

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED

NOV 09 2020

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 ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Phil & Susan Warner
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Allan Argano & Cheryl Argano
New owner(s) as listed on the conveyance document Name connector ☒ and ☐ or ☐ and/or
- 2629 Townsgate Rd. #235 Westlake Village Ca 91361
Mailing address City State ZIP
- 818-652-2450 allanargano@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: 10/30/20
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.

SUPPORT DATA

IN FILE # 2-10585

8. Signature: [Signature] Title, if applicable: _____ Date: 10/30/20
 Signature: [Signature] Title, if applicable: _____ Date: 10/30/20

For IDWR Office Use Only:

Received by LE Date 11/09/2020 Receipt No. W048863 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 AB Processed by AB Date 03/02/2021



8151 W. Rifleman Street
Boise, ID 83704

Instrument # 305331
MURPHY, OWYHEE, IDAHO
2020-10-30 01:32:11 No. of Pages: 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

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

File No. 739369 GB/TG

WARRANTY DEED

For Value Received Phillip Warner and Susan Warner, husband and wife
hereinafter referred to as Grantor, does hereby grant, bargain, sell, warrant and convey unto

Allan Argano and Cheryl Argano, husband and wife
hereinafter referred to as Grantee, whose current address is ~~7582 River Front Drive, Marsing, Idaho~~
~~83639~~ 2629 Townsgate Road #235, Westlake
Village, CA 91361

The following described premises, to-wit:

Lot 1, Block 2, Hidden Valley Estates Phase 4, Owyhee County, Idaho, according to the plat thereof
recorded as Instrument No. 266251, records of Owyhee County. See Exhibit A attached hereto and
made a part hereof.

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.

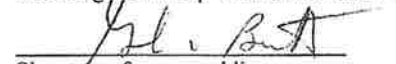
Dated: September 2, 2020

Hidden Valley Investments LLC


Phillip Warner

Susan Warner,

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


Signature of notary public
Commission Expires: 3-17-2021

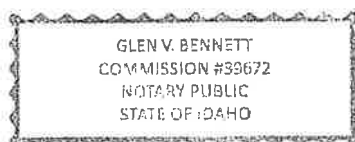


EXHIBIT A

Lot 1, Block 2, Hidden Valley Estates Phase 4, Owyhee County, Idaho, according to the plat thereof recorded as Instrument No. 266251, records of Owyhee County.

