

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

Notice of Change in Water Right Ownership

RECEIVED

DEC 04 2020

DEPT OF WATER RESOURCES
SOUTHERN REGION

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?
37-159D	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: Jack W. Flammer, Jr.
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Windy Hill Haven, LLC
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or ☐ and/or
- 133 Stonegate Road Portola Valley CA 94028
Mailing address City State ZIP
(650) 619-8097 tim@tcv.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: 12/1/2020
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: Tim McAdam Sole Member 12/1/2020
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 SG Date 12/4/20 Receipt No. 5038279 Receipt Amt. 1825.00
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 MR Date 1/20/21

Instrument # 676378

HAILEY, BLAINE, IDAHO
12-01-2020 1:20:08 PM No. of Pages: 4
Recorded for: BLAINE COUNTY TITLE
JOLYNN DRAGE Fee: \$15.00
Ex-Officio Recorder Deputy: JB
Electronically Recorded by Simplifile



WARRANTY DEED

FOR VALUE RECEIVED

Jack W. Flammer Jr., also shown of record as Jack Flammer, Jr., an unmarried man (as to Parcels I & II) and Magic Mountain Road, LLC, an Idaho Limited Liability Company (as to Parcel III)

GRANTOR(S), hereby grants, bargains, sells, conveys and warrants unto

Windy Hill Haven, LLC, a California limited liability company

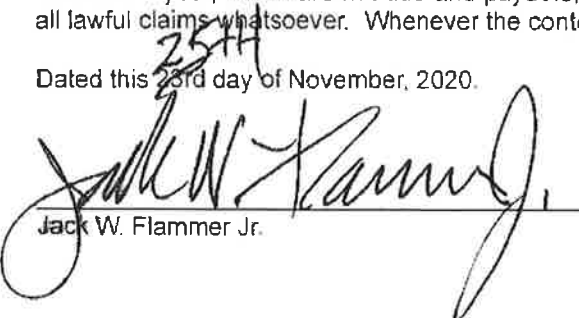
GRANTEE(S) whose current address is: 133 Stonegate Road, Portola Valley, CA 94028

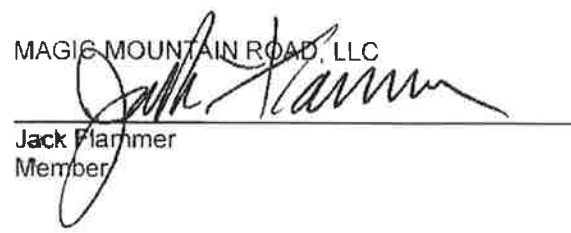
the following described premises, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO

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 Grantor is the owner in fee simple of said premises; that they are free from all encumbrances except those to which this conveyance is expressly made subject to and those made, suffered or done by the Grantee; and subject to all existing patent reservations; restrictions in railroad deeds of record; easements and rights of way established and of record; protective covenants of record; zoning ordinances and applicable building codes, use restrictions, ordinances, laws and regulations of any governmental unit; general taxes and assessments, including irrigation and utility assessments (if any) for the current year, which are not due and payable; and that Grantor will warrant and defend the same from all lawful claims whatsoever. Whenever the context so requires, the singular number includes the plural.

^{25TH}
Dated this 23rd day of November, 2020.


Jack W. Flammer Jr.


MAGIC MOUNTAIN ROAD, LLC

Jack Flammer
Member

State of Idaho
County of Blaine Ada

^{23rd}
This record was acknowledged before me on 23rd day of November, 2020, by Jack W. Flammer Jr., individually and Jack Flammer, as Member of Magic Mountain Road LLC.


Notary Public ~~Daryl Fauth~~ Barbara Muddermott

My Commission Expires: September 24, 2024 06-15-2024

Recording in Star 15

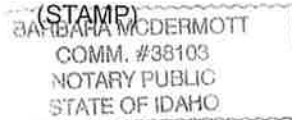


EXHIBIT "A"
LEGAL DESCRIPTION

Parcel I

A parcel of land located within Section 8, Township 3 North, Range 18 East, Boise Meridian, Blaine County, Idaho, with reference to Record of Survey Recorded August 27, 2002 as Instrument No. 469763, records of Blaine County, Idaho, combining all of Tax Lots 5646, 6797 and 7488 and a portion of Tax Lot 7489 within the NW $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 8, and said parcel being more particularly described by metes and bounds as follows:

Commencing at the Westerly $\frac{1}{4}$ corner of said Section 8, thence South 01°03'24" East, 1,317.17 feet along the section line common to Sections 7 and 8 to a S 1/16 corner lying within the Big Wood River and being witnessed by an O.T. Hansen brass cap lying South 87°07'17" West, 100.00 feet, said S 1/16 corner being the TRUE POINT OF BEGINNING;

Thence North 01°03'24" West, 52.61 feet along said Section line to a point on the Southerly boundary of said Tax Lot 6797;

Thence South 83°11'39" West, 5.65 feet;

Thence North 20°52'01" West, 14.13 feet;

Thence North 85°25'35" East, 250.44 feet;

Thence South 27°24'41" East, 4.22 feet to a $\frac{1}{2}$ inch rebar being the Southwest corner of Lot 1A, Fiddler's Green Subdivision, as shown within the official plat recorded as Instrument No. 343487, records of Blaine County, Idaho;

