notary Public in and for said state, personally appeared Scott Gressley and Kylie Gressley, 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.

Matea Gabiola

Notary Public for the State of Idaho
Residing at: Fruitland, ID
Commission Expires: 7/23/2021

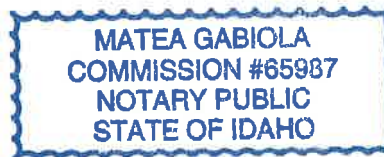


EXHIBIT 'A'

File No. 420293AM

A parcel of land situate in the SW1/4 SW1/4 of Section 13, and the NW1/4 NW1/4 of Section 24, T. 17 N., R. 2 E., B.M., Valley County, Idaho, more particularly described as follows:

Commencing at a 5/8" rebar marking the Section Corner common to Sections 13, 14, 23, and 24, T. 17 N., R. 2 E., B.M., Valley County, Idaho, as shown on that particular Record of Survey recorded as Instrument No. 421754, in Book 13, Page 246 of Surveys, in the Office of the Recorder, Valley County, Idaho; thence, S. 89°39'16" E., 58.29 feet along the line common to said Sections 13 and 24, to a 5/8" rebar on the easterly right-of-way of West Mountain Road, the REAL POINT OF BEGINNING:

Thence, 220.86 feet along said easterly right-of-way on a non-tangent curve to the right, whose radius is 2,940.91 feet, delta angle is 4°18'10", and whose long chord bears N. 1°06'12" W., 220.80 feet, to a 5/8" rebar,

Thence, S. 89°57'13" E., 1,299.49 feet to a 5/8" rebar, as shown on that particular Record of Survey recorded as Instrument No. 431517, in Book 14, Page 59 of Surveys, in the Office of the Recorder, Valley County, Idaho,

Thence, S. 0°06'46" E., 521.96 feet to a 5/8" rebar,

Thence, S. 0°27'09" W., 959.07 feet to a 5/8" rebar,

Thence, N. 89°39'10" W., 926.45 feet to a 5/8" rebar on the easterly right-of-way of West Mountain Road,

Thence, 1,317.88 feet along said easterly right-of-way on a non-tangent curve to the right, whose radius is 2,940.91 feet, delta angle is 25°40'31", and whose long chord bears N. 16°05'33" W., 1,306.88 feet, to the Point of Beginning.

Bearings based on GPS derived State Plane Grid Azimuth, Idaho West Zone (1103).

Instrument # 433821
VALLEY COUNTY, CASCADE, IDAHO
10-26-2020 14:33:31 No. of Pages: 4
Recorded for: TITLEONE BOISE
DOUGLAS A. MILLER Fee: \$15.00
Ex-Officio Recorder Deputy: AMF
Electronically Recorded by Simplifile



TitleOne
a title & escrow co.

XXXRe-Recording to correct legalXXX

Order Number: 20374052

Warranty Deed

For value received,

Scott Gressley and Kylie Gressley, husband and wife

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

Kittyhawk Ventures, LLC an Idaho limited liability company

whose current address is 3724 N Hawthorne Drive Boise, ID 83703

the grantee, the following described premises, in Valley 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.

Remainder of page intentionally left blank.



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XXXRe-Recording to correct legalXXX

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Remainder of page intentionally left blank.

Dated: September 14, 2020

Scott Gressley
Scott Gressley

Kylie Gressley
Kylie Gressley

State of Idaho, County of Payette, ss.

On this 14th day of September in the year of 2020, before me, the undersigned, a Notary Public in and for said State, personally appeared Scott Gressley and Kylie Gressley, 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.

Robert R. Frye
Notary Public State of Idaho
Residing In: Fruitland, ID
My Commission Expires: 05/05/2022
(seal)

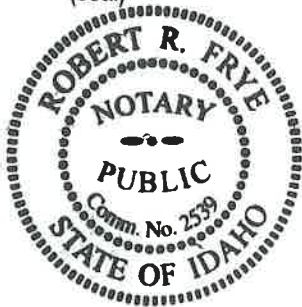


EXHIBIT 'A'

File No. 391799AM

A parcel of land situate in the SE1 /4 SW 1/4 and the SW 1/4 SE 1/4 of Section 13, and the NE 1/4 NW 1/4 and the NW 1/4 NE 1/4 of Section 24, T. 17 N., R. 2 E., B.M., Valley County, Idaho, more particularly described as follows:

Commencing at a 5/8" rebar marking the Northwest 1/16th Corner of Section 24, T. 17 N., R. 2 E., B.M., Valley County, Idaho, as shown on that particular Record of Survey recorded as Instrument No. 421754, in Book 13, Page 246 of Surveys, in the Office of the Recorder, Valley County, Idaho; thence, N. 0°27'09" E., 959.07 feet to a 5/8" rebar, the REAL POINT OF BEGINNING:

Thence, N. 0°06'46" W., 521.96 feet to a 5/8" rebar;

Thence, N. 35°30'38" E., 730.30 feet to a 5/8" rebar;

Thence, N. 81°32'54" E., 1,626.63 feet to a 5/8" rebar;

Thence, N. 56°02'49" E., 498.58 feet to a 5/8" rebar;

Thence, continuing N. 56°02'49" E., 30.00 feet to the meander line of the right bank of the North Fork of the Payette River;

Thence, S. 60°10'27" E., 183.90 feet along said meander line to the easterly boundary of the SW 1/4 SE 1/4, of said Section 24; Section 13

Thence, S. 0°46'50" W., 110.55 feet along said easterly boundary to a brass cap marking the Special Meander Corner on the sectional subdivision line of said Section 13;

