

DEC 14 2020

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?
2-10585	Yes ☒	Yes ☐		Yes ☐	Yes ☐
2-10585 + 2-10607	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Hidden Valley Investments, LLC
3. New Owner(s)/Claimant(s): Daniel Craig and Jennifer Cooper
 Name of current water right holder/claimant
 New owner(s) as listed on the conveyance document. Name connector ☐ and ☐ or ☐ and/or ...
19090 Cumberland Way Caldwell ID 83407
 Mailing address City State ZIP
208.1040.1200 Jenniferastley1@gmail.com
 Telephone Email
4. If the water rights and/or adjudication claims were split, how did the division occur?
☒ The water rights or claims were divided as specifically identified in a deed, contract, or other conveyance document.
☒ The water rights or claims were divided proportionately based on the portion of their place(s) of use acquired by the new owner.
5. Date you acquired the water rights and/or claims listed above: 10.26.20
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.

X 8. Signature: C. C. Title, if applicable: _____ Date: 12/8/20
 Signature: Cooper Title, if applicable: _____ Date: 12.9.20
 Signature of new owner/claimant Title, if applicable Date

For IDWR Office Use Only:

Received by LE Date 12/14/2020 Receipt No. W048946 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 _____



8151 W. Rittenman Street
Boise, ID 83704

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

File No. 743257 GB/TG

Instrument # 305273
MURPHY, OWYHEE, IDAHO
2020-10-26 04:29:57 No. of Pages: 1
Recorded for: PIONEER TITLE COMPANY/OWY
ANGELA BARKELL
Ex-Officio Recorder Deputy map
Index To DEED WARRANTY
Electronically Recorded by Simplifile

RECEIVED

MAY 21 2021

WATER RESOURCES
WESTERN REGION

WARRANTY DEED

For Value Received Hidden Valley Investments, LLC
hereinafter referred to as Grantor, does hereby grant, bargain, sell, warrant and convey unto

Daniel C. Cooper and Jennifer Cooper, husband and wife

~~Daniel C. Cooper and Jennifer Cooper~~

hereinafter referred to as Grantee, whose current address is 19690 Cumberland Way Caldwell, ID 83607

The following described premises, to-wit:

Lot 4, Block 2, Hidden Valley Estates Phase 4, Owyhee County, Idaho, according to the plat thereof
recorded as Instrument No. 266251, records of Owyhee County.

To HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee(s), and
Grantees(s) heirs and assigns forever. And the said Grantor(s) does (do) hereby covenant to and with the
said Grantee(s), the Grantor(s) is/are the owner(s) in fee simple of said premises; that said premises are
free from all encumbrances EXCEPT those to which this conveyance is expressly made subject and those
made, suffered or done by the Grantee(s); and subject to U.S. Patent reservations, restrictions,
dedications, easements, rights of way and agreements, (if any) of record, and current years taxes, levies,
and assessments, includes irrigation and utility assessments, (if any) which are not yet due and payable,
and that Grantor(s) will warrant and defend the same from all lawful claims whatsoever.

Dated: September 2, 2020

Hidden Valley Investments, LLC

By: Donald Mechling member
Donald Mechling, Member

Kathleen Mechling member
Kathleen Mechling Member

Phillip Warner
Phillip Warner, Member

Susan Warner
Susan Warner, Member
State of Idaho, County of Canyon

This record was acknowledged before me on September 6, 2020 by Donald Mechling and Kathleen
Mechling and Phillip Warner and Susan Warner, as Members of Hidden Valley Investments LLC.

Glen V. Bennett
Signature of notary public
Commission Expires: 3.17.2021

GLEN V. BENNETT
COMMISSION #39672
NOTARY PUBLIC
STATE OF IDAHO



State of Idaho

DEPARTMENT OF WATER RESOURCES

Western Region • 2735 W AIRPORT WAY • BOISE, ID 83705-5082

Phone: (208)334-2190 • Fax: (208)334-2348 • Website: www.idwr.idaho.gov

Brad Little
Governor

Gary Spackman
Director

March 03, 2021

DANIEL CRAIG
JENNIFER COOPER
19690 CUMBERLAND WAY
CALDWELL ID 83605-8049

RE: Change in Ownership for Water Right No: 2-10585

Dear Interested Parties:

The Department of Water Resources (Department) acknowledges receipt of your Notice of Change in Water Right Ownership (Notice).

