

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED

OCT 05 2020

DEPT OF WATER RESOURCES
SOUTHERN 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?
37-539F	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: Jennifer Hoey Smith and Cory Smith
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Cottonwood Cove LLC, a Wyoming limited liability company
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or ☐ and/or
- 308 Via El Patio San Clemente CA 92673
Mailing address City State ZIP
760-805-8500 keegan@khbusiness.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: 10/1/2020
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: Keegan Hoey Manager 9/30/2020
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 10/5/20 Receipt No. S038180 Receipt Amt. \$25.00
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 BW Date 11/12/20



Pioneer Title Co.
GOING BEYOND

491 N. Main Street, Suite 102
Ketchum, ID 83340

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

File No. 733532 /TG

Instrument # 673936

HAILEY, BLAINE, IDAHO
10-01-2020 2:55:28 PM No. of Pages: 1
Recorded for: PIONEER TITLE COMPANY OF BLAINE COUNT
JOLYNN DRAGE Fee: \$15.00
Ex-Officio Recorder Deputy: GWB
Electronically Recorded by Simplifile

WARRANTY DEED

For Value Received Jennifer Hoey Smith and Cory Smith, wife and husband
hereinafter referred to as Grantor, does hereby grant, bargain, sell, warrant and convey unto

Cottonwood Cove LLC, a Wyoming limited liability company
hereinafter referred to as Grantee, whose current address is ~~898 N. Lynwood Dr. Boise, ID 83702~~
308 Via El Patio, San Clemente, Ca 92673
The following described premises, to-wit:

Lot 26 in Block 2 of Hyndman Peak Subdivision, according to the official plat thereof, recorded as
Instrument No. 208275, records of Blaine County, Idaho.

Together with any and all water rights appurtenant thereto including, but not limited to, Water Right
37-539F.

