

RECEIVED

APR 23 2024

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

DEPT. OF WATER RESOURCES

NOTICE OF CHANGE IN WATER RIGHT OWNERSHIP

DE/

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 #7 of the instructions.

Water Right/Claim No.	Split?	Leased to Water Supply Bank?	Water Right/Claim No.	Split?	Leased to Water Supply Bank?
63-34676	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: Eagle Wine Company, LLC
Name of current water right holder/claimant

3. New Owner(s)/Claimant(s): Gary Cunningham Martha Cunningham
New owner(s) as listed on the conveyance document Name connector ☐ and ☒ or

Mailing address 5900 Pearl Road City Eagle State ID Zip 83616
Telephone 208-576-2823 Email info@3HorseRanchVineyards

4. If the water rights and/or adjudication claims were split, how did the division occur? n/a
☐ 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: April 209

6. Do you own the land identified as the water right place of use? Yes ☒ No ☐
 o If no, attach evidence that written notice of the change of water right ownership has been delivered to the landowner of record.

7. This form must be signed and submitted with the following **REQUIRED** items: submitted April 5 2024 email Mc
☒ 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). Submitted March 16, 2024 SPF Engineering email Mc
☒ 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. n/a
☐ 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. n/a

8. Signature: Gary Cunningham Title, if applicable: Owner Date: 4/15/24
 Signature of new owner/claimant
 Print name

Signature: Martha C. Cunningham Title, if applicable: owner Date: 4/15/24
 Signature of new owner/claimant
 Print name

Received by KM Date 4.23.24 For IDWR Office Use Only: Receipt No. C118188 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 [Signature] Date 12-16-24

Quitclaim Deed

Eagle Wine Company, LLC

Does hereby convey, release, remise and forever quit claim the water rights unto

Gary N. Cunningham and Martha C. Cunningham, husband and wife

Whose current address is 5900 Pearl Road, Eagle, ID 83616

The following described water rights:

Idaho Water Rights 63-34676

To have and to hold the said premises, unto the said grantees, heirs and assigns forever.

Date: Dec 13 2024

Gary N. Cunningham

Martha C. Cunningham

State of Idaho, County of Ada, ss.

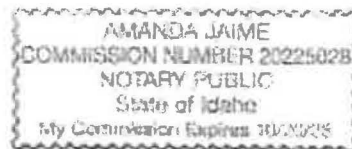
On this 13th day of December in the year of 2024, before me, the undersigned, a Notary Public in and for said State, personally appeared Gary N. Cunningham known or identified to me to be the person whose name is subscribed to the within instrument and and acknowledged to me that he executed the same.

Amanda Jaime, Notary Public

Residing at: Eagle ID

My commission Expires: 10/30/2028

Amanda Jaime
State of Idaho, County of Ada, ss.



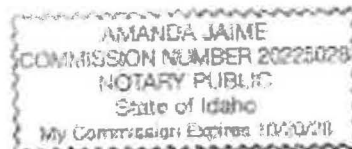
On this 13th day of December in the year of 2024, before me, the undersigned, a Notary Public in and for said State, personally appeared Martha C. Cunningham known or identified to me to be the person whose name is subscribed to the within instrument and and acknowledged to me that she executed the same.

Amanda Jaime, Notary Public

Residing at: Eagle ID

My commission Expires: 10/30/2028

Amanda Jaime



Business Search

Searching starts with your entered keyword.

eagle wine company



Advanced Search Options ▾

Results: 1

Form Info

Status

Filing
Date

Agent

EAGLE WINE
COMPANY, LLC
(3307417)
*Limited Liability
Company (D)*



Inactive-Dissolved
(Administrative)

10/01/2018

GARY
CUNNINGHAM



Request
Certificate

Filing
Type

Limited Liability Company (D)

Status

Inactive-Dissolved (Administrative)

