

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED

DEC 03 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?
67-2273	Yes ☐	Yes ☐		Yes ☐	Yes ☐
67-1063	Yes ☐	Yes ☐		Yes ☐	Yes ☐
67-1064	Yes ☐	Yes ☐		Yes ☐	Yes ☐
67-1065	Yes ☐	Yes ☐		Yes ☐	Yes ☐
67-14292	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Donna + David Y Segui
Name of current water right holder/claimant

3. New Owner(s)/Claimant(s): Cove Road Ranch, LLC
New owner(s) as listed on the conveyance document

1584 S. Lake Crest Way Eagle Id 83616
Mailing address City State ZIP

208-629-7333 Cory.swain@pmrloans.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. 30, 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):
- ☐ \$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.

SUPPORT DATA

IN FILE # 67-2273

8. Signature: Edwin J. Salmeri Manager 12/3/20
Signature of new owner/claimant Title, if applicable Date

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

For IDWR Office Use Only:

Received by LE Date 12/03/2020 Receipt No. W048925 Receipt Amt. \$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 Processed by LE Date 02/18/2021

AFTER RECORDING MAIL TO:

Cove Road Ranch, LLC
1584 S. Lake Crest Way
Eagle, ID 83616

Instrument # 242593

STATE OF IDAHO, COUNTY OF WASHINGTON
2020-10-30 11:03:44 AM No. of Pages: 3
Recorded for: FIRST AMERICAN TITLE INSURANCE
DONNA ATWOOD Fee: \$15.00
Ex-Officio Recorder Deputy MMcConnell
Index To: DEED
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.

#3563858 and #20381563

GRANT DEED

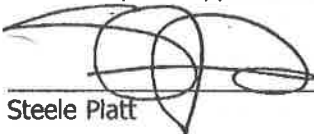
For the consideration of ten dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, Steele Platt, an unmarried man, ("Grantor"), grants, bargains, sells and conveys to Cove Road Ranch, LLC, an Idaho limited liability company ("Grantee"), whose current address is 1584 S. Lake Crest Way, Eagle, Idaho 83616, and it's successors and assigns forever, the following described real property:

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

See legal description attached hereto and made a part hereof

SUBJECT TO existing taxes and assessments and those for the year 2020 and all subsequent years, together with any and all existing easements, rights-of-way, reservations, restrictions, claims and encumbrances of record, to any existing tenancies, to all zoning laws and ordinances, and to any state of facts an accurate survey or inspection of the premises would show.

This conveyance shall include any and all estate, right, title, interest, appurtenances, tenements, hereditaments, reversions, remainders, easements, rents, issues, profits, rights-of-way and water rights in anywise appertaining to the property herein described as well in law as in equity.


Steele Platt

CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Orange

On October 29, 2020 before me, Stephen Gonzales, Notary Public
 Date Here Insert Name and Title of the Officer

personally appeared Steele Platt

Name(s) of Signer(s).

who proved to me on the basis of satisfactory evidence 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 in his/~~her/their~~ authorized capacity(ies), and that by his/~~her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Steele Platt

Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Grant Deed

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

☐ Corporate Officer – Title(s): _____☐ Partner – ☐ Limited ☐ General☐ Individual☐ Attorney in Fact☐ Trustee☐ Guardian or Conservator☐ Other: _____

Signer is Representing: _____

Signer's Name: _____

☐ Corporate Officer – Title(s): _____☐ Partner – ☐ Limited ☐ General☐ Individual☐ Attorney in Fact☐ Trustee☐ Guardian or Conservator☐ Other: _____

Signer is Representing: _____

EXHIBIT A

IN WASHINGTON COUNTY, IDAHO:

PARCEL I:

Township 10 North, Range 4 West of the Boise Meridian, Washington County, Idaho:

Section 14: NE $\frac{1}{4}$ NW $\frac{1}{4}$;
 Section 23: S $\frac{1}{2}$ NE $\frac{1}{4}$; S $\frac{1}{2}$ S $\frac{1}{2}$ NW $\frac{1}{4}$;
 Section 26: W $\frac{1}{2}$ SW $\frac{1}{4}$;
 Section 27: SE $\frac{1}{4}$ NW $\frac{1}{4}$, SW $\frac{1}{4}$ NE $\frac{1}{4}$, SE $\frac{1}{4}$;
 Section 34: N $\frac{1}{2}$ NE $\frac{1}{4}$.