Thence North 83°11'39" East, 100.00 feet along said Southerly Boundary of Lot 1A to a 1 $\frac{1}{2}$ inch iron pipe being the Southeast corner of said Lot 1A, Fiddler's Green Subdivision;

Thence South 01°14'20" East, 7.00 feet to a 1 $\frac{1}{2}$ inch iron pipe;

Thence South 89°15'25" East, 125.02 feet to a point on the Westerly boundary of Tax Lot 7489;

Thence South 88°20'48" East, 49.81 feet to a point on the Easterly boundary of said Tax Lot 7489;

Thence South 00°32'00" East, 100.07 feet to a point on the Northerly boundary of the SW $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 8;

Thence North 88°07'08" West, 515.42 feet along said Northerly boundary to the TRUE POINT OF BEGINNING. (Tax Lot 7788)

Parcel II

Township 3 North, Range 18 East, Boise Meridian, Blaine County, Idaho

Section 8: A parcel of land located in the NW $\frac{1}{4}$ SW $\frac{1}{4}$, more particularly described as follows:

Commencing at the West quarter corner of said Section 8; thence South 00°53' East, 1324.02 feet along the West line of said Section 8 to the South line of the NW $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 8; thence South 88°56' East, 518.71 feet along the South line of the REAL POINT OF BEGINNING;

Thence North 00°34.5' West, 100.00 feet;

Thence South 88°56' East, 130.00 feet;

Thence South 00°34.5' East, 100.00 feet;

Thence North 88°56" West, 130.00 feet along the South line of said NW $\frac{1}{4}$ SW $\frac{1}{4}$ to the REAL POINT OF BEGINNING. (Tax Lot 4632)

Parcel III

A parcel of land located within Section 8, Township 3 North, Range 18 East, Boise Meridian, Blaine County, Idaho, with reference to Record of Survey Recorded August 27, 2002 as Instrument No. 469763, records of Blaine County, Idaho, A portion of Tax Lot 7489 within the NW¼SW¼ of said Section 8, and said parcel being more particularly described by metes and bounds as follows:

Commencing at the Westerly ¼ corner of said Section 8, thence South 01°03'34" East, 1,317.17 feet along the section line common to Sections 7 and 8 to a S 1/16 Corner lying within the Big Wood River and being witnessed by an O.T. Hansen brass cap lying South 87°07'17" West, 100.00 feet; thence South 88°07'08" East, 515.42 feet along the Northerly boundary of the SW¼SW¼, said Section 8 to a ½ inch diameter rebar marking the Southeast corner of said Tax Lot 7489; thence North 00°32'00" West, 100.07 feet along the Easterly Boundary of said Tax Lot 7489 to the TRUE POINT OF BEGINNING; Thence North 88°20'48" West, 49.81 feet to a 5/8 inch rebar on the Westerly boundary of said Tax Lot 7489; Thence North 00°32'26" West, 375.80 feet along the Westerly boundary of said Tax Lot 7489 to a ½ inch rebar on the Southerly boundary of East Fork Road; Thence South 88°00'20" East, 49.87 feet along said Southerly boundary to a ½ inch rebar; Thence South 00°32'00" East, 375.50 feet along the Easterly boundary of said Tax Lot 7489 to the TRUE POINT OF BEGINNING. (Tax Lot 7789)



California Secretary of State Electronic Filing

FILED

Secretary of State
State of California

LLC Registration – Articles of Organization

Entity Name: Windy Hill Haven, LLC

Entity (File) Number: 202030711026

File Date: 10/30/2020

Entity Type: Domestic LLC

Jurisdiction: California

Detailed Filing Information

1. Entity Name: Windy Hill Haven, LLC
2. Business Addresses:
 - a. Initial Street Address of Designated Office in California: 133 Stonegate Road
Portola Valley, California 94028
United States
 - b. Initial Mailing Address: 133 Stonegate Road
Portola Valley, California 94028
United States
3. Agent for Service of Process: LEGALZOOM.COM, INC. (C2967349)
4. Management Structure: All LLC Member(s)
5. Purpose Statement: The purpose of the limited liability company is to engage in any lawful act or activity for which a limited liability company may be organized under the California Revised Uniform Limited Liability Company Act.

Electronic Signature:

The organizer affirms the information contained herein is true and correct.

Organizer:

By: Cheyenne Moseley, Assistant Secretary of
Legalzoom.com, Inc.



State of Idaho

DEPARTMENT OF WATER RESOURCES

Southern Region • 650 ADDISON AVE W STE 500 • TWIN FALLS, ID 83301-5858
Phone: (208)736-3033 • Fax: (208)736-3037 • Website: www.idwr.idaho.gov

Brad Little
Governor

Gary Spackman
Director

January 20, 2021

WINDY HILL HAVEN LLC
133 STONEGATE RD
PORTOLA VALLY CA 94028-7648

Re: Change in Ownership for Water Right No(s): 37-159D, 37-23016

Dear Water Right Holder(s):

The Department of Water Resources (Department) acknowledges the receipt of correspondence changing ownership of the above referenced water right(s) 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) 736-3033.

Sincerely,

A handwritten signature in blue ink that reads "Michelle Richman".

Michelle Richman
Engineer

Enclosure(s)

cc:
Water District 37
Blaine County Title, Inc.