Formed In

IDAHO

Term of
Duration

Perpetual

Principal
Address

5900 PEARL RD
EAGLE, ID 83616-9008

Mailing
Address

5900 PEARL RD
EAGLE, ID 83616-9008

Initial
Filing
Date

10/01/2018

Inactive
Filing
Date

01/12/2023

! AR
Due Date

10/31/2022

Registered
Agent

Noncommercial
0052126
GARY CUNNINGHAM
5900 PEARL RD
EAGLE, ID 83616



0004422411

**STATE OF IDAHO***Office of the secretary of state, Lawrence Denney***ANNUAL REPORT**

Idaho Secretary of State

PO Box 83720

Boise, ID 83720-0080

(208) 334-2301

Filing Fee: \$0.00

*For Office Use Only***-FILED-**

File #: 0004422411

Date Filed: 9/18/2021 7:00:25 AM

B0649-4787 09/18/2021 7:00 AM Received by ID Secretary of State Lawrence Denney

Entity Name and Mailing Address:

Entity Name: EAGLE WINE COMPANY, LLC

The file number of this entity on the records of the Idaho Secretary of State is: 0003307417

Address: 5900 PEARL RD
EAGLE, ID 83616-9008

Entity Details:

Entity Status: Active-Existing

This entity is organized under the laws of: IDAHO

If applicable, the old file number of this entity on the records of the Idaho Secretary of State was:

The registered agent on record is:

Registered Agent: GARY CUNNINGHAM
Registered Agent
Physical Address
5900 PEARL RD
EAGLE, ID 83616
Mailing Address

Agent or Address Change

☐ Select if you are appointing a new agent.

Limited Liability Company Managers and Members

Name	Title	Business Address
Gary N Cunningham	Manager	5900 PEARL ROAD EAGLE, ID 83616
Martha C Cunningham	Manager	5900 PEARL ROAD EAGLE, ID 83616

The annual report must be signed by an authorized signer of the entity.

Job Title: manager

Martha Cunningham

Sign Here

09/18/2021

Date

Instrument # 319611

EMMETT, GEM, IDAHO

1-7-2019 04:40:29 PM No. of Pages: 3

Recorded for : SAWTOOTH LAND SURVEYING

SHELLY TILTON

Fee: 15.00

Ex-Officio Recorder Deputy

Index to: QUIT CLAIM DEED

Quitclaim Deed

For value received,

Gary N. Cunningham and Martha C. Cunningham, husband and wife

Does hereby convey, release, remise, and forever quit claim unto

Gary N. Cunningham and Martha C. Cunningham, husband and wife

whose current address is 5900 Pearl Rd., Eagle, ID 83616

the following described premises:

See Attached Exhibit "A"

To have and to hold the said premises, unto the said grantees, heirs and assigns forever.

Date: Jan 3 2019Gary N. Cunningham
Gary N. CunninghamMartha C. Cunningham
Martha C. CunninghamState of Idaho, County of Ada, ss.

On this 3rd day of January in the year of 2019, before me, the undersigned, a Notary Public in and for said State, personally appeared Gary N. Cunningham known or identified to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same.

Justin Robertson Notary Public
Residing at: Bone, ID
My Commission Expires: 10/28/23

State of Idaho, County of Ada, ss.

On this 3 day of January in the year of 2019, before me, the undersigned, a Notary Public in and for said State, personally appeared Martha C. Cunningham known or identified to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same.

Justin Robertson Notary Public
Residing at: Bone, ID
My Commission Expires: 10/28/23



Exhibit "A"



Sawtooth Land Surveying, LLC

2030 S. Washington Ave. Emmett, ID 83617 P: (208) 398-8104 F: (208) 398-8105	1044 Northwest Blvd., Ste. G Coeur d'Alene, ID 83814 P: (208) 714-4544 F: (208) 292-4453	141 1 st Avenue East Jerome, ID 83336 P: (208) 329-5303 F: (208) 324-3821
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Parcel B Legal Description

A parcel of land being a portion of the NW1/4 of said Section 25, Township 6 North, Range 1 West of the Boise Meridian, Gem County, Idaho, more particularly described as follows:

COMMENCING at a found 1/2 inch rebar/no cap, marking the northwest corner of Section 25, Corner Record No. 319131, from which the northeast corner of said Section 25, marked by an aluminum cap, Corner Record No. 319134, bears South 89°40'24" East, 5260.48 feet;

Thence South 01°19'53" West, coincident with the west line of said Section 25, a distance of 1269.81 to the N1/16 corner common to Sections 25 and 26, marked by a 5/8 inch rebar/2 inch aluminum cap PLS 10561;