PARCEL II:

Township 10 North, Range 3 West of the Boise Meridian, Washington County, Idaho:

Section 30: Lots 1 and 2;

Township 10 North, Range 4 West of the Boise Meridian, Washington County, Idaho:

Section 11: E $\frac{1}{2}$ SE $\frac{1}{4}$;
 Section 12: NW $\frac{1}{4}$ SW $\frac{1}{4}$, SW $\frac{1}{4}$ NE $\frac{1}{4}$, S $\frac{1}{2}$ NW $\frac{1}{4}$, W $\frac{1}{2}$ SE $\frac{1}{4}$, E $\frac{1}{2}$ SW $\frac{1}{4}$;
 Section 13: All, SAVE AND EXCEPT that portion of the E $\frac{1}{2}$ NE $\frac{1}{4}$ and NE $\frac{1}{4}$ SE $\frac{1}{4}$ lying North and East of Northeast side of the watermark in the draw of the tributary to Cove Creek traversing said property;
 Section 14: E $\frac{1}{2}$, NW $\frac{1}{4}$ NW $\frac{1}{4}$, S $\frac{1}{2}$ NW $\frac{1}{4}$, E $\frac{1}{2}$ SW $\frac{1}{4}$ and a tract described as follows:
 Beginning at a point 1182 feet East of the Northwest corner of the SW $\frac{1}{4}$ of said Section 14;
 Thence running South to the North bank of the Highland Ditch;
 Thence Southeasterly along the North bank of said ditch to a point 1279 feet East of the West boundary line of the said SW $\frac{1}{4}$;
 Thence South to the South line of said Section 14 at a point 1279 feet East of the Southwest corner of the said SW $\frac{1}{4}$;
 Thence East to the Southeast corner of the SW $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 14;
 Thence North along the East line of the W $\frac{1}{2}$ SW $\frac{1}{4}$ to the Northeast corner of the NW $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 14;
 Thence West to the Point of Beginning.
 Section 23: Lots 1 and 2, S $\frac{1}{2}$;
 Section 24: All;
 Section 25: Lots 1, 2, 3 and 4, W $\frac{1}{2}$ NE $\frac{1}{4}$, NW $\frac{1}{4}$, N $\frac{1}{2}$ SW $\frac{1}{4}$, NW $\frac{1}{4}$ SE $\frac{1}{4}$;
 Section 26: NE $\frac{1}{4}$ NE $\frac{1}{4}$.

PARCEL III:

Township 10 North, Range 4 West of the Boise Meridian, Washington County, Idaho:

Section 11: SW $\frac{1}{4}$, W $\frac{1}{2}$ SE $\frac{1}{4}$, and all that portion of the NW $\frac{1}{4}$ lying southerly of the right-of-way for Cove Road;
 Section 12: SW $\frac{1}{4}$ SW $\frac{1}{4}$.

Attachment #3

AFTER RECORDING MAIL TO:

Steele Platt
33 Moonshell,
Newport Coast, CA 92657

Space Above This Line for Recorder's Use Only

WARRANTY DEED

FOR VALUE RECEIVED, David V. Segui, the Grantor(s), do(es) hereby grant, bargain sell and convey unto Steele Platt, the Grantee, whose current address is 33 Moonshell, Newport Coast, CA 92657 the following described premises, in Weiser County, Idaho, TO WIT:

2279 Cove Road, Weiser, Idaho 83672, legally described as:

Parcel I:

Township 10 North, Range 4 West of the Boise Meridian, Washington County, Idaho: Section 14: NE1/4 NW1/4; Section 23: S1/2NE1/4, S1/2S1/2NW1/4; Section 26: W1/2SW1/4; Section 27: SE1/4 NW1/4, SW1/4 NE1/4, SE1/4; Section 34: N1/2NE1/4.