Our review of your Notice indicates that additional information is required before the Department can process the change. The information required is indicated below:

- Evidence of Water Right Ownership: copy of Deed, Title Policy, Contract of Sale, or other legal document indicating your ownership of the property and/or water rights in question

Because the Department cannot process the Notice without proper documentation, we will hold any action on your Notice pending receipt of the necessary information. If we do not receive the necessary information within 30 days we will return your Notice and all attachments and your Notice will not be processed.

Also, please note that permit holders are required to report any change of ownership and/or mailing address to the Department within 120 days of the change. Failure to report these changes could result in a \$100 late filing fee. Forms to assign ownership or update your address are available from any office of the Department or on the Department's website.

If you have any questions regarding this matter, please contact me at (208) 334-2190.

Sincerely,

A handwritten signature in black ink, appearing to read 'Lynne Evans'.

Lynne Evans
Office Specialist II

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED

FEB 01 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?
2-10585	Yes ☒	Yes ☐		Yes ☐	Yes ☐
2-10585 2-10608	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Hidden Valley Investments, LLC
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Clayton James Kezerle + Miranda Elizabeth Kezerle
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or ☐ and/or
- 12263 W. Hickory Dr Boise ID 83713
Mailing address City State ZIP
- 208-761-3750 miranda.kezerle@gmail.com
Telephone Email
4. If the water rights and/or adjudication claims were split, how did the division occur?
☒ The water rights or claims were divided as specifically identified in a deed, contract, or other conveyance document.
☒ The water rights or claims were divided proportionately based on the portion of their place(s) of use acquired by the new owner.
5. Date you acquired the water rights and/or claims listed above: September 2, 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.
☐ 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: Miranda Kezerle 01-28-2021
Signature of new owner/claimant Title, if applicable Date

Signature: Clayton S. Kezerle 01-28-2021
Signature of new owner/claimant Title, if applicable Date

For IDWR Office Use Only:

Received by LE Date 02/01/2021 Receipt No. W049058 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 _____



8151 W. Riffehan Street
Boise, ID 83704

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File No. 738133 GB/TC

Instrument # 305308
MURPHY, OWYHEE, IDAHO
2020-10-29 10:44:45 No. of Pages: 1
Recorded for PIONEER TITLE COMPANY/OWYHEE
ANGELA BARKELL Fee \$15.00
Ex-Office Recorder Deputy: map
Index To DEED WARRANTY
Electronically Recorded by Simplifile

WARRANTY DEED

For Value Received Hidden Valley Investments, LLC
hereinafter referred to as Grantor, does hereby grant, bargain, sell, warrant and convey unto

Clayton J Kezerle and Miranda E Kezerle, husband and wife
hereinafter referred to as Grantee, whose current address is 12263 W Hickory Drive Boise, ID 83713
The following described premises, to-wit:

Lot 6, Block 2, Hidden Valley Estates Phase 4, Owyhee County, Idaho, according to the plat thereof
recorded as Instrument No. 266251, records of Owyhee County.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee(s), and
Grantees(s) heirs and assigns forever. And the said Grantor(s) does (do) hereby covenant to and with the
said Grantee(s), the Grantor(s) is/are the owner(s) in fee simple of said premises; that said premises are
free from all encumbrances EXCEPT those to which this conveyance is expressly made subject and those
made, suffered or done by the Grantee(s); and subject to U.S. Patent reservations, restrictions,
dedications, easements, rights of way and agreements, (if any) of record, and current years taxes, levies,
and assessments, includes irrigation and utility assessments, (if any) which are not yet due and payable,
and that Grantor(s) will warrant and defend the same from all lawful claims whatsoever.

Dated: September 2, 2020

Hidden Valley Investments LLC

By: Donald Mechling, Member
Donald Mechling, Member

Kathleen Mechling, Member
Kathleen Mechling, Member

Phillip Warner, Member
Phillip Warner, Member

Susan Warner, Member
Susan Warner, Member
State of Idaho, County of Canyon

This record was acknowledged before me on September 6th, 2020 by Donald Mechling and Kathleen
Mechling, as Members of Hidden Valley Investments LLC.