Thence South 00°48'07" West, coincident with said west line, a distance of 1317.27 feet to the W1/4 corner of said Section 25, marked by a 5/8 inch rebar/2 inch aluminum cap-PLS 10561;

Thence South 89°08'07" East, coincident with the south line of the NW1/4 of said Section 25, a distance of 597.00 feet to a 5/8 inch rebar/plastic cap PLS 10561 on the northwesterly prescriptive right of way line of Pearl Road, the beginning of a non-tangent curve to the left and the POINT OF BEGINNING;

Thence coincident with said northwesterly prescriptive right of way line the following eight (8) courses:

Northeasterly, 128.97 feet along the arc of said curve to the left, with a radius of 875.00 feet, a central angle of 08°26'42", subtended by a chord bearing North 28°21'58" East, 128.85 feet to a 5/8 inch rebar/plastic cap PLS 10561;

North 24°08'37" East, 142.56 feet to a 5/8 inch rebar/plastic cap PLS 10561 and the beginning of a tangent curve to the right;

Northeasterly, 264.97 feet along the arc of said curve to the right, with a radius of 825.00 feet, a central angle of 18°24'07", subtended by a chord bearing North 33°20'40" East, 263.83 feet to a 5/8 inch rebar/plastic cap PLS 10561;

North 42°32'43" East, 995.28 feet to a 5/8 inch rebar/plastic cap PLS 10561 and the beginning of a tangent curve to the right;

Northeasterly, 148.70 feet along the arc of said curve to the right, with a radius of 625.00 feet, a central angle of 13°37'56", subtended by a chord bearing North 49°21'41" East, 148.35 feet to a 5/8 inch rebar/plastic cap PLS 10561;

North 56°10'39" East, 755.83 feet to a 5/8 inch rebar/plastic cap PLS 10561 and the beginning of a tangent curve to the right;

Northeasterly, 206.54 feet along the arc of said curve to the right, with a radius of 1425.00 feet, a central angle of 08°18'16", subtended by a chord bearing North 60°19'47" East, 206.36 feet to a 5/8 inch rebar/plastic cap PLS 10561;

STATION NO. 319411
3.3

North $64^{\circ}28'55''$ East, 236.86 feet to a 5/8 inch rebar/plastic cap PLS 10561 on the east line of said NW1/4;

Thence leaving said northwesterly prescriptive right of way line, South $00^{\circ}52'36''$ West, coincident with said east line, 685.18 feet to a 5/8 inch rebar/plastic cap PLS 10561;

Thence South $41^{\circ}34'58''$ West, 1668.38 feet to a 5/8 inch rebar/plastic cap PLS 10561 on the south line of said NW1/4;

Thence North $89^{\circ}08'07''$ West, coincident with said south line, a distance of 953.40 feet to the POINT OF BEGINNING.

The above described parcel contains 40.002 acres, more or less.

BASIS OF BEARING for this description is South $89^{\circ}40'24''$ East between the northwest corner and the northeast corner of Section 25, located in T. 6 N., R. 1 W., B.M., Gem County, Idaho.

Kevin M. Borah, PLS 10561
End Description



Date



STATE OF IDAHO

Phil McGrane | Secretary of State

Business Office

450 North 4th Street

PO Box 83720

Boise, ID 83720

April 15, 2024

Request Type: Certificate of Existence/Filing

Request #: 0005693333

Receipt #: 000970912

Issuance Date: 04/15/2024

Copies Requested: 0

Regarding: 3 HORSE RANCH VINEYARDS, LLC

Filing Type: Limited Liability Company (D)

Formation/Qualification Date: 01/04/2008

Status: Active-Existing

Duration Term: Perpetual

File #: 220926

Formation Locale: IDAHO

Inactive Date:

Certificate of Existence

I, Phil McGrane, Secretary of State of the State of Idaho, do hereby certify that effective as of the issuance date noted above

3 HORSE RANCH VINEYARDS, LLC

is a Limited Liability Company duly formed under the law of this State with a date of incorporation and duration as given above.

A handwritten signature of Phil McGrane, enclosed in an oval.