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 24, 2020

Jennifer Hoey Smith

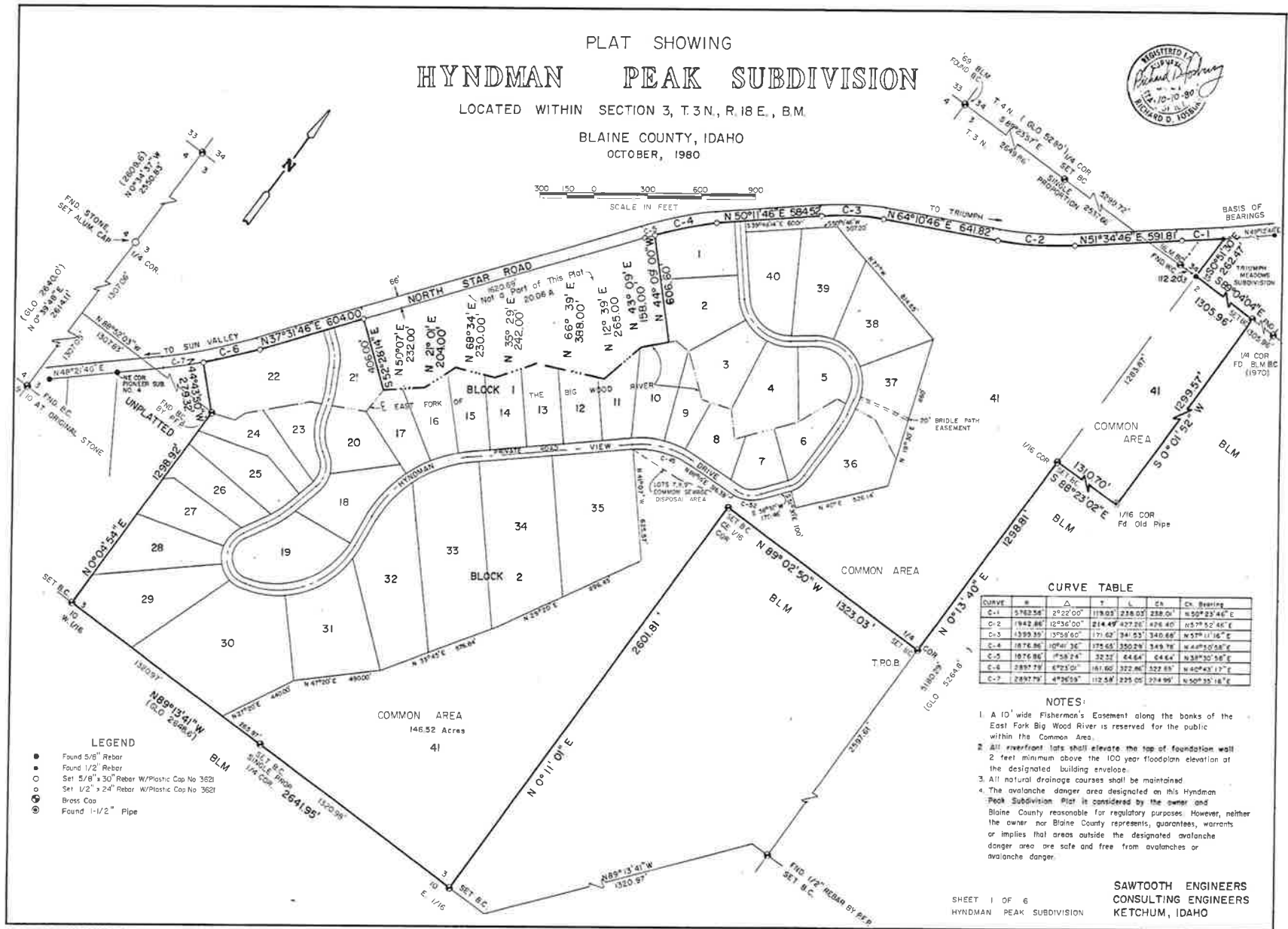
