

RECEIVED

SEP 29 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?
63-3519	Yes ☒	Yes ☐		Yes ☐	Yes ☐
63-2673	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Anne Whitmore, James Whitmore, George W. Whitmore, Jr.
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Summertime Residential Properties, LLC, an Idaho limited liability company
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or ☐ and/or
- 6905 Highway 95 Fruitland ID 83619
Mailing address City State ZIP
208-965-0179 diana@sekady.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 15, 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): **SUPPORT DATA**
o \$25 per undivided water right.
o \$100 per split water right. **IN FILE #63-2673**
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: Diana Luoma Manager 9/17/20
Signature of new owner/claimant Title, if applicable Date

Signature: _____ Title, if applicable Date

For IDWR Office Use Only: CS 01/19/2021 W049031 - refunded \$200.00 \$200.00 \$0.00
Received by LE Date 09/29/2020 Receipt No. W048745 Receipt Amt. \$200.00 \$125.00

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 LE/TS Processed by LE/TS Date 01/14/2021 4/22/21
refunded W049031 \$200 / refunded W048745 \$75.00 05/03/2021 - LE

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

ADA COUNTY RECORDER Phil McGrane	2021-008520
BOISE IDAHO Pgs=3 BONNIE OBERBILLIG	01/15/2021 02:50 PM
FIRST AMERICAN TITLE INSURANCE COMPANY	\$15.00

AFTER RECORDING MAIL TO:

Summertime Residential Properties, LLC
6905 Highway 95
Fruitland, ID 83619

RECEIVED

JAN 19 2021

WATER RESOURCES
WESTERN REGION

WARRANTY DEED

File No.: 4102-3647736 (PC)

Date: January 12, 2021

For Value Received, **George W. Whitmore, Jr., an unmarried man; James L. Whitmore, an unmarried man; and Anne C. Whitmore, an unmarried woman**, hereinafter referred to as Grantor, does hereby grant, bargain, sell and convey unto **Summertime Residential Properties, LLC, an Idaho limited liability company**, hereinafter referred to as Grantee, whose current address is **6905 Highway 95, Fruitland, ID 83619**, the following described premises, situated in **Ada County, Idaho**, to wit:

LEGAL DESCRIPTION: Real property in the County of Ada, State of Idaho, described as follows:

PARCEL 1:

ALL OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER LYING SOUTH AND WEST OF THE COUNTY ROAD IN SECTION 14, TOWNSHIP 2 NORTH, RANGE 1 EAST, BOISE MERIDIAN IN ADA COUNTY, IDAHO.

PARCEL 2A:

THE SOUTH HALF OF THE SOUTHWEST QUARTER, THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER AND ALL OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER LYING SOUTH AND WEST OF THE COUNTY ROAD, ALL IN SECTION 14, TOWNSHIP 2 NORTH, RANGE 1 EAST, BOISE MERIDIAN, IN ADA COUNTY, IDAHO.

LESS AND EXCEPTING THE FOLLOWING DESCRIBED PARCEL OF LAND:

BEGINNING AT THE SOUTH WEST CORNER OF THE SOUTH EAST QUARTER OF SECTION FOURTEEN (14) TOWNSHIP TWO 2 NORTH OF RANGE 1 EAST BOISE MERIDIAN, RUNNING THENCE NORTH SEVEN HUNDRED NINETY TWO FEET (792) THENCE EAST FOUR HUNDRED FORTY TWO FEET (442) WHICH IS THE ACTUAL POINT OF BEGINNING OF THE BOUNDARIES OF THIS LAND, THENCE RUNNING

APN: S1424233600

Warranty Deed
- continued

File No.: 4102-3647736 (PC)
Date: 01/12/2021

**SOUTH 38° WEST TWO HUNDRED SEVENTY ONE (271) FEET THENCE
EAST TWENTY NINE (29°) DEGREES SOUTH 170 FEET, THENCE
NORTH 29-1/2° EAST 271 FEET, THENCE
WEST 29° NORTH 170 FEET TO PLACE OF BEGINNING.**

PARCEL 3:

**THAT PORTION OF THE SOUTH HALF OF THE SOUTHWEST QUARTER AND SOUTHWEST
QUARTER OF THE SOUTHEAST
QUARTER ALL LYING NORTH OF THE COUNTY ROAD, SECTION 14, TOWNSHIP 2 NORTH,
RANGE 1 EAST, BOISE
MERIDIAN, ADA COUNTY, IDAHO.**