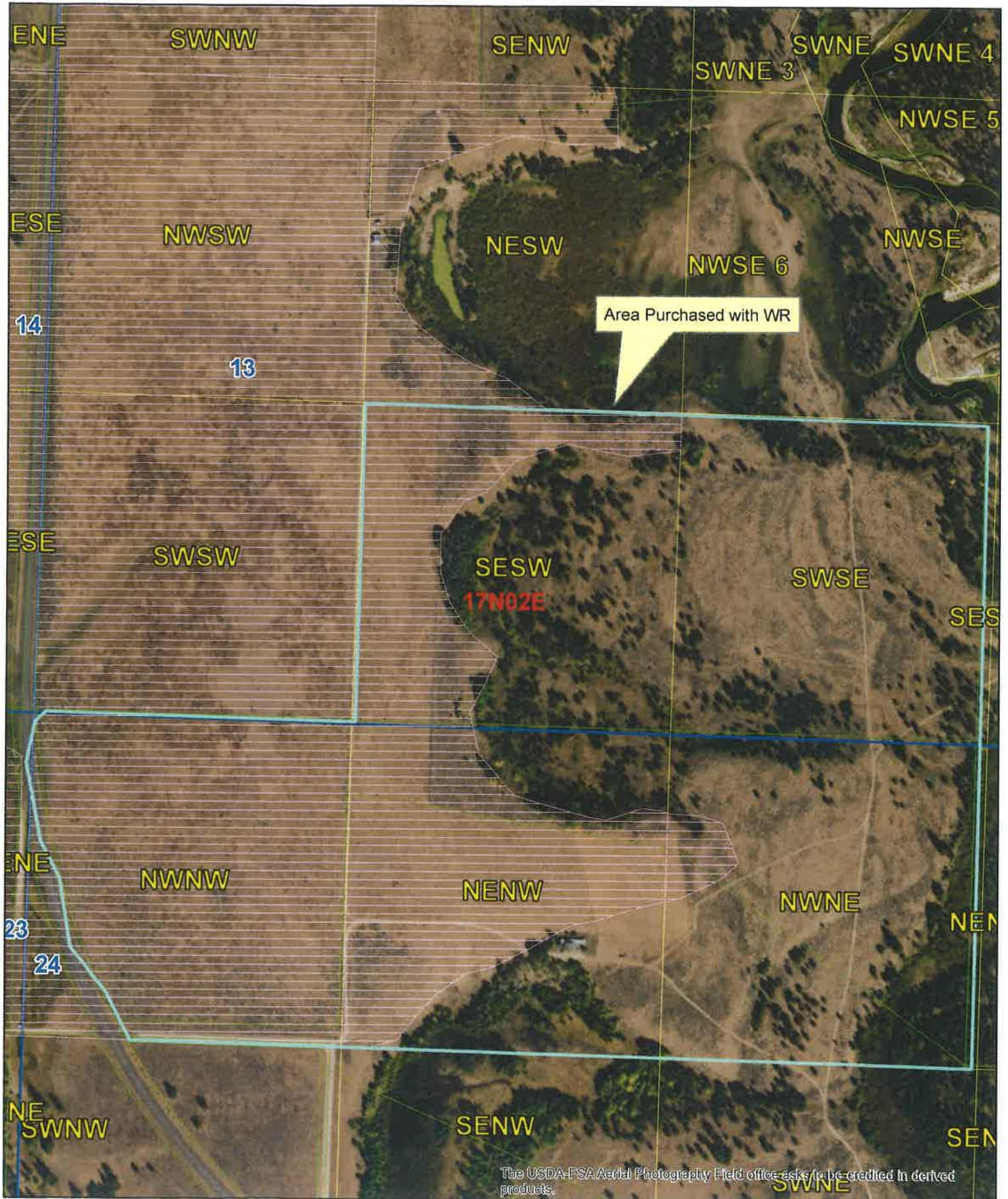
Thence, continuing S. 0°46'50" W., 1,169.66 feet to an aluminum cap marking the East 1/16th Corner common to Sections 13 and 24, T. 17 N., R. 2 E., B.M., Valley County, Idaho;

Thence, S. 0°24'54" W., 1,324.07 feet to an aluminum cap marking the Northeast 1/16th Corner of said Section 24;

Thence, N. 55°23'36" W., 1,492.22 feet to a 5/8" rebar;

Thence, N. 81°49'51" W., 1,388.99 feet, to the Point of Beginning.

Map for Ownership Change





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

November 22, 2021

KITTYHAWK VENTURES
DAVID MORTIMER
3724 N HAWTHORNE DR
BOISE ID 83703-4530

Re: Change in Water Right Ownership: 65-2553 (Split into 65-2553, 65-24097, & 65-24098)

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, Maps
c: Twin Pines River Ranch



IDAHO DEPARTMENT OF
WATER RESOURCES

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

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Governor Brad Little

Director Gary Spackman

November 22, 2021

KITTYHAWK VENTURES
DAVID MORTIMER
3724 N HAWTHORNE DR
BOISE ID 83703-4530

Re: Change in Water Right Ownership: 65-7653 A (Split into 65-7653 A, 65-24087, & 65-24088)

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.

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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: THE MARIA PILAR ESCOSA REVOCABLE TRUST, MARIA P ESCOSA



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

November 05, 2021

KITTYHAWK VENTURES
DAVID MORTIMER
3724 N HAWTHORNE DR
BOISE ID 83703-4530

Re: Change in Water Right Ownership: 65-12055 (Split into 65-12055, 65-24083, and 65-24084)

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.

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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: THE MARIA PILAR ESCOSA REVOCABLE TRUST, MARIA P ESCOSA