Cory Smith

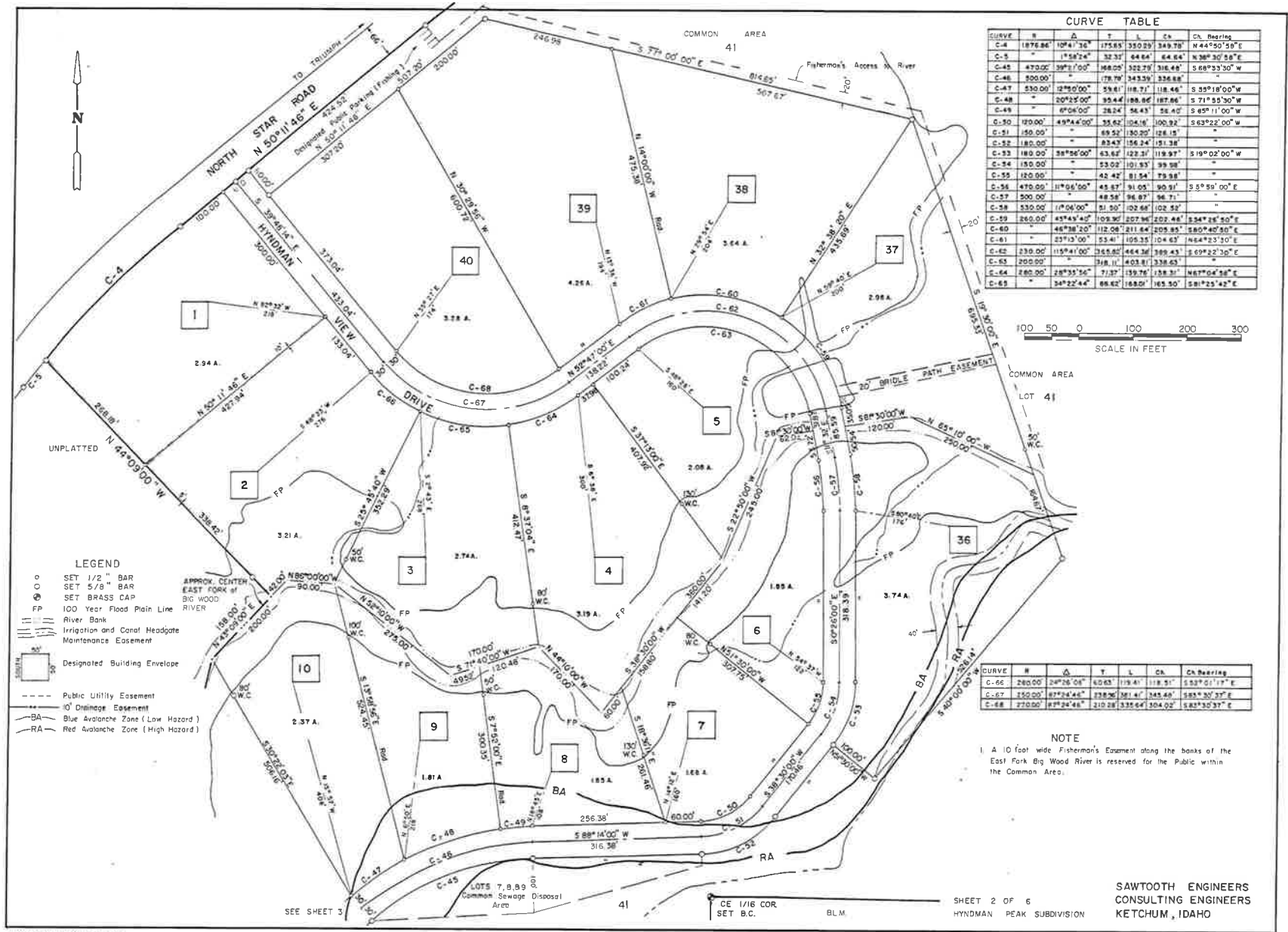
State of Idaho, County of Blaine