Glen V. Bennett
Signature of notary public
Commission Expires: 3-17-2021

GLEN V. BENNETT
COMMISSION #30672
NOTARY PUBLIC
STATE OF IDAHO

State of Idaho, County of Canyon

This record was acknowledged before me on September 6th, 2020 by Phillip Warner and Susan
Warner, as Members of Hidden Valley Investments LLC.

Glen V. Bennett
Signature of notary public
Commission Expires: 3-17-2021

GLEN V. BENNETT
COMMISSION #30672
NOTARY PUBLIC
STATE OF IDAHO

305308

FEB 22 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?
2-10585	Yes ☒	Yes ☐		Yes ☐	Yes ☐
~~2-10585~~ 2-10609	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Hidden Valley Investments, LLC
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): NICHOLAS A. FONTECCHIO THERESA A. FONTECCHIO
New owner(s) as listed on the conveyance document Name connector ☒ and ☐ or ☐ and/or
- 5957 WATERVIEW LN. MARSING ID 83639
Mailing address City State ZIP
- 805 441-9924 NICKO518@GMAIL.COM
Telephone Email
4. If the water rights and/or adjudication claims were split, how did the division occur?
☒ The water rights or claims were divided as specifically identified in a deed, contract, or other conveyance document.
☒ The water rights or claims were divided proportionately based on the portion of their place(s) of use acquired by the new owner.
5. Date you acquired the water rights and/or claims listed above: 9/2/2020
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 JRS 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):
☐ \$25 per undivided water right.
☒ \$100 per split water right.
☐ 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] 2/19/2021
Signature of new owner/claimant Title, if applicable Date
- Signature: [Signature] 2/19/2021
Signature of new owner/claimant Title, if applicable Date

For IDWR Office Use Only:

Received by LE Date 02/22/2021 Receipt No. W049121 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 _____



8151 W. Rifleman Street
Boise, ID 83704

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File No. 738122 GB/TG

Instrument # 305269
MURPHY, OWYHEE, IDAHO
2020-10-26 02:38:16 No. of : 2
Recorded for: PIONEER TITLE COMPANY/OWYHEE
ANGELA BARKELL Fee: \$15.00
Ex-Officio Recorder Deputy: map
Index To: DEED WARRANTY
Electronically Recorded by Simplifile

WARRANTY DEED

For Value Received Hidden Valley Investments, LLC hereinafter referred to as Grantor, does hereby grant, bargain, sell, warrant and convey unto

Nicholas A. Fontecchio and Theresa A. Fontecchio, husband and wife, husband and wife hereinafter referred to as Grantee, whose current address is 5957 Waterview Lane, Marsing, ID 83639
The following described premises, to-wit:

Lot 3, Block 2, Hidden Valley Estates Phase 4, Owyhee County, Idaho, according to the plat thereof recorded as Instrument No. 266251, records of Owyhee County.

To HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee(s), and Grantees(s) heirs and assigns forever. And the said Grantor(s) does (do) hereby covenant to and with the said Grantee(s), the Grantor(s) is/are the owner(s) in fee simple of said premises; that said premises are free from all encumbrances EXCEPT those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee(s); and subject to U.S. Patent reservations, restrictions, dedications, easements, rights of way and agreements, (if any) of record, and current years taxes, levies, and assessments, includes irrigation and utility assessments, (if any) which are not yet due and payable, and that Grantor(s) will warrant and defend the same from all lawful claims whatsoever.

Dated: September 2, 2020

Hidden Valley Investments, LLC

By: Donald Mechling
Donald Mechling, Member

Kathleen Mechling
Kathleen Mechling, Member

Phillip Warner
Phillip Warner, Member

Susan Warner
Susan Warner, Member

State of Idaho, County of Canyon

This record was acknowledged before me on September 21, 2020 by Donald Mechling and Kathleen Mechling, and Phillip Warner and Susan Warner as Members of Hidden Valley Investments LLC.

