

APR 19 2021

WATER RESOURCES
WESTERN REGIONSTATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

Notice of Change in Water Right Ownership

1. List the numbers of all water rights and/or adjudication claim records to be changed. If you only acquired a portion of the water right or adjudication claim, check "Yes" in the "Split?" column. If the water right is leased to the Water Supply Bank, check "Yes". If you are not sure if the water right is leased to the Water Supply Bank, see #6 of the instructions.

Water Right/Claim No.	Split?	Leased to Water Supply Bank?	Water Right/Claim No.	Split?	Leased to Water Supply Bank?
78-2002	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: Ryan S. Schneider
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Wind Walker Properties, LLC
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or ☐ and/or
- PO Box 1861 McCall ID 83638
Mailing address City State ZIP
thorkan@verizon.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: 3-31-2021
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.

8. Signature: [Signature] Title, if applicable: [Signature] Date: 3-29-2021
Signature of new owner/claimant Title, if applicable Date

Signature: _____ Title, if applicable: _____ Date: _____
Signature of new owner/claimant Title, if applicable Date

For IDWR Office Use Only:

Received by LC Date 04/19/2021 Receipt No. W049317 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 _____ Processed by _____ Date _____

Instrument # 137272

COUNCIL, ADAMS, IDAHO
3-31-2021 01:39:55 PM No. of Pages: 1
Recorded for: TIMBERLINE TITLE & ESCROW
SHERRY WARD Fee: 15.00
Ex-Officio Recorder Deputy
Index to: DEED

WARRANTY DEED

For Value Received, RYAN S. SCHNEIDER, a married man as his sole and separate property

the grantor, does hereby grant, bargain, sell and convey unto
WIND WALKER PROPERTIES, LLC, an Idaho limited liability company

the grantee, whose address is: PO Box 1861, McCall, ID 83638

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

Lot 5 Block 1, Valley Knolls Subdivision as said lot and block are numbered and designated upon the official plat thereof on file and of record in the Office of the County Recorder, Adams County, Idaho in Book 3 of Plats page 33 as Instr. No. 137179.

**Restriction: Owners of one or more lots within this subdivision shall not divert, capture, convey, use impound, or otherwise physically control any water from irrigation ditches, creeks, rivers, or any other means of water conveyance, except and unless such diversion, capture, conveyance, use, or other physical control of water is pursuant to a valid water right owned, held leased, or controlled by such lot owner(s). Lot owners shall allow access for ditch maintenance pursuant to State Law.

- To ensure adequate fire protection, no certificate of occupancy shall be issued for any home or other structure within the subdivision unless and until:

(a) All homes under 3,600 sq ft gross floor area shall include an approved fire sprinkler system.

(b) A water storage tank containing 15,000 gallons of water shall be installed, filled and maintained in the subdivision.

-No home that exceeds 3,600 sq. ft. of gross floor area shall be constructed within the subdivision unless and until it is approved in writing by the Meadows Valley Fire District. To ensure adequate fire protection for such home, the Meadows Valley Fire District may impose, as conditions of approval, higher protection standards than those contained in these notes and the Adams County Subdivision Ordinance.

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

Date: March 23, 2021

RYAN S. SCHNEIDER

STATE OF IDAHO)

County of Adams) ss

On this 29th day of March, 2021, before me, a Notary Public in and for the said State, personally appeared RYAN S. SCHNEIDER known or identified to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same.



Sandra K. Jones

Notary Public for Idaho

Residing at: Council ID

Commission expires: 03/23/2026

78-2002

VALLEY KNOLLS

A 12 Lot Subdivision
 S1/2 SE1/4 & SE 1/4 SW1/4, Section 2
 N1/2 NW1/4, Section 11
 T. 20 N., R. 1 E., B.M.
 Adams County, Idaho



0 200 400
 22" x 34" Scale 1" = 200'
 11" x 17" Scale 1" = 400'
 Contour Interval = 5 Feet

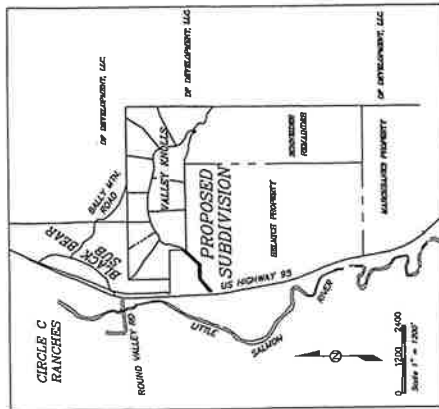
CERTIFICATE OF SURVEYOR

I, Rod M. Schmeider, a Professional Land Surveyor, do hereby certify that this plat was prepared from notes taken during an actual survey made under my personal supervision and that the same are correctly represented on this plat, and that the same are recorded in said field notes.