Phil McGrane

Idaho Secretary of State

Processed By: Business Division

Verification #: 028385734

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eagle 

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Results: 1

Form Info	Status	Filing Date	Agent
EAGLE WINE COMPANY, LLC (3307417) Limited Liability Company (D)	Inactive-Dissolved (Administrative)	10/01/2018	GARY CUNNINGHAM

Inst # 202239

WE HEREBY CERTIFY THAT
THIS IS A TRUE & EXACT
COPY OF THE ORIGINAL
RECORDED TITLE & DEED

WARRANTY DEED

Lucinda M. Jensen
recorded 9-24-98
at 3:51 PM

For Value Received Donald B. Jensen and Charlotte R. Jensen, husband and wife, hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto Gary N. Cunningham and Martha C. Cunningham, whose address is: P. O. Box 26, Lakefork, Idaho 83635 hereinafter called the Grantee, the following described premises situated in Gem County, Idaho, to-wit:

See Attached Exhibit A

TO HAVE AND TO HOLD, the said premises, with their appurtenances unto the said Grantee and to the Grantee's heirs and assigns forever. And the 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 year taxes, conditions, covenants, restrictions, reservations, easements, and right of way, apparent or of record, and that grantor will warrant and defend the same from all claims whatsoever.

Dated: 9-24-98

Donald B. Jensen
Donald B. Jensen

Charlotte R. Jensen
Charlotte R. Jensen

STATE OF IDAHO)

: ss.

COUNTY OF GEM)

On this 24th day of September, 19 98 before me, the undersigned Notary Public, personally appeared Donald B. Jensen and Charlotte R. Jensen, known or identified to me to be the person(s) whose name(s) are subscribed to the within instrument, and acknowledged to me that they executed the same.

(SEAL)



Lucinda M. Jensen
Notary Public State of Idaho
Residing at: Emmett, Idaho
My Commission Expires: 6-30-2000

EXHIBIT A

NO. 202239
S. 2 OF 2

TOWNSHIP 6 North, Range 1 West, B.M., Gem County, Idaho

Section 24: The SW 1/4 of the SE 1/4; and

That part of the SE 1/4 of the SE 1/4 of Section 24, lying North and West of the County Road;

The W 1/2 of the NE 1/4 of the SE 1/4; S 1/2 of the SW 1/4; and NE 1/4 of the SW 1/4; and

SE 1/4 of the SE 1/4 lying East of the County Road.

Section 25: The NW 1/4 of the NE 1/4; NW 1/4 of the SW 1/4; and NW 1/4; NE 1/4 of the NE 1/4; and

That portion of the SW 1/4 of the NE 1/4 of said Section 25, described as follows:

Commencing at the Southwest corner of the SW 1/4 of the NE 1/4 of Section 25, T. 6 N., R. 1 W., B.M., Gem County, Idaho; thence North along the quarter quarter section line to the Northwest corner of the SW 1/4 of the NE 1/4; thence East along the quarter quarter section line to the Northeast corner of the SW 1/4 of the NE 1/4; thence Southwest to the South line of said SW 1/4 of the NE 1/4, to a point 735 feet East of the Real Point of Beginning; thence West 735 feet to the said REAL POINT OF BEGINNING.

Section 26: The SE 1/4 of the NE 1/4; SE 1/4 of the NW 1/4; NE 1/4 of the SW 1/4 and the SE 1/4.

202239

Gem County, IDAHO) ss
Recorded at request of

Alliance Title & Escrow

Time 3:51 PM

Date September 24, 1998

Instr. No. 202239

Recorded as a Deed

Thelma R. Koledziej, Clerk
Ex-officio Recorder.

By: Judith L. [Signature]
Deputy

Fees \$ 6.00

D.J.
C.R.

I certify that all of the facts stated in these Articles of Incorporation are true and correct and are made for the purpose of forming a business corporation under the laws of the State of Idaho.

Dated October 5, 1998

Gary Norris
Signature of Incorporator

I acknowledge my appointment as a registered agent of this corporation and accept the appointment.

Dated October 5, 1998

Gary Norris
Signature of Registered Agent

State of Idaho)

County of Gem)

S.S.

Before me on October 6, 1998 personally appeared Gary Norris Cunningham, who is known to me to be the person who subscribed his name to this document, and acknowledged the he did so for the purposes stated.

