

Before
Split

IDAHO DEPARTMENT OF WATER RESOURCES
Proof Report

5/3/2023

Water Right 2-7463

Owner Type **Name and Address**
Current Owner HIDDEN VALLEY ESTATES LTD
PARTNERSHIP
JESS VAN HALL 146 W CUB
MERIDIAN, ID 83642
(208) 866-4874

Priority Date: 3/7/1995

Basis: License

Status: Active

Source **Tributary**
SNAKE RIVER COLUMBIA RIVER

Beneficial Use	From	To	Diversion Rate	Volume
IRRIGATION	03/01	11/15	0.310 CFS	
	Total Diversion		0.310 CFS	

Source and Point(s) of Diversion:
SNAKE RIVER NESW Sec. 23, Twp 02N, Rge 04W, OWYHEE County

Place Of Use:

IRRIGATION within OWYHEE County

			NE				NW				SW				SE				Totals
Twp	Rng	Sec	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	
02N	04W	23											7.0 L3	4.7					11.7
02N	04W	26					2.0 L1	2.0											4.0

POU Total Acres: 15.7

Conditions of Approval:

1. R65 This right when combined with all other rights shall provide no more than 0.02 cfs per acre nor more than 4.5 afa per acre at the field headgate for irrigation of the place of use. Combined Nos.: 2-10632
2. 01M After specific notification by the department, the right holder shall install a suitable measuring device or shall enter into an agreement with the department to determine the amount of water diverted from power records and shall annually report the information to the department.
3. F06 The following rights are diverted through point of diversion described above: 02-2073A, 02-10246, 02-10259, 02-10260, 02-10330, 02-10348, 02-10349, 02-10351, 02-10411, 02-10412, 02-10413, 02-10414, 02-10415, 02-10458, 02-10459 and 02-7463.
4. Water shall not be diverted, under this right, when flows in the Snake River are

IDAHO DEPARTMENT OF WATER RESOURCES
Proof Report

5/3/2023

below established minimum flow amounts at any of the following locations:
Weiser, 4750 cfs; Johnson Bar, 5,000 cfs; Lime Point 13,000 cfs.

Comments:

1	scurtis	7/10/2013	POD
Updated Shape			
2	scurtis	7/10/2013	POU
Updated Shape			
3	Imcsherry	12/7/2021	Split Right
Split into 2-10632.			
4	Imcsherry	12/7/2021	POU
Updated Shape			

Dates and Other Information:

Licensed Date: 9/24/2013
Water District Number: NWD
Generic Max Rate Per Acre: 0.020
Generic Max Volume Per Acre: 4.5
Mitigation Plan: False

Combined Use Limits:

N/A

SubCase:

N/A

Water Supply Bank:

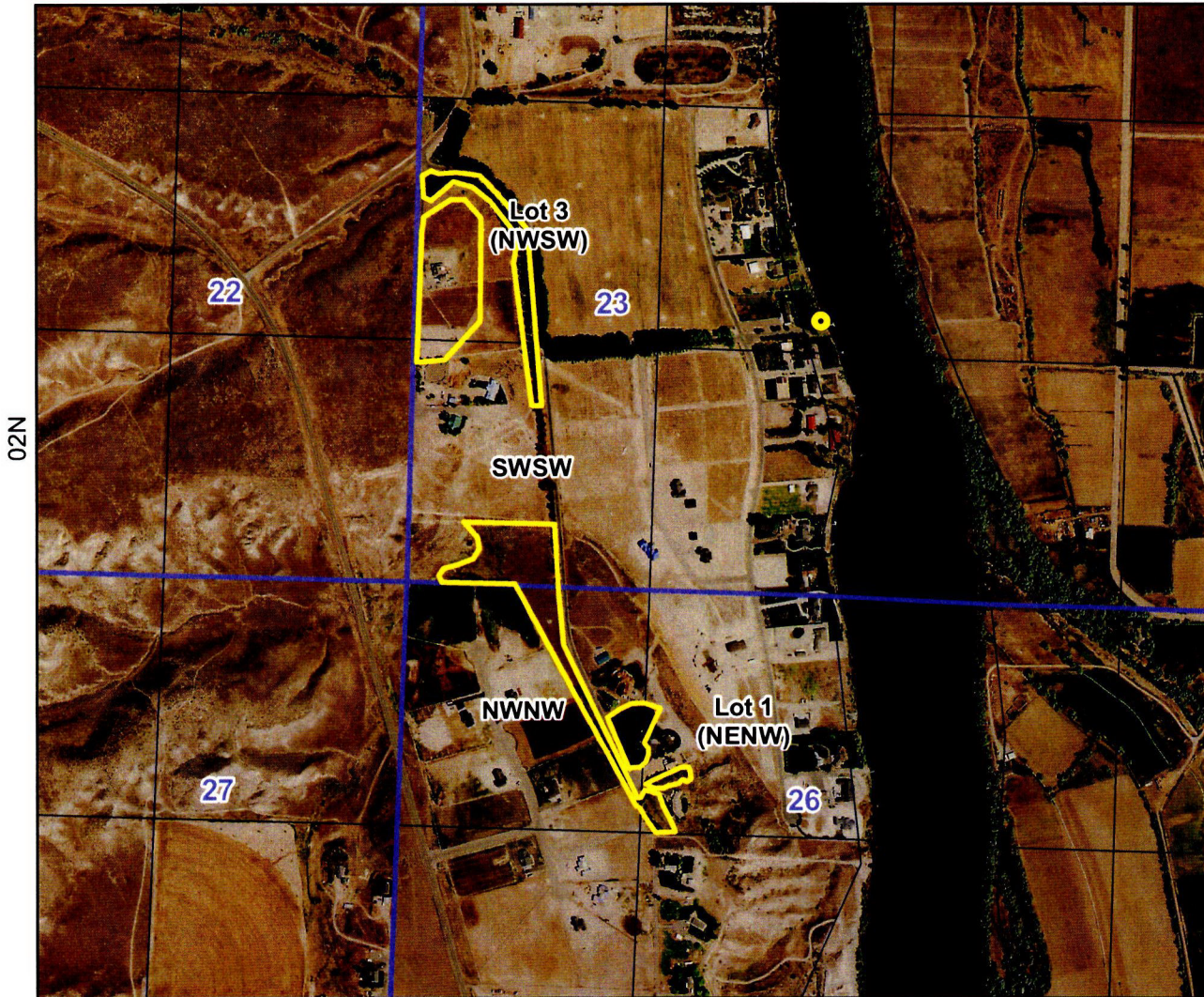
N/A

State of Idaho
Department of Water Resources
Attachment to Water Right
2-7463

Before
split

This map depicts the IRRIGATION place of use boundary for this water right at the time of this approval and is attached to the approval document solely for illustrative purposes.

04W



0 0.125 0.25 0.5 Miles

- Place Of Use Boundary
- Townships
- PLS Sections
- Quarter Quarters
- Point of Diversion

SCANNED
MAY 05 2022

AFA
Split

IDAHO DEPARTMENT OF WATER RESOURCES
Proof Report

5/4/2023

Water Right 2-7463

Owner Type **Name and Address**
Current Owner HIDDEN VALLEY ESTATES LTD
PARTNERSHIP
JESS VAN HALL 146 W CUB
MERIDIAN, ID 83642
(208) 866-4874

Priority Date: 3/7/1995

Basis: License

Status: Active

Source
SNAKE RIVER

Tributary
COLUMBIA RIVER

Beneficial Use	From	To	Diversion Rate	Volume
IRRIGATION	03/01	11/15	0.280 CFS	
	Total Diversion		0.280 CFS	

Source and Point(s) of Diversion:

SNAKE RIVER NESW Sec. 23, Twp 02N, Rge 04W, OWYHEE County

Place Of Use:

IRRIGATION within OWYHEE County

			NE				NW				SW				SE				Totals
Twp	Rng	Sec	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	
02N	04W	23											7.0 L3	4.7					11.7
02N	04W	26					2.0 L1	0.6											2.6

POU Total Acres: 14.3

Conditions of Approval:

1. R65 This right when combined with all other rights shall provide no more than 0.02 cfs per acre nor more than 4.5 afa per acre at the field headgate for irrigation of the place of use.
2. 01M After specific notification by the department, the right holder shall install a suitable measuring device or shall enter into an agreement with the department to determine the amount of water diverted from power records and shall annually report the information to the department.
3. F06 The following rights are diverted through point of diversion described above: 02-2073A, 02-10246, 02-10259, 02-10260, 02-10330, 02-10348, 02-10349, 02-10351, 02-10411, 02-10412, 02-10413, 02-10414, 02-10415, 02-10458, 02-10459 and 02-7463.
4. Water shall not be diverted, under this right, when flows in the Snake River are

IDAHO DEPARTMENT OF WATER RESOURCES
Proof Report

5/4/2023

below established minimum flow amounts at any of the following locations:
Weiser, 4750 cfs; Johnson Bar, 5,000 cfs; Lime Point 13,000 cfs.

Comments:

1	scurtis	7/10/2013	POD
Updated Shape			
2	scurtis	7/10/2013	POU
Updated Shape			
3	Imcsherry	12/7/2021	Split Right
Split into 2-10632.			
4	Imcsherry	12/7/2021	POU
Updated Shape			
5	JShearer	5/4/2023	Split Right
Split into 2-10652.			

Dates and Other Information:

Licensed Date: 9/24/2013
Water District Number: NWD
Generic Max Rate Per Acre: 0.020
Generic Max Volume Per Acre: 4.5
Mitigation Plan: False

Combined Use Limits:

N/A

SubCase:

N/A

Water Supply Bank:

N/A

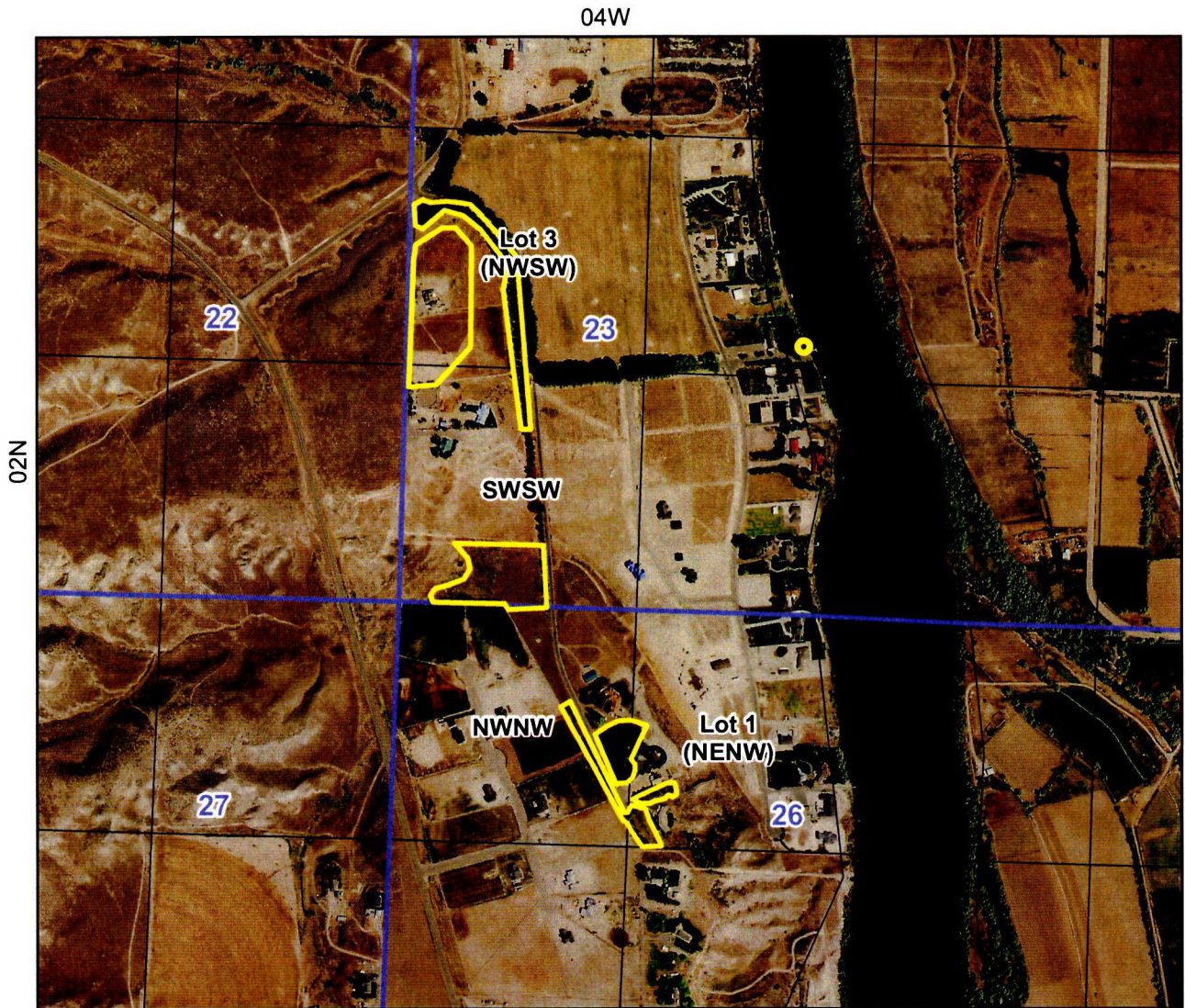
SCANNED

MAY 05 2023
2-7463

State of Idaho
Department of Water Resources
Attachment to Water Right
2-7463

After
Split

This map depicts the IRRIGATION place of use boundary for this water right at the time of this approval and is attached to the approval document solely for illustrative purposes.



0 0.125 0.25 0.5 Miles

- Place Of Use Boundary
- Townships
- PLS Sections
- Quarter Quarters
- Point of Diversion

SCANNED

MAY 05 2023

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED DE

APR 20 2021

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?
2-7463	Yes ☒	Yes ☐		Yes ☐	Yes ☐
2-10415	Yes ☒	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Noralahi, Hessam & Jenni
Name of current water right holder/claimant

3. New Owner(s)/Claimant(s): Bickel, Donald C & Debra L.
New owner(s) as listed on the conveyance document Name connector ☒ and ☐ or ☐ and/or
- 3076 Graham Rd. JBSA Ft. San Houston TX 78234
Mailing address City State ZIP
- (912) 398-7004 luwho@icloud.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: 3/11/2021

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 # 2-7463

8. Signature: Donald C Bickel 4/19/2021
Signature of new owner/claimant Title, if applicable Date
- Signature: Debra L Bickel 4/19/2021
Signature of new owner/claimant Title, if applicable Date

SCANNED 4/19/2021

MAY 05 2023

For IDWR Office Use Only:

Received by CE Date 04/20/2021 Receipt No. W049321 Receipt Amt. \$200.00

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 JS Processed by JS Date 05/04/2023



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

WARRANTY DEED

Alliance Title & Escrow, LLC Order No.:541723

FOR VALUE RECEIVED

Hessam Noralahi and Jenni Noralahi, who acquired title as Jenny Noralahi, husband and wife

the grantors, do hereby grant, bargain, sell and convey unto

Donald C. Bickel and Debra L. Bickel, husband and wife

whose current address is 3076 Graham Rd., Fort Sam Houston, TX 78234

the grantees, the following described premises, in Owyhee County, Idaho, TO WIT:

This parcel is a portion of the Northwest Quarter of the Northwest Quarter of Section 26, Township 2 North, Range 4 West of the Boise Meridian and is more particularly described as follows:

**Commencing at the Northwest corner of said Northwest Quarter of the Northwest Quarter; thence
North 90°00'00" East along the North boundary of said Northwest Quarter of the Northwest Quarter a distance of 580.00 feet to the TRUE POINT OF BEGINNING;
thence continuing
North 90°00'00" East along said North boundary a distance of 278.78 feet; thence
South 6°56'08" East a distance of 306.01 feet; thence
South 26°28'32" East a distance of 221.27 feet; thence
South 58°21'08" West a distance of 89.45 feet; thence
North 31°38'52" West a distance of 644.62 feet to the TRUE POINT OF BEGINNING.**

This parcel contains 2.01 acres, more or less, and is subject to a 20.00 foot wide landscape and utility easement along the Southwesterly and Southeasterly boundaries and to a 10.00 foot wide irrigation easement the centerline of which is described as follows:

**COMMENCING at the Northwest corner of the said Northwest Quarter of the Northwest Quarter; thence
North 90°00'00" East along the North boundary of said Northwest Quarter of the Northwest Quarter a distance of 834.60 feet; thence
South 6°45'02" East a distance of 22.13 feet to the TRUE POINT OF BEGINNING for said centerline; thence
South 81°01'57" West a distance of 203.13 feet the TERMINATION POINT for said easement.**

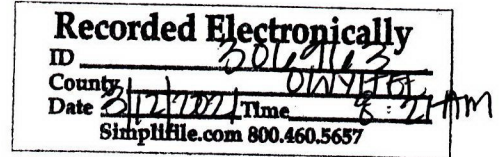
Subject to and together with a road and utility easement described as follows:

This easement lies in portions of the Northwest Quarter of the Northwest Quarter and Government Lot 1 of Section 26, and of the Southwest Quarter of the Southwest Quarter of Section 23, Township 2 North, Range 4 West of the Boise Meridian, Owyhee County, Idaho, described as follows:

COMMENCING at the Northwest corner of said Northwest Quarter of the Northwest Quarter; thence

SCANNED

MAY 05 2023



WARRANTY DEED

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FOR VALUE RECEIVED

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This parcel is a portion of the Northwest Quarter of the Northwest Quarter of Section 26, Township 2 North, Range 4 West of the Boise Meridian and is more particularly described as follows:

Commencing at the Northwest corner of said Northwest Quarter of the Northwest Quarter; thence North 90°00'00" East along the North boundary of said Northwest Quarter of the Northwest Quarter a distance of 580.00 feet to the TRUE POINT OF BEGINNING; thence continuing North 90°00'00" East along said North boundary a distance of 278.78 feet; thence South 6°56'08" East a distance of 306.01 feet; thence South 26°28'32" East a distance of 221.27 feet; thence South 58°21'08" West a distance of 89.45 feet; thence North 31°38'52" West a distance of 644.62 feet to the TRUE POINT OF BEGINNING.

This parcel contains 2.01 acres, more or less, and is subject to a 20.00 foot wide landscape and utility easement along the Southwesterly and Southeasterly boundaries and to a 10.00 foot wide irrigation easement the centerline of which is described as follows:

COMMENCING at the Northwest corner of the said Northwest Quarter of the Northwest Quarter; thence North 90°00'00" East along the North boundary of said Northwest Quarter of the Northwest Quarter a distance of 834.60 feet; thence South 6°45'02" East a distance of 22.13 feet to the TRUE POINT OF BEGINNING for said centerline; thence South 81°01'57" West a distance of 203.13 feet the TERMINATION POINT for said easement.

Subject to and together with a road and utility easement described as follows:

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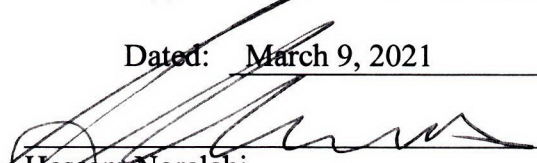
COMMENCING at the Northwest corner of said Northwest Quarter of the Northwest Quarter; thence

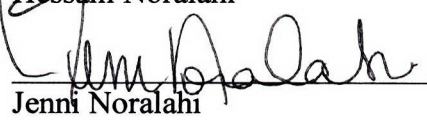
North 90°00'00" East along the North boundary of said Northwest Quarter of the Northwest Quarter a distance of 834.60 feet to the TRUE POINT OF BEGINNING; thence
North 6°45'02" West a distance 1239.20 feet to the Southwest corner boundary of Launch Drive, shown as Lot 1, Block 2 of Hidden Valley Estates Subdivision on the official plat thereof; thence
North 83°21'36" East along said boundary a distance of 60.00 feet; thence
South 6°45'02" East a distance of 1541.85 feet; thence
South 26°28'32" East a distance of 216.73 feet; thence
South 27°47'02" East a distance of 579.92 feet; thence Southeasterly 26.36 feet along the arc of a curve to the left having a central angle of 75°31'21", a radius of 20.00 feet and a long chord which bears
South 65°32'42" East a distance of 24.50 feet; thence Southwesterly 267.58 feet along the arc of a curve to the right having a central angle of 255°31'21", a radius of 60.00 feet and a long chord which bears
South 24°27'17" West a distance of 94.87 feet; thence
North 27°47'02" West a distance of 658.03 feet; thence
North 26°28'32" West a distance of 227.88 feet; thence
North 6°45'02" West a distance of 313.19 feet to the TRUE POINT OF BEGINNING.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, heirs and assigns forever. And the said Grantor does 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: Current Year Taxes, conditions, covenants, restrictions, reservations, easements, rights and rights of way, apparent or of record.