Instrument # 266251

MURPHY, OWYHEE, IDAHO

9-15-2008 02:55:24 No. of Pages: 4

Recorded for: SKINNER LAND SURVEY CO, INC

CHARLOTTE SHERBURN

Ex-Officio Recorder Deputy Fee: 21.00

Index to: SURVEY

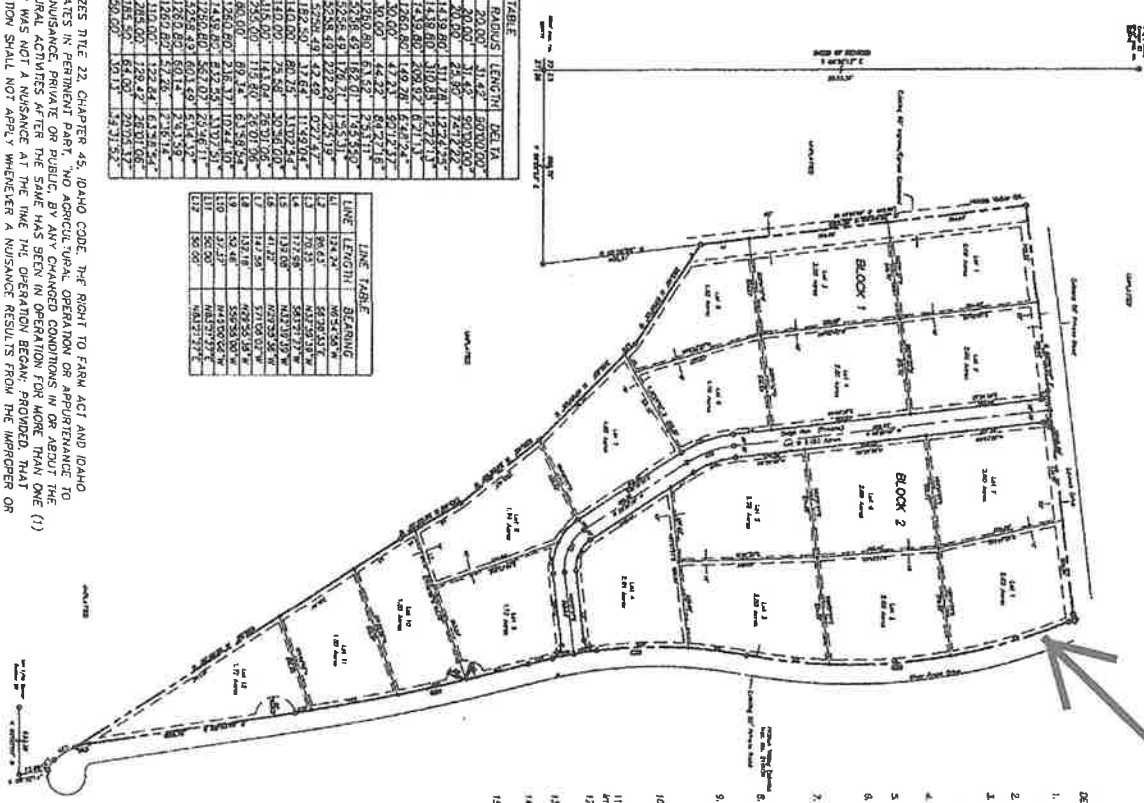
HIDDEN VALLEY ESTATES PHASE 4

A PORTION OF THE SE1/4SW1/4 AND SW1/4SW1/4 OF SECTION 23 AND A PORTION OF THE NE1/4SW1/4 OF SECTION 26 TOWNSHIP 2 NORTH, RANGE 4 WEST, BOISE MERIDIAN OWYHEE COUNTY, IDAHO 2008

CURVE	BEARING	CHORD	RADIUS	LENGTH	DELTA
C1	S51.10°E	28.26	20.00	11.42	50.0000
C2	S48.21°E	28.26	20.00	11.42	50.0000
C3	S59.32°E	28.26	20.00	11.42	50.0000
C4	S10.10°E	28.26	20.00	11.42	50.0000
C5	S10.10°E	28.26	20.00	11.42	50.0000
C6	S60.32°E	28.26	20.00	11.42	50.0000
C7	S71.72°E	28.26	20.00	11.42	50.0000
C8	S18.10°E	28.26	20.00	11.42	50.0000
C9	S18.10°E	28.26	20.00	11.42	50.0000
C10	S18.10°E	28.26	20.00	11.42	50.0000
C11	S18.10°E	28.26	20.00	11.42	50.0000
C12	S18.10°E	28.26	20.00	11.42	50.0000
C13	S18.10°E	28.26	20.00	11.42	50.0000
C14	S18.10°E	28.26	20.00	11.42	50.0000
C15	S18.10°E	28.26	20.00	11.42	50.0000
C16	S18.10°E	28.26	20.00	11.42	50.0000
C17	S18.10°E	28.26	20.00	11.42	50.0000
C18	S18.10°E	28.26	20.00	11.42	50.0000
C19	S18.10°E	28.26	20.00	11.42	50.0000
C20	S18.10°E	28.26	20.00	11.42	50.0000
C21	S18.10°E	28.26	20.00	11.42	50.0000
C22	S18.10°E	28.26	20.00	11.42	50.0000
C23	S18.10°E	28.26	20.00	11.42	50.0000
C24	S18.10°E	28.26	20.00	11.42	50.0000
C25	S18.10°E	28.26	20.00	11.42	50.0000
C26	S18.10°E	28.26	20.00	11.42	50.0000
C27	S18.10°E	28.26	20.00	11.42	50.0000
C28	S18.10°E	28.26	20.00	11.42	50.0000
C29	S18.10°E	28.26	20.00	11.42	50.0000
C30	S18.10°E	28.26	20.00	11.42	50.0000