Glen V. Bennett
Signature of notary public
Commission Expires: 3-17-2021

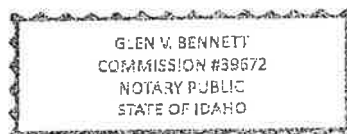
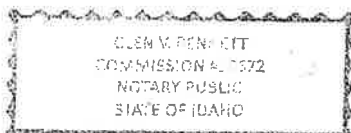


EXHIBIT A

Lot 3, Block 2, Hidden Valley Estates Phase 4, Owyhee County, Idaho, according to the plat thereof recorded as Instrument No. 266251, records of Owyhee County.

This page is only a part of a 2016 ALTA Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I – Requirements; and Schedule B, Part II – Exceptions.

ALTA Commitment for Title Insurance

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED

MAR 04 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?
2-10585	Yes ☒	Yes ☐		Yes ☐	Yes ☐
2-10585 2-10610	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Hidden Valley Investments, LLC
Name of current water right holder/claimant

3. New Owner(s)/Claimant(s) ☒ ANDREW PELLICCIOTTI & HELEN KUO
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or ☒ and/or
☒ PO Box 686 LOMITA CA 90717-0686
Mailing address City State ZIP
☒ 310 508 8265 ANDREWPELLICCIOTTI@GMAIL.COM
Telephone Email

4. If the water rights and/or adjudication claims were split, how did the division occur?
☒ The water rights or claims were divided as specifically identified in a deed, contract, or other conveyance document.
☒ The water rights or claims were divided proportionately based on the portion of their place(s) of use acquired by the new owner.

5. Date you acquired the water rights and/or claims listed above: OCT 19 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.
☐ 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: _____ Date: 2/25/2021
Signature: [Signature] Title, if applicable: _____ Date: 2/25/2021
Signature of new owner/claimant Signature of new owner/claimant

For IDWR Office Use Only:

Received by LE Date 03/04/2021 Receipt No. W049148 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 _____



8151 W. Rittleman Street
Boise, ID 83704

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File No. 745144 GB/TG

WARRANTY DEED

For Value Received Hidden Valley Investments, LLC

hereinafter referred to as Grantor, does hereby grant, bargain, sell, warrant and convey unto

Andrew Pellicciotti and Helen Kuo, husband and wife

hereinafter referred to as Grantee, whose current address is PO Box 686 Lomita, CA 90717

The following described premises, to-wit:

Lot 2, Block 2, Hidden Valley Estates Phase 4, Owyhee County, Idaho, according to the plat thereof
recorded as Instrument No. 266251, records of Owyhee County.

To HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee(s), and
Grantees(s) heirs and assigns forever. And the said Grantor(s) does (do) hereby covenant to and with the
said Grantee(s), the Grantor(s) is/are the owner(s) in fee simple of said premises; that said premises are
free from all encumbrances EXCEPT those to which this conveyance is expressly made subject and those
made, suffered or done by the Grantee(s); and subject to U.S. Patent reservations, restrictions,
dedications, easements, rights of way and agreements, (if any) of record, and current years taxes, levies,
and assessments, includes irrigation and utility assessments, (if any) which are not yet due and payable,
and that Grantor(s) will warrant and defend the same from all lawful claims whatsoever.

Dated: October 19, 2020

Hidden Valley Investments LLC

By: Donald Mechling
Donald Mechling, Member

Kathleen Mechling
Kathleen Mechling, Member

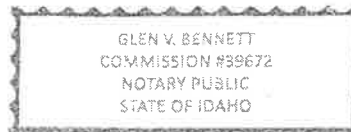
Phillip Warner
Phillip Warner, Member

Susan Warner
Susan Warner Member
State of Idaho, County of Canyon

This record was acknowledged before me on October ^{5th} 21, 2020 by Donald Mechling and Kathleen
Mechling, and Phillip Warner and Susan Warner, as Members of Hidden Valley Investments LLC.

Glen V. Bennett
Signature of notary public

Commission Expires: 3-17-2021



MEMORANDUM

August 10, 2021

Water Right: 2-10585

Author: ABradbury

Subject: Split Right

Four separate ownership changes were filed separately but processed together for splits from water right #2-10585 with a place of use covering Hidden Valley Estates Phase 4 Subdivision. The subdivision parcels split and new water rights generated include: Lot 4 Block 2 (2-10607), Lot 6 Block 2 (2-10608), Lot 3 Block 2 (2-10609), and Lot 2 Block 2 (2-10610).