PARCEL 7:

**THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 2 NORTH, RANGE
1 EAST, BOISE
MERIDIAN, ADA COUNTY, STATE OF IDAHO.**

PARCEL 8:

**THE NORTHWEST HALF OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 2
NORTH, RANGE 1 EAST, BOISE
MERIDIAN, ADA COUNTY, STATE OF IDAHO.**

PARCEL 9:

**THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER AND THE NORTH HALF OF THE
SOUTHEAST QUARTER ALL
IN SECTION 24, TOWNSHIP 2 NORTH, RANGE 1 EAST, BOISE MERIDIAN, ADA COUNTY,
IDAHO.**

PARCEL 10:

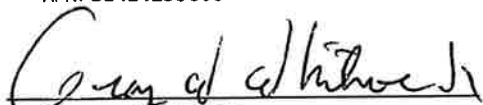
**THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 2
NORTH, RANGE 1 EAST,
BOISE MERIDIAN, ADA COUNTY, STATE OF IDAHO.**

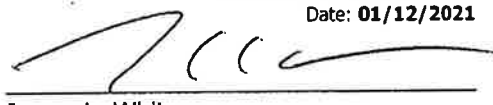
TO HAVE AND TO HOLD the said premises, with their appurtenances, unto said Grantee, and to the Grantee's heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that the Grantor is the owner in fee simple of said premises; that said premises are free from all encumbrances except current years taxes, levies, and assessments, and except U.S. Patent reservations, restrictions, easements of record and easements visible upon the premises, and that Grantor will warrant and defend the same from all claims whatsoever.

APN: S1424233600

Warranty Deed
- continued

File No.: 4102-3647736 (PC)
Date: 01/12/2021

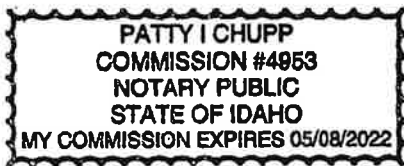

George W. Whitmore Jr.

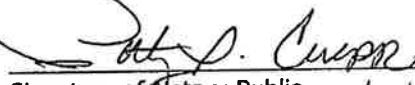

James L. Whitmore


Anne C. Whitmore

STATE OF Idaho)
COUNTY OF Ada)
SS.

This record was acknowledged before me on 1/15/2021 by George W. Whitmore, Jr., James L. Whitmore and Anne C. Whitmore.




Signature of Notary Public
My Commission Expires: 5/8/22

AFTER RECORDING MAIL TO:

Summertime Residential Properties, LLC
6905 Highway 95
Fruitland, ID 83619

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

WARRANTY DEED

File No.: 4102-3148709 (PC)

Date: **September 14, 2020**

For Value Received, **George W. Whitmore, Jr., an unmarried man; James L. Whitmore, an unmarried man; and Anne C. Whitmore, an unmarried woman**, hereinafter referred to as Grantor, does hereby grant, bargain, sell and convey unto **Summertime Residential Properties, LLC, an Idaho limited liability company**, hereinafter referred to as Grantee, whose current address is **6905 Highway 95, Fruitland, ID 83619**, the following described premises, situated in **Ada County, Idaho**, to wit:

LEGAL DESCRIPTION: Real property in the County of Ada, State of Idaho, described as follows:

PARCEL 4:

THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER LYING EASTERLY OF THE CENTERLINE OF THE NEW YORK CANAL, IN SECTION 15, TOWNSHIP 2 NORTH, RANGE 1 EAST OF THE BOISE MERIDIAN, IN ADA COUNTY, STATE OF IDAHO.

EXCEPTING THEREFROM THAT PROPERTY CONVEYED TO ADA COUNTY HIGHWAY DISTRICT BY WARRANTY DEED RECORDED JUNE 28, 2012 AS INSTRUMENT NO. 112062760 RE-RECORDED JULY 18, 2012 AS INSTRUMENT NO. 112071218.

ALSO EXCEPTING THEREFROM THAT PROPERTY CONVEYED TO ADA COUNTY HIGHWAY DISTRICT BY QUITCLAIM DEED RECORDED AUGUST 15, 2013 AS INSTRUMENT NO. 113093822.

PARCEL 5:

THE SOUTH HALF OF THE NORTHEAST QUARTER LYING SOUTH OF THE NEW YORK CANAL; AND THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 2 NORTH, RANGE 1 EAST, BOISE MERIDIAN, ADA COUNTY, IDAHO.