Patsy D. Humbird
Notary Public, in and for the County of Gem, State of Idaho.
My commission expires 3-14-99





IDAHO DEPARTMENT OF
WATER RESOURCES

322 E Front Street, Suite 648, Boise ID 83702 • PO Box 83720, Boise ID 83720-0098
Phone: 208-287-4800 • Fax: 208-287-6700 • Email: idwrinfo@idwr.idaho.gov • Website: idwr.idaho.gov

Governor Brad Little

Director Mathew Weaver

December 16, 2024

GARY N CUNNINGHAM
MARTHA C CUNNINGHAM
5900 PEARL RD
EAGLE ID 83616-9008

Re: Change in Ownership for Water Right No(s): 63-34676

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) 287-4942.

Sincerely,

Jean Hersley
Technical Records Specialist 2

Enclosure(s)

Hersley, Jean

From: Gary Cunningham <info@3horseranchvineyards.com>
Sent: Saturday, December 14, 2024 11:11 AM
To: Hersley, Jean
Subject: Re: change in ownership for 63-34676

CAUTION: This email originated outside the State of Idaho network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact your agency service desk with any concerns.

Good morning, I sent the quit claim a few moments ago under a fresh email thread. Mc

On Dec 9, 2024, at 11:50 AM, Hersley, Jean <Jean.Hersley@idwr.idaho.gov> wrote:

You can get deeds from the County records office. https://www.gemcounty.org/departments_offices/county_clerk/recorder_fees.php. You will probably have to go in person as the deeds are not available online yet.

<image001.jpg> *Jean Hersley*
Technical Records Specialist II
Idaho Dept Water Resources
(208) 287-4942

From: Gary Cunningham <info@3horseranchvineyards.com>
Sent: Sunday, December 8, 2024 1:48 PM
To: Hersley, Jean <Jean.Hersley@idwr.idaho.gov>
Subject: Re: change in ownership for 63-34676

CAUTION: This email originated outside the State of Idaho network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact your agency service desk with any concerns.

Good morning, please send me a link to the document that you need us to provide. It was our understanding that we had completed all necessary documentation last spring, so I am a bit surprised by your request. However, we are happy to comply and would appreciate more specifics With regards to the required document. Mc
Martha Cunningham
3 Horse Ranch Vineyards
Eagle Foothills District
Snake River Valley
208 867-9721

On Dec 4, 2024, at 12:05 PM, Hersley, Jean <Jean.Hersley@idwr.idaho.gov> wrote:

The Department of Water Resources received your request for a change in ownership and Statement of Completion of water permit 63-34676.

The permit is currently in the name of Eagle Wine Company, LLC. You provided a warranty deed that conveyed the land appurtenant to this permit from Donald B Jensen and Charlotte R. Jensen to Gary N Cunningham and Martha C. Cunningham and a quitclaim deed that conveyed the same land from Gary N Cunningham and Martha C. Cunningham to Gary N Cunningham and Martha C. Cunningham. The Department will need a conveyance document that conveys the property and/or water right from Eagle Wine Company to 3 Horse Ranch Vineyards or the Cunningham's to 3 Horse Ranch Vineyards.

The statement of completion cannot be processed until the ownership is updated.

Please provide the requested information within 30 days. You can provide the information by responding to this email or mail to: IDWR, PO Box 83720, Boise, ID 83720-0098. Let me know if you have any questions. Thank you.

<image001.jpg>

*Jean Hersley
Technical Records Specialist II
Idaho Dept Water Resources
(208) 287-4942*

Hersley, Jean

From: Martha Cunningham <martha@3horseranchvineyards.com>
Sent: Saturday, December 14, 2024 10:57 AM
To: Hersley, Jean
Cc: Gary Cunningham
Subject: change in ownership for 63-34676
Attachments: quit claim water rights 63-34673.pdf

CAUTION: This email originated outside the State of Idaho network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact your agency service desk with any concerns.

Good morning, Here is the quit claim deed you requested. We would really like to complete this change in ownership by years end. Please advise any other requirements. I can bring this document to your office on Monday if needed. Mc

Martha Cunningham
3HorseRanchVineyards.com
208-867-9721