

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED

Aug 04, 2023

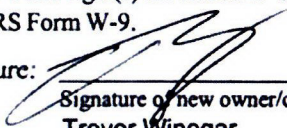
DEPARTMENT OF
WATER RESOURCES

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 #7 of the instructions.

Water Right/Claim No.	Split?	Leased to Water Supply Bank?	Water Right/Claim No.	Split?	Leased to Water Supply Bank?
21-7031	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: Valley View Rental & Sales LLC
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Valley View RV LLC
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or
- 5152 US Hwy 20 Island Park ID 83429
Mailing address City State Zip
- 828-702-0939 brightoncamps@gmail.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: 12/28/2020
6. Do you own the land identified as the water right place of use? Yes ☒ No ☐
☐ 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:
☒ 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.

8. Signature:  Member 08/03/2023
Signature of new owner/claimant Title, if applicable Date
Trevor Winegar
Print name

Signature: _____ Title, if applicable _____ Date AUG 23 2023
Signature of new owner/claimant Title, if applicable Date
Print name

Received by CH Date 8-14-23 For IDWR Office Use Only: Receipt No. E 049415 Receipt Amt. 25.

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  Date 8-23-23

SCANNED

First American Title Company

WARRANTY DEED

935014 · RA

Henry Lake Station LLC, *an Idaho limited liability company*, c/o Todd Winegar, of 523 N Cambridge Circle, Salt Lake City, UT 84404 (hereinafter "Grantor"), for and in consideration of \$10.00 and other good and valuable consideration, hereby transfers, grants, conveys, and warrants unto **Valley View RV LLC**, *an Idaho limited liability company*, c/o Trevor Winegar, 1 Meadows End, Georgetown, Texas 78628 (hereinafter "Grantee"), the following described real property (hereinafter referred to as the "Subject Property") located in Fremont County, Idaho, to wit:

See Exhibit A, which is attached hereto and incorporated herein by reference.

Together with: Except as provided herein, all and singular the tenements, hereditaments, improvements, appurtenances, easements, rights, appurtenant water rights, and rights of way thereunto belonging or in anywise appertaining, and all fixtures appertaining thereto; the reversion and reversions, remainder and remainders, rents, issues, profits thereof; and all estate, right, title, and interest in and to the said property, as well in law as in equity.

Subject to: All easements, encumbrances, rights of way, covenants, conditions, restrictions, reservations, patent reservations, dedications, easements, applicable building and zoning ordinances and use regulations and restrictions of record, all facts and circumstances that would be revealed by inspection of the property or inquiry of persons in possession thereof, and payment of present year's property taxes, which are an accruing lien not yet due.

Grantor, for itself, its heirs, successors, and assigns, warrants and represents as follows:

Grantor has the legal right to transfer the real property described herein.

Grantor is the owner in fee simple of the real property described in this Warranty Deed and has the legal right to convey said real