PARCEL 6:

THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, SECTION 15, TOWNSHIP 2 NORTH, RANGE 1 EAST, BOISE MERIDIAN, ADA COUNTY, IDAHO.

APN: **S1415110103**

Warranty Deed
- continued

File No.: **4102-3148709 (PC)**
Date: **09/14/2020**

EXCEPT THEREFROM THE WEST HALF OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 2 NORTH, RANGE 1 EAST, BOISE MERIDIAN, ADA COUNTY, IDAHO.

APN: S1415110103; S1415141900; S1415427805

TO HAVE AND TO HOLD the said premises, with their appurtenances, unto said Grantee, and to the Grantee's heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that the Grantor is the owner in fee simple of said premises; that said premises are free from all encumbrances except current years taxes, levies, and assessments, and except U.S. Patent reservations, restrictions, easements of record and easements visible upon the premises, and that Grantor will warrant and defend the same from all claims whatsoever.

APN: S1415110103

Warranty Deed
- continued

File No.: 4102-3148709 (PC)
Date: 09/14/2020

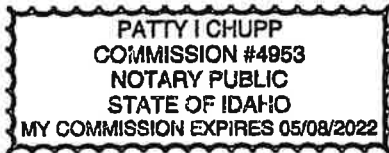
George W. Whitmore Jr.
George W. Whitmore Jr.
Anne C. Whitmore
Anne C. Whitmore

James L. Whitmore
James L. Whitmore

STATE OF Idaho)
COUNTY OF Ada)
ss.

This record was acknowledged before me on 9/15/2020 by Anne C. Whitmore; James L. Whitmore; George W. Whitmore, Jr.

Patty I. Chupp
Signature of Notary Public
My Commission Expires: 5/8/22



Evans, Lynne

From: Evans, Lynne
Sent: Monday, May 3, 2021 4:31 PM
To: IdwrPayable
Subject: Refund Request - Summertime Residential Properties

TO: Sascha Marston, Treva Pline, Brenda Corbett

FROM: Lynne Evans

DATE: May 3, 2021

RE: Refund: Ownership Change

Please refund \$425. Summertime Residential Properties LLC submitted two related changes in ownership, and overpaid across three checks.

Please issue a refund of \$425 in total to First American Title Insurance Co at:

ATTN: PATTY CHUPP
FIRST AMERICAN TITLE INSURANCE CO
800 W MAIN ST STE 910
BOISE ID 83702

RECEIPT #

W048744 – Refund \$150
W048745 – Refund \$75
W049031 – Refund \$200

Lynne Evans | Office Specialist II
IDWR-Western Region
2735 W Airport Way, Boise ID 83705
(208) 334-2190 | lynne.evans@idwr.idaho.gov



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 03, 2021

SUMMERTIME RESIDENTIAL PROPERTIES LLC
6905 HIGHWAY 95
FRUITLAND ID 83619-3626

**Re: Change in Ownership for Water Right No(s): 63-2673, 63-7089, 63-7277,
63-3519 (split into 63-35049)**

Dear Water Right Holder(s):

The Department of Water Resources (Department) acknowledges the receipt of correspondence changing ownership of the above referenced water rights to you.

Water right nos. **63-2673, 63-7089, and 63-7277** have been changed to your ownership in their entirety. Water right no. **63-3519** has been split, and a portion of the water right has been assigned to your ownership. The Department has modified its records 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.

Additionally, we found that your Change in Ownership fee was overpaid. Changes in Ownership have an associated processing fee of \$25 per water right, or \$100 per split water right. A refund of \$425 has been requested and will be mailed to First American Title Insurance Co. under separate cover from the Idaho State Controller's Office.

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,

A handwritten signature in black ink, appearing to read "Lynne Evans", with a stylized flourish at the end.

Lynne Evans
Office Specialist II

Enclosure

C: Anne Whitmore, James Whitmore, George W Whitmore Jr

MEMORANDUM

Date: April 22, 2021
To: Water Right File 63-3519 & 63-35049
From: Tyler Smith
Re: Ownership Change for WR 63-3519

Ownership change, including the splitting of water right no. 63-3519 resulting in:

WR 63-3519 to:

63-3519 (ANNE WHITMORE, JAMES WHITMORE, AND GEORGE W WHITMORE JR.)

63-35049 (SUMMERTIME RESIDENTIAL PROPERTIES LLC)