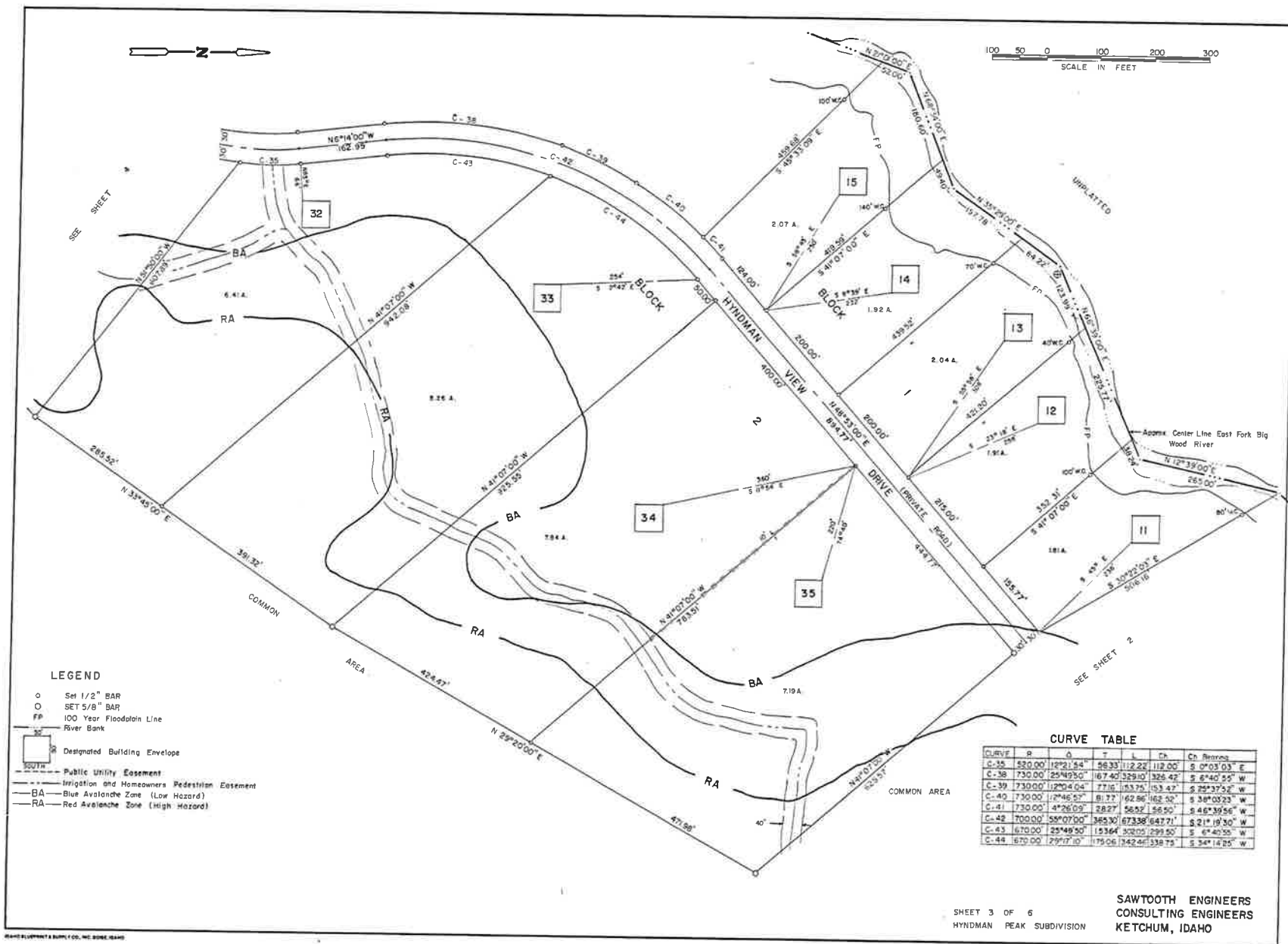
This record was acknowledged before me on 9/24/2020 by Jennifer Hoey Smith and Cory Smith