ROD M. SCHMEIDER
 IDAHO NO. 9585

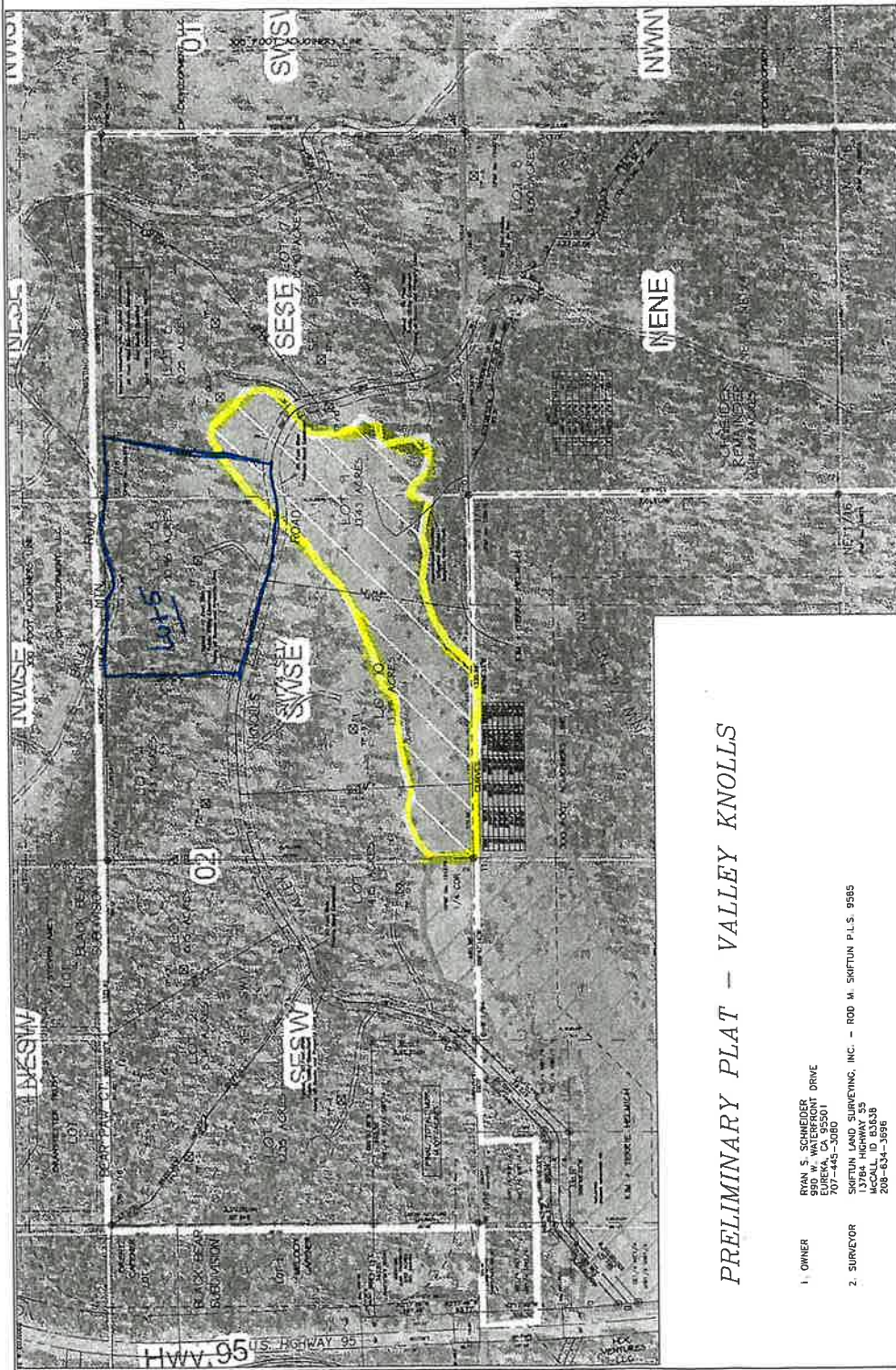
AREA MAP



SKIFTUN LAND
 SURVEYING, INC.
 13784 HIGHWAY 95
 MCALL, IDAHO 83638
 208-634-3695

Sheet 1 of 1

VALLEY KNOLLS PRELIM PLATTING
 October 6, 2002



LEGEND

- ① 4" 5/8" rebar w/ plastic cap
- ② 4" 5/8" rebar w/ monument set
- ③ 4" 5/8" rebar
- ④ 4" 5/8" rebar
- ⑤ 4" 5/8" rebar
- ⑥ 4" 5/8" rebar
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- ㊿ 4" 5/8" rebar

TOTAL AREA OF SUBDIVISION = 123.95 ACRES

DESCRIPTION

SUBDIVISION WILL CONSIST OF ELEVEN LOTS, WHICH LIE IN SLIGHTLY SLOPING GRASSY MEADOW AND WOODED TERRAIN WITH LOTS OF LARGE PINE AND FIR.

A PRIVATE ROAD EASEMENT WITH A BOUNDARY CUL DE SAC WILL PROVIDE ACCESS TO ALL LOTS.

TOTAL AREA = 124.02 ACRES

AREA OF LOT 1 = 12.35 ACRES

AREA OF LOT 2 = 12.35 ACRES

AREA OF LOT 3 = 12.35 ACRES

AREA OF LOT 4 = 12.35 ACRES

AREA OF LOT 5 = 12.35 ACRES

AREA OF LOT 6 = 12.35 ACRES

AREA OF LOT 7 = 12.35 ACRES

AREA OF LOT 8 = 12.35 ACRES

AREA OF LOT 9 = 12.35 ACRES

AREA OF LOT 10 = 12.35 ACRES

AREA OF LOT 11 = 12.35 ACRES