SPLITS FROM WATER RIGHT 2-10585 HIDDEN VALLEY INVESTMENTS LLC

NAME OF SPLIT	LOT / BLOCK	DATE FILED	SPLIT RIGHT NUMBER	TYPE	DIVERSION RATE REMOVED (cfs)	DIVERSION VOLUME REMOVED (afa)	ACRES REMOVED (ACRE LIMIT)	ACRES REMOVED (TOTAL ACRES)
ORIGINAL RIGHT 84558	N/A	4/30/2020	2-10585	N/A	0.95	214.2	47.6	68
Peterson	LOT 5 BLOCK 2	12/7/2020	2-10596	Ownership Change	0.03	6.3	1.4	2.0
Argano	LOT 1 BLOCK 2	11/9/2020	2-10597	Ownership Change	0.04	9.0	2.0	2.0
Fugate	LOT 2 BLOCK 1	11/9/2020	2-10598	Ownership Change	0.04	9.0	2.0	2.0
Woertendyke	LOT 7 BLOCK 1	11/25/2020	2-10599	Ownership Change	0.03	6.8	1.5	1.8
Hudson	LOT 9 BLOCK 1	12/4/2020	2-10600	Ownership Change	0.03	7.7	1.7	1.7
MRI	LOT 5 BLOCK 1	1/4/2021	2-10601	Ownership Change	0.02	4.5	1.0	1.5
MRI	LOT 7 BLOCK 2	1/4/2021	2-10602	Ownership Change	0.04	8.1	1.8	2.0
Cooper	LOT 4 BLOCK 2	12/14/2020	2-10607	Ownership Change	0.03	5.9	1.3	2.0
Kezerle	LOT 6 BLOCK 2	2/1/2021	2-10608	Ownership Change	0.03	5.9	1.3	2.0
Fontecchio	LOT 3 BLOCK 2	2/22/2021	2-10609	Ownership Change	0.03	5.9	1.3	2.0
Pellicciotti	LOT 2 BLOCK 2	3/4/2021	2-10610	Ownership Change	0.03	5.9	1.3	2.0
	LOT 12 BLOCK 1				0.00	0	0	0
	LOT 11 BLOCK 1				0.00	0	0	0
	LOT 10 BLOCK 1				0.00	0	0	0
	LOT 8 BLOCK 1				0.00	0	0	0
	LOT 6 BLOCK 1				0.00	0	0	0
	LOT 4 BLOCK 1				0.00	0	0	0
	LOT 3 BLOCK 1				0.00	0	0	0
	LOT 1 BLOCK 1				0.00	0	0	0
REMAINING RATES AND ACRES					0.60	139.5	31	47

PLEASE NOTE: In order to calculate diversion rate and volume simply add in the amount of acres being retired.