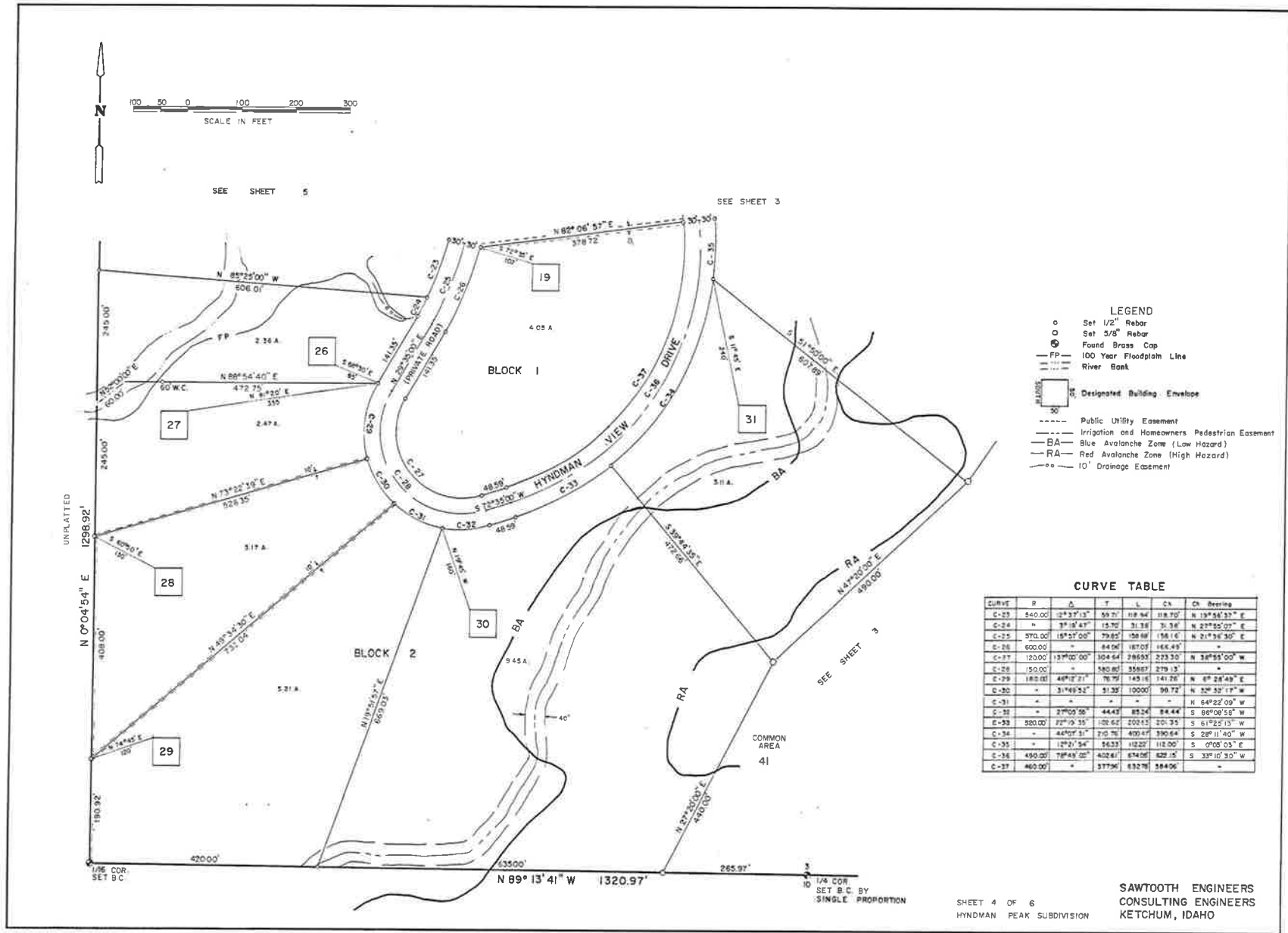
Signature of notary public
Commission Expires: 1/5/24