AVERAGE LOT SIZE = 11.27 ACRES

AREA OF PRIVATE ROAD EASEMENT = 7.09 ACRES

Rebids 5.8% of Gross Area

PRELIMINARY PLAT - VALLEY KNOLLS

1. OWNER
 RYAN S. SCHMEIDER
 990 W. WATERFRONT
 EUREKA, CA 95501
 707-445-3080
2. SURVEYOR
 SKIFTUN LAND SURVEYING, INC. - ROD M. SKIFTUN P.L.S. 9585
 13784 HIGHWAY 95
 MCALL, ID 83638
 208-634-3695
3. ENGINEER
 PACIFIC AFFILIATES
 1000 W. WASHINGTON DRIVE
 EUREKA, CA 95501
 707-445-3001
4. ZONING
 AGRICULTURE
5. SEWER
 ALL LOTS WILL BE SERVED BY INDIVIDUAL SEWER SYSTEMS WITH DRAINFIELD LOCATIONS APPROVED BY SOUTHWEST DISTRICT HEALTH.
6. WATER
 ALL LOTS WILL BE SERVED BY INDIVIDUAL WELLS
7. ROADS
 A 60 FOOT WIDE EASEMENT WITH A RECORDED PRIVATE ROAD AGREEMENT WILL PROVIDE ACCESS TO ALL LOTS.
8. APPROACH
 ACCESS WILL BE PROVIDED VIA AN APPROACH OFF U.S. HIGHWAY 95.
9. UTILITIES
 10 FOOT WIDE PUBLIC UTILITY EASEMENTS WILL BE PLATTED ALONG THE ROADS AND ALONG ALL PROPERTY LINES.
11. EASEMENTS
 ALL EXISTING EASEMENTS ARE SHOWN AND THE PROPOSED ONES SHOWN ARE PRELIMINARY ONLY. IDAHO POWER DESIGN WILL FACILITATE FINAL LOCATION.