Acre Tally for Splits

Acre Tally for Splits

Pedigree Water Right #		Status	Parent Table	Source List	Water Use List	Owner List	Priority Date	Rate	Volume	Acres	Right ID	Acre Limit	Pedigree Type
2-10346	2-10458	Parent	WRWATERRIGHT	Snake River	IRRIGATION	VAN HALL, VANCE	1/19/1949	1.71	384.75	121.4	620399	85.5	Transfer
		Active	WRWATERRIGHT	Snake River	IRRIGATION	VAN HALL, VANCE	1/19/1949	0.6	135	42.5	640363	30	Transfer
	2-10534 2-10564 2-10568 2-10585	Active	WRWATERRIGHT	Snake River	IRRIGATION	FLETCHER, FRANKLIN; FLETCHER, SHIRLEY	1/19/1949	0.06	13.5	3	683580		Transfer
		Active	WRWATERRIGHT	Snake River	IRRIGATION	SCHENK, BARRY A	1/19/1949	0.05	11.7	3.7	688304	2.6	Ownership Change
		Active	WRWATERRIGHT	Snake River	IRRIGATION	Farrell, Michael; Farrell, Rachelle; MECHLIN	1/19/1949	0.03	5.9	0	688699	1.3	Ownership Change
		Active	WRWATERRIGHT	Snake River	IRRIGATION	HIDDEN VALLEY INVESTMENTS LLC	1/19/1949	0.72	162.9	55	698258	36.2	Ownership Change
		Active	WRWATERRIGHT	Snake River	IRRIGATION	PETERSON, ILENE; PETERSON, LAYNE	1/19/1949	0.03	6.3	2	700573	1.4	Ownership Change
		Active	WRWATERRIGHT	Snake River	IRRIGATION	ARGANO, ALLAN; ARGANO, CHERYL	1/19/1949	0.04	9	2	701898	2	Other
		Active	WRWATERRIGHT	Snake River	IRRIGATION	FUGATE, KARIE; FUGATE, WAYNE	1/19/1949	0.04	9	2	701899	2	Other
		Active	WRWATERRIGHT	Snake River	IRRIGATION	THE JANET L WOERTENDYKE REVOCABLE TRUST	1/19/1949	0.03	6.8	1.8	701900	1.5	Other
		Active	WRWATERRIGHT	Snake River	IRRIGATION	HUDSON FAMILY REVOCABLE TRUST	1/19/1949	0.03	7.7	1.7	701901	1.7	Other
		Active	WRWATERRIGHT	Snake River	IRRIGATION	MR INVESTING SOLUTIONS LLC	1/19/1949	0.02	4.5	1.5	701902	1	Other
		Active	WRWATERRIGHT	Snake River	IRRIGATION	MR INVESTING SOLUTIONS LLC	1/19/1949	0.04	8.1	2	701923	1.8	Other
		Active	WRWATERRIGHT	Snake River	IRRIGATION	COOPER, JENNIFER; COOPER, DANIEL CH	1/19/1949	0.04	9	2	704883	2	Other
		Active	WRWATERRIGHT	Snake River	IRRIGATION	HIDDEN VALLEY INVESTMENTS LLC	1/19/1949	0.04	9	2	704884	2	Other
		Active	WRWATERRIGHT	Snake River	IRRIGATION	HIDDEN VALLEY INVESTMENTS LLC	1/19/1949	0.04	9	2	704885	2	Other
		Active	WRWATERRIGHT	Snake River	IRRIGATION	HIDDEN VALLEY INVESTMENTS LLC	1/19/1949	0.04	9	2	704886	2	Other
		Active	WRWATERRIGHT	Snake River	IRRIGATION	HIDDEN VALLEY INVESTMENTS LLC	1/19/1949	0.04	9	2	704886	2	Other
		Active	WRWATERRIGHT	Snake River	IRRIGATION	HOHNDORF, ADRIANA; HOHNDORF, MICH	1/19/1949	0.02	4.5	1	640364		Transfer
	2-10459	Active	WRWATERRIGHT	Snake River	IRRIGATION	HOHNDORF, ADRIANA; HOHNDORF, MICH	1/19/1949	0.02	4.5	1	640364		Transfer

Hidden Valley Estates Phase 4 Ownership Changes for Water Right 2-10585



The USDA-FSA Aerial Photography Field office asks to be credited in derived products.

0 0.1 0.2 Miles

● Point of Diversion

2-10585_AfterSplit_POU

OC Parcels



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

August 17, 2021

DANIEL C COOPER
JENNIFER COOPER
19690 CUMBERLAND WAY
CALDWELL ID 83605-8049

Re: Change in Water Right Ownership: 2-10585 (Split into 2-10585 and **2-10607**)

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(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) 334-2190.

Sincerely,

Denise Lauerman
Administrative Assistant

Enclosures

cc: HIDDEN VALLEY INVESTMENTS LLC



IDAHO DEPARTMENT OF
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Governor Brad Little

Director Gary Spackman

August 17, 2021

NICHOLAS A FONTECCHIO
THERESA A FONTECCHIO
5957 WATERVIEW LN
MARSING ID 83639-5007

Re: Change in Water Right Ownership: 2-10585 (Split into 2-10585 and **2-10609**),

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(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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Sincerely,


Denise Lauerman
Administrative Assistant

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Governor Brad Little

Director Gary Spackman

August 17, 2021

ANDREW PELLICCIOTTI
HELEN KUO
PO BOX 686
LOMITA CA 90717-0686

Re: Change in Water Right Ownership: 2-10585 (Split into 2-10585 and **2-10610**),

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(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) 334-2190.

Sincerely,

Denise Lauerman
Administrative Assistant

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