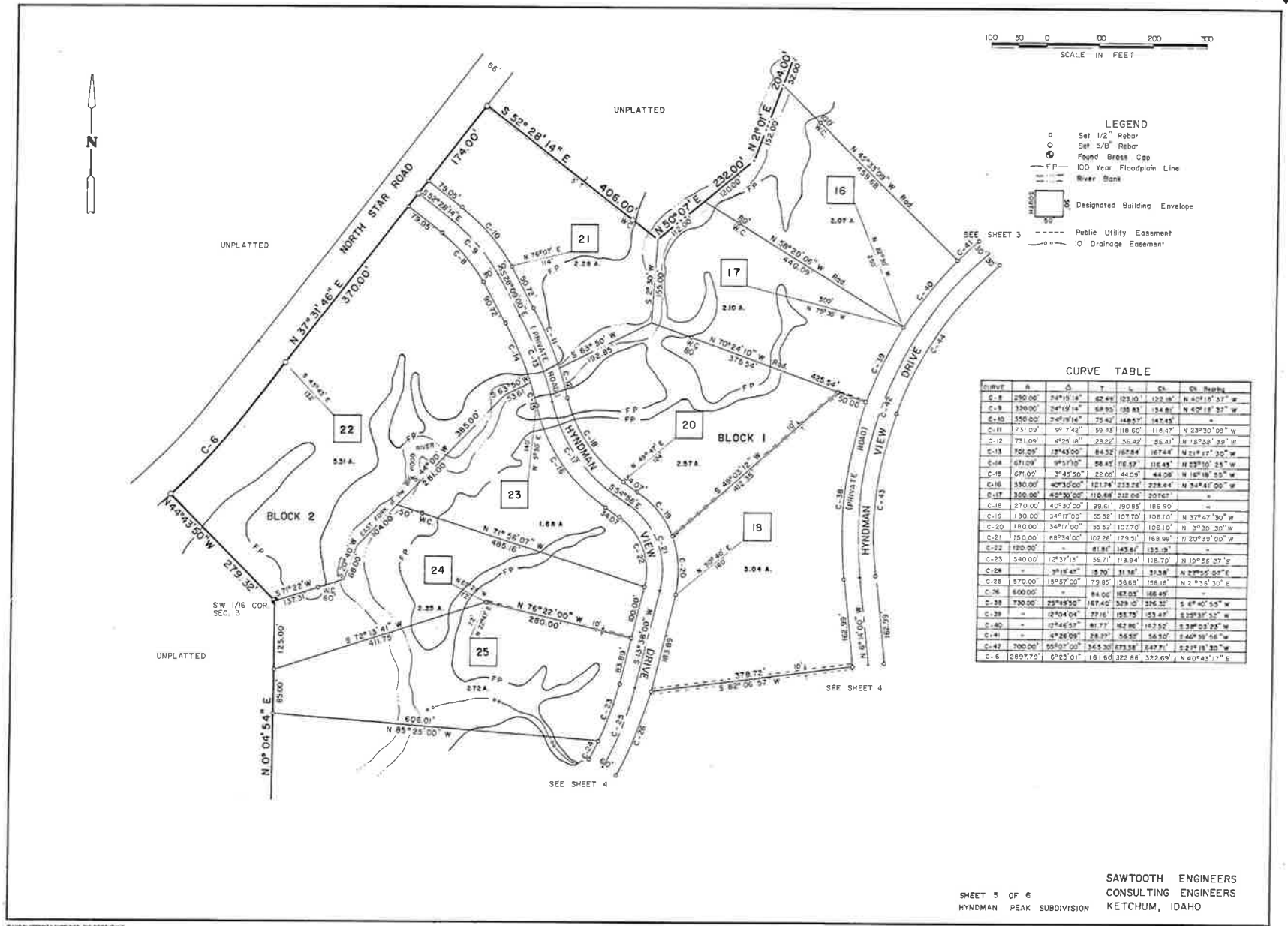












SHEET 6 OF 6
HYNDMAN PEAK SUBDIVISION



0004008237

**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 #: 0004008237

Date Filed: 9/21/2020 11:39:24 AM

Certificate of Organization Limited Liability Company					
Select one: Standard, Expedited or Same Day Service (see descriptions below)	Standard (filing fee \$100)				
1. Limited Liability Company Name					
Type of Limited Liability Company	Limited Liability Company				
Entity name	COTTONWOOD COVE LLC				
2. The complete street address of the principal office is:					
Principal Office Address	300 SANTA INES WAY OCEANSIDE, CA 92057				
3. The mailing address of the principal office is:					
Mailing Address	300 SANTA INES WAY OCEANSIDE, CA 92057-6857				
4. Registered Agent Name and Address					
Registered Agent	Registered Agent JAMES P SPECK Physical Address: 120 EAST AVENUE KETCHUM, ID 83340 Mailing Address: PO BOX 987 KETCHUM, ID 83340-0998				
☒ I affirm that the registered agent appointed has consented to serve as registered agent for this entity.					
5. Governors					
<table border="1"><thead><tr><th>Name</th><th>Address</th></tr></thead><tbody><tr><td>BRENDA CLAY</td><td>300 SANTA INES WAY OCEANSIDE, CA 92057</td></tr></tbody></table>		Name	Address	BRENDA CLAY	300 SANTA INES WAY OCEANSIDE, CA 92057
Name	Address				
BRENDA CLAY	300 SANTA INES WAY OCEANSIDE, CA 92057				
Signature of Organizer:					
<u>JAMES P. SPECK</u>	<u>09/21/2020</u>				
Sign Here	Date				

B0540-8184 09/21/2020 11:42 AM Received by ID Secretary of State Lawrence Denney



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

November 12, 2020

COTTONWOOD COVE LLC
308 VIA EL PATIO
SAN CLEMENTE CA 92673-6611

Re: Change in Ownership for Water Right No(s): 37-539F

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 cursive script that reads "Benny Walker".

Benny Walker
Senior Water Resource Agent,

Enclosure(s)
Pioneer Title Company of Blaine County
WD #37