RECEIVED

APR 19 2021

WATER RESOURCES
WESTERN REGIONSTATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

Notice of Change in Water Right Ownership

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Water Right/Claim No.	Split?	Leased to Water Supply Bank?	Water Right/Claim No.	Split?	Leased to Water Supply Bank?
78-2002	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: Ryan S. Schneider
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Wind Walker Properties, LLC
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or ☐ and/or
- PO Box 1861 McCall ID 83638
Mailing address City State ZIP
thorkan@verizon.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: 3-31-2021
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).
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o \$100 per *split* water right.
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☐ 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] Title, if applicable: Morgan Date: 3-29-2021
Signature of new owner/claimant Title, if applicable Date

Signature: _____ Title, if applicable: _____ Date: _____
Signature of new owner/claimant Title, if applicable Date

For IDWR Office Use Only:

Received by LG Date 04/19/2021 Receipt No. W049316 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 ☐
Name on W-9 _____ Approved by _____ Processed by _____ Date _____

Instrument # 137271

COUNCIL, ADAMS, IDAHO

3-31-2021 01:37:30 PM No. of Pages: 1

Recorded for : TIMBERLINE TITLE & ESCROW

SHERRY WARD

Fee: 15.00

Ex-Officio Recorder Deputy

Index to: DEED

WARRANTY DEED

For Value Received, RYAN S. SCHNEIDER, a married man as his sole and separate property

the grantor, does hereby grant, bargain, sell and convey unto
WIND WALKER PROPERTIES, LLC, an Idaho limited liability company

the grantee, whose address is: PO Box 1861, McCall, ID 83638

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

Lot 9 Block 1, Valley Knolls Subdivision as said lot and block are numbered and designated upon the official plat thereof on file and of record in the Office of the County Recorder, Adams County, Idaho in Book 3 of Plats page 33 as Instr. No. 137179.

**Restriction: Owners of one or more lots within this subdivision shall not divert, capture, convey, use impound, or otherwise physically control any water from irrigation ditches, creeks, rivers, or any other means of water conveyance, except and unless such diversion, capture, conveyance, use, or other physical control of water is pursuant to a valid water right owned, held leased, or controlled by such lot owner(s). Lot owners shall allow access for ditch maintenance pursuant to State Law.

- To ensure adequate fire protection, no certificate of occupancy shall be issued for any home or other structure within the subdivision unless and until:

(a) All homes under 3,600 sq ft gross floor area shall include an approved fire sprinkler system.

(b) A water storage tank containing 15,000 gallons of water shall be installed, filled and maintained in the subdivision.

-No home that exceeds 3,600 sq. ft. of gross floor area shall be constructed within the subdivision unless and until it is approved in writing by the Meadows Valley Fire District. To ensure adequate fire protection for such home, the Meadows Valley Fire District may impose, as conditions of approval, higher protection standards than those contained in these notes and the Adams County Subdivision Ordinance.

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

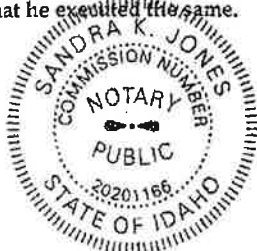
Date: March 23, 2021

RYAN S. SCHNEIDER

STATE OF IDAHO)

County of Adams)

On this 29th day of March, 2021, before me, a Notary Public in and for the said State, personally appeared RYAN S. SCHNEIDER known or identified to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same.



Sandra K. Jones
Notary Public for Idaho
Residing at: Council ID
Commission expires: 03/23/2026

78-2002

VALLEY KNOLLS

A 12 Lot Subdivision
 S1/2 SE1/4 & SE 1/4 SW1/4, Section 2
 N1/2 NW1/4, Section 11
 T. 20 N., R. 1 E., B.M.
 Adams County, Idaho



0 200 400
 22" x 34" Scale 1" = 200'
 11" x 17" Scale 1" = 400'
 Contour Interval = 5 Feet

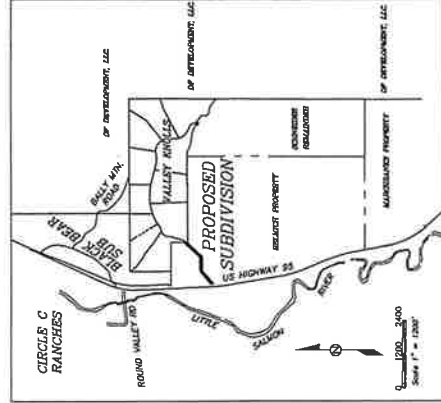
CERTIFICATE OF SURVEYOR

I, Rod M. Schneider, Professional Land Surveyor,
 do hereby certify that this plat was prepared from
 notes taken during an actual survey made under my
 personal supervision in the field, and that the same
 are correctly shown in this plat, and that the distances
 as recorded in said field notes.

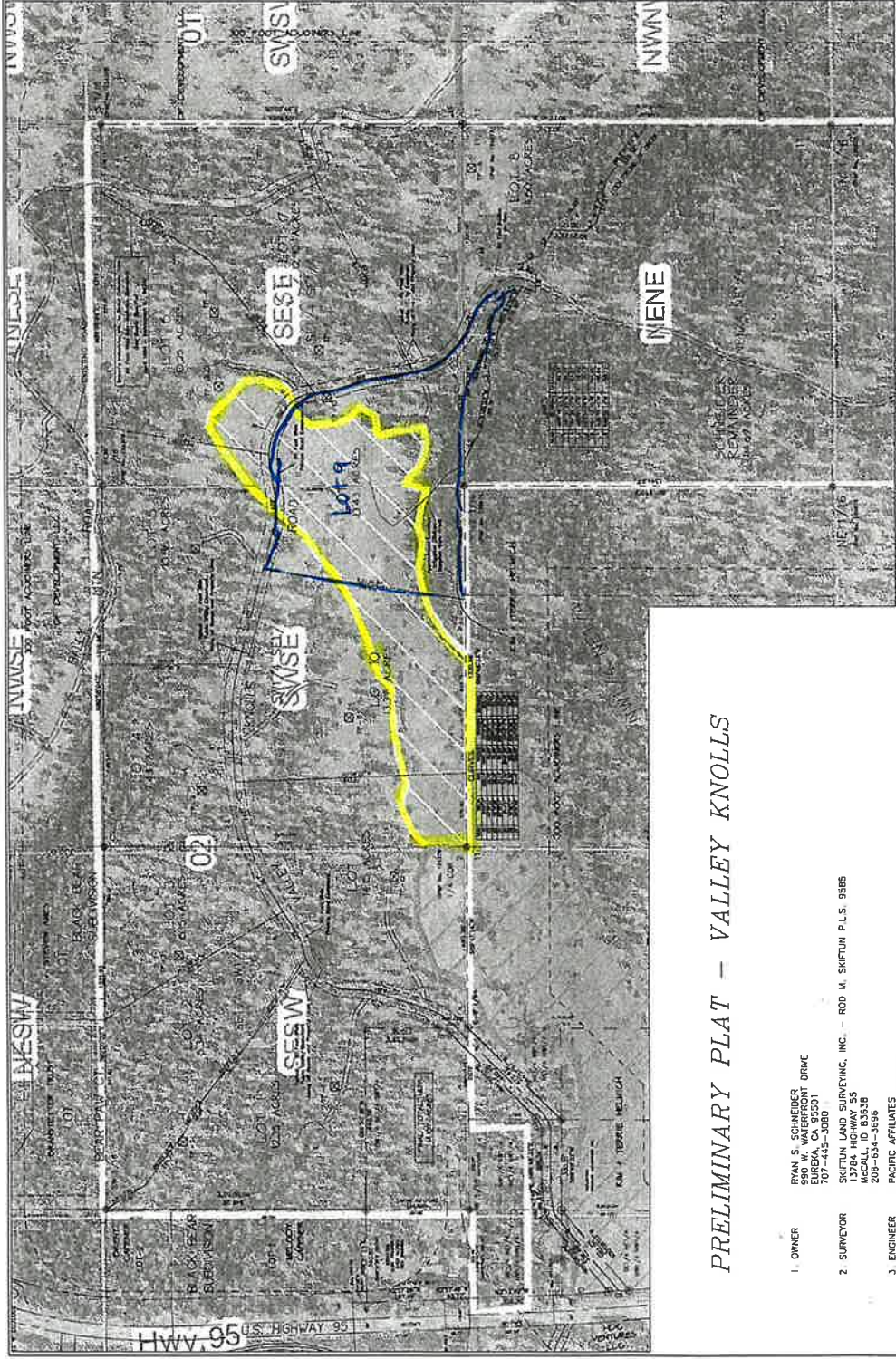
ROD M. SCHNEIDER
 IDAHO NO. 9585



AREA MAP



SKIFTUN LAND
 SURVEYING, INC.
 1111 N. 10TH ST.
 MOORE, IDAHO 83858
 208-634-3696
 POSTED # 17
 COVER # 200



LEGEND

①	4" 5/8" rebar w/ plastic cap
②	rod, stake, no monument set
③	Round aluminum cap
④	Round 5/8" rebar
⑤	Round 1/2" rebar
⑥	Round rebar, monument
⑦	Round rebar, per P&H