Parcel II:

Township 10 North, Range 3 West of the Boise Meridian, Washington County, Idaho: Section 30: Lots 1 and 2; Township 10 North, Range 4 West of the Boise Meridian, Washington County, Idaho: Section 11: E1/2SE1/4; Section 12: NW1/4 SW1/4, SW1/4NE1/4, S1/2NW1/4, W1/2SE1/4, E1/2SW1/4; Section 13: All, SAVE AND EXCEPT that portion of the E1/2NE1/4 and NE1/4SE1/4 lying North and East of Northeast side of the watermark in the draw of the tributary to Cove Creek traversing said property; Section 14: E1/2, NW1/4 NW1/4, S1/2NW1/4, E1/2SW1/4 and a tract described as follows: Beginning at a point 1182 feet East of the Northwest corner of the SW1/4 of said Section 14; Thence running South to the North bank of the Highland Ditch; Thence Southeasterly along the North bank of said ditch to a point 1279 feet East of the West boundary line of the said SW1/4; Thence South to the South line of said Section 14 at a point 1279 feet East of the Southwest corner of the said SW1/4; Thence East to the Southeast corner of the SW1/4SW1/4 of said Section 14; Thence North along the East line of the W1/2SW1/4 to the Northeast corner of the NW1/4 SW1/4 of said Section 14; Thence West to the Point of Beginning. Section 23: Lots 1 and 2, S1/2; Section 24: All; Section 25: Lots 1,2,3, and 4, W1/2NE1/4, NW1/4, N1/2SW1/4, NW1/4 SE1/4; Section 26: NE1/4 NE1/4.

Parcel III:

Township 10 North, Range 4 West of the Boise Meridian, Washington County, Idaho: Section 11: SW1/4, W1/2SE1/4, and all that part of the NW1/4 lying southerly of the right-of-way for Cove Road. Township 10 North, Range 4 West of the Boise Meridian, Washington County, Idaho: Section 12: SW1/4 SW1/4

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, heirs and assigns forever. And the said Grantor(s) do(es) 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: Subject to all existing patent reservations, easements, right(s) of way, protective covenants, zoning ordinances, and applicable building codes, laws and regulations, general taxes, assessments, including irrigation and utility easements (if any) for the current year, which are not due and payable, and that Grantor(s) will warrant and defend the same from all lawful claims whatsoever.

Dated: Nov. 4, 2019

David V. Segui

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 4th DAY OF Nov 2019.
IN WITNESS WHEREOF I HEREWITH SET MY HAND
AND OFFICIAL SEAL
NOTARY PUBLIC



EXHIBIT

C

Attach must #1



0004001063



STATE OF IDAHO

Office of the secretary of state, Lawrence Denney

CERTIFICATE OF ORGANIZATION LIMITED LIABILITY COMPANY

Idaho Secretary of State

PO Box 83720

Boise, ID 83720-0080

(208) 334-2301

Filing Fee: \$100.00

For Office Use Only

-FILED-

File #: 0004001063

Date Filed: 9/10/2020 12:06:03 PM

Certificate of Organization Limited Liability Company

Select one: Standard, Expedited or Same Day Service (see descriptions below)

Expedited (+\$40; filing fee \$140)

1. Limited Liability Company Name

Type of Limited Liability Company

Limited Liability Company

Entity name

Cove Road Ranch, LLC

2. The complete street address of the principal office is:

Principal Office Address

CORY M. SWAIN
1584 S. LAKE CREST WAY
EAGLE, ID 83616

3. The mailing address of the principal office is:

Mailing Address

CORY M. SWAIN
1584 S LAKE CREST WAY
EAGLE, ID 83616-7141

4. Registered Agent Name and Address

Registered Agent

Registered Agent
Cory M. Swain
Physical Address:
1584 S. LAKE CREST WAY
EAGLE, ID 83616
Mailing Address:
1584 S LAKE CREST WAY
EAGLE, ID 83616-7141

☒ I affirm that the registered agent appointed has consented to serve as registered agent for this entity.

5. Governors

Name	Address
Edwin J. Salvi	2568 W. TIMBER DRIVE EAGLE, ID 83616
Richard Lee Zamzow	5346 WYLIE LANE BOISE, ID 83703
Cory M. Swain	1584 S. LAKE CREST WAY EAGLE, ID 83616

Signature of Organizer:

Michael O. Roe

Sign Here

09/10/2020

Date

Untitled Map

Write a description for your map.

Attachment # 7 a

Google Earth

Image U.S. Geological Survey

Legend



700 ft





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

February 18, 2021

COVE ROAD RANCH LLC
1584 S LAKE CREST WAY
EAGLE ID 83616-7141

Re: Change in Ownership for Water Right No(s): 67-2273, 67-10663, 67-10664, 67-10665, 67-14292

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. The Department has modified its records and has enclosed a computer-generated report for you.

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