LINE	LENGTH	BEARING
L1	11.42	S51.10°E
L2	11.42	S48.21°E
L3	11.42	S59.32°E
L4	11.42	S10.10°E
L5	11.42	S10.10°E
L6	11.42	S60.32°E
L7	11.42	S71.72°E
L8	11.42	S18.10°E
L9	11.42	S18.10°E
L10	11.42	S18.10°E
L11	11.42	S18.10°E
L12	11.42	S18.10°E
L13	11.42	S18.10°E
L14	11.42	S18.10°E
L15	11.42	S18.10°E
L16	11.42	S18.10°E
L17	11.42	S18.10°E
L18	11.42	S18.10°E
L19	11.42	S18.10°E
L20	11.42	S18.10°E
L21	11.42	S18.10°E
L22	11.42	S18.10°E
L23	11.42	S18.10°E
L24	11.42	S18.10°E
L25	11.42	S18.10°E
L26	11.42	S18.10°E
L27	11.42	S18.10°E
L28	11.42	S18.10°E
L29	11.42	S18.10°E
L30	11.42	S18.10°E

THIS DEVELOPMENT RECOGNIZES TITLE 22, CHAPTER 45, IDAHO CODE, THE RIGHT TO FARM ACT AND IDAHO CODE § 22-4501 WHICH STATES IN PERTINENT PART, "NO AGRICULTURAL OPERATION OR APPURTENANCE TO IT SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER THE SAME HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION WAS NOT A NUISANCE AT THE TIME THE OPERATION BEGAN; PROVIDED, THAT THE PROVISION OF THIS SECTION SHALL NOT APPLY WHENEVER A NUISANCE RESULTS FROM THE IMPROPER OR NEGLECTED OPERATION OF ANY AGRICULTURAL OPERATION OR AN APPURTENANCE TO IT."



1. Water for domestic purposes shall be supplied by single party wells.
2. Sewage disposal shall be by individual septic systems.
3. Final Development Storm Water Run-off from each lot to be managed by underground measures, under, surface and under retention methods, which on the lot generating the run-off, the design, construction and maintenance of these facilities to be the responsibility of each lot owner.
4. All street corners and 4th-5th-6th intersections shall have a 20ft. curb.
5. Current zone classification is R (Residential).
6. Utility and irrigation easements along the subdivision boundary are as noted. The street frontage of each lot shall have a 12ft. wide general utility easement.
7. Shaded lot lines by indicating the existing easement shall more with the easement of the, provided that the utility eas not currently located within the easement.
8. Proposed road is private and shall be maintained by a home owners association.
9. Sundry restrictions regarding any area reserved for use placement will be subject to approval of Southern District Health.
10. All utilities such as telephone and power lines shall be underground within the utility easement.
11. The subdivision is in compliance with 21-2003 of the Idaho Code.
12. Easement shall be subject to the State Highway and a proposed system (new right number 2-10227) along frontage.
13. Total area of proposed subdivision is 2,072 acres.
14. Total number of residential lots is 158.
15. Current zone classification for different properties is R (Residential).



- ### LEGEND
- 3/8" REBAR - FOUND
 - 5/8" x 30" REBAR - SET
 - 1/2" x 24" REBAR - SET
 - CALCULATED POINT
 - PROPERTY BOUNDARY LINE
 - Utility, drainage and irrigation easement.
 - Unless otherwise noted within shall be:
 - 12 feet on each side of lot lines
 - 6 feet on each side of street lot lines



DATE OF Preparation
By: 10/15/08
Survey Co. Inc.



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

May 14, 2021

ALLAN ARGANO
CHERYL ARGANO
2629 TOWNSGATE RD STE 235
WESTLAKE VLG CA 91361-2987

Re: Change in Water Right Ownership: 2-10585 (split into 2-10597)

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 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) 334-2190.

Sincerely,

Lynne Evans
Office Specialist II

Enclosure

c: HIDDEN VALLEY INVESTMENTS LLC