TOTAL AREA OF SUBDIVISION = 123.95 ACRES

DESCRIPTION

SUBDIVISION WILL CONSIST OF ELEVEN LOTS, WHICH LIE IN SLIGHTLY SLOPING GRASSY MEADOW
 AND WOODED TERRAIN WITH LOTS OF LARGE FIR AND PINE.
 A PRIVATE ROAD EASEMENT WITH A BOUNDARY CUL DE SAC WILL PROVIDE ACCESS TO ALL LOTS.
 TOTAL AREA = 124.02 ACRES
 AREA OF LOT 1 = 12.35 ACRES
 AREA OF LOT 2 = 8.34 ACRES
 AREA OF LOT 3 = 6.00 ACRES
 AREA OF LOT 4 = 10.96 ACRES
 AREA OF LOT 5 = 10.25 ACRES
 AREA OF LOT 6 = 10.25 ACRES
 AREA OF LOT 7 = 12.90 ACRES
 AREA OF LOT 8 = 14.80 ACRES
 AREA OF LOT 9 = 13.43 ACRES
 AREA OF LOT 10 = 13.37 ACRES
 AREA OF LOT 11 = 14.15 ACRES
 AVERAGE LOT SIZE = 11.27 ACRES
 AREA OF PRIVATE ROAD EASEMENT = 7.09 ACRES
 Roads 5.8% of Gross Area

PRELIMINARY PLAT - VALLEY KNOLLS

1. OWNER
 RYAN S. SCHNEIDER
 13784 HIGHWAY 55
 EUREKA, CA 95501
 707-445-3080
2. SURVEYOR
 SKIFTUN LAND SURVEYING, INC. - ROD M. SKIFTUN P.L.S. 9585
 13784 HIGHWAY 55
 EUREKA, CA 95501
 707-445-3080
3. ENGINEER
 PACIFIC AFFILIATES
 990 W. WATERFRONT DRIVE
 EUREKA, CA 95501
 707-445-3001
4. ZONING
 AGRICULTURE
5. SEWER
 ALL LOTS WILL BE SERVED BY INDIVIDUAL SEPTIC SYSTEMS WITH
 DRAINFIELD LOCATIONS APPROVED BY SOUTHWEST DISTRICT HEALTH.
6. WATER
 ALL LOTS WILL BE SERVED BY INDIVIDUAL WELLS.
7. ROADS
 A 60 FOOT WIDE EASEMENT WITH A RECORDED PRIVATE ROAD AGREEMENT WILL
 PROVIDE ACCESS TO ALL LOTS.
8. APPROACH
 ACCESS WILL BE PROVIDED VIA AN APPROACH OFF U.S. HIGHWAY 95.
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 10 FOOT WIDE PUBLIC UTILITY EASEMENTS WILL BE PLATTED ALONG THE ROADS
 AND ALONG ALL PROPERTY LINES.
11. EASEMENTS
 ALL EXISTING EASEMENTS ARE SHOWN AND THE PROPOSED ONES SHOWN ARE
 PRELIMINARY ONLY. DRAIN POWER DESIGN WILL FACILITATE FINAL LOCATION.



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

September 09, 2021

WIND WALKER PROPERTIES LLC
PO BOX 1861
MCCALL ID 83638-1861

Re: Change in Water Right Ownership: 78-2002

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.

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) 605-4632.

Sincerely,

Marcelina Williams
Water Resource Agent



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

September 09, 2021

WIND WALKER PROPERTIES LLC
PO BOX 1861
MCCALL ID 83638-1861

Re: Change in Water Right Ownership: 78-2002 (Split into 78-2002, **78-12538**),

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.

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Sincerely,

Marcelina Williams
Water Resource Agent