And that (s)he will warrant and defend the same from all lawful claims whatsoever.

Dated: March 9, 2021


Hessam Noralahi

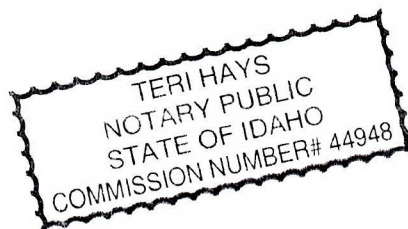

Jenni Noralahi

State of Idaho } ss
County of Canyon }

On this 10 day of March, 2021, before me, the undersigned, a Notary Public in and for said state, personally appeared Hessam Noralahi and Jenni Noralahi, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.


Notary Public for the State of Idaho
Residing at: Wilder
Commission Expires: 7/27/2023



IDAHO DEPARTMENT OF WATER RESOURCES
WESTERN REGION

2735 W. Airport Way
Boise, Idaho 83705-5082

RETURN SERVICE REQUESTED

PRESORTED
FIRST CLASS



US POSTAGE PAID PITNEY BOWES
ZIP 83702 \$ 000.47¹
02 4W
0000382560 MAY 08 2023

RECEIVED

MAY 15 2023

WATER RESOURCES
WESTERN REGION

SUPPORT DATA

IN FILE # 2-7463

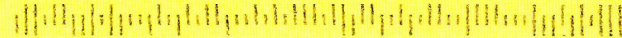
DONALD C. BICKEL & DEBRA L. BICKEL
3076 GRAHAM RD
JBSA FSH TX 78234-2671

Re: 2-7463, 2-10415,
2-10652, 2-10653

83705>5082
DAACSEB 782:

782 NFE 1300C2110005/11/23
FORWARD TIME EXP RTN TO SEND
BICKEL
1980 SISKIN LN
COLORADO SPGS CO 80951-4756

RETURN TO SENDER



SCANNED

JUN 22 2023



Western Region • 2735 W Airport Way • Boise, ID 83705-5082

Phone: 208-334-2190 • Fax: 208-334-2348 • Email: westerninfo@idwr.idaho.gov • Web: idwr.idaho.gov

Governor Brad Little

Director Gary Spackman

May 05, 2023

DONALD C. BICKEL & DEBRA L. BICKEL
3076 GRAHAM RD
JB SA FSH TX 78234-2671

Re: Change in Water Right Ownership: 2-7463 (split into 2-10652), 2-10415 (split into 2-10653)

Dear Water Right Holder(s):

The Department of Water Resources (Department) acknowledges the receipt of correspondence changing ownership of a portion of the above referenced water right(s) to you. The Department has modified its records based on the information received and has enclosed a computer-generated report for you.

Your portion of each water right(s) 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.

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) 605-4622.

Sincerely,

Lynne Evans
Administrative Assistant I

Enclosure(s)

c: HIDDEN VALLEY ESTATES LTD PARTNERSHIP

SCANNED

MAY 05 2023

MEMORANDUM

May 4, 2023

Water Rights: 2-7463, 2-10415, 2-10652, 2-10653

Author: JShearer

Subject: Ownership Change/Split Right

Notice of Ownership Change filed by Donald and Debra Bickel on April 19, 2021 split water rights 2-7463 and 2-10415 into child rights 2-10652 and 2-10653 respectively. This split effectively changed the ownership of child rights 2-10652, and 2-10653 from Hidden Valley Estates LTD to the Bickels. Ownership change and split was completed by WRA Justin Shearer 5/4/2023.

SCANNED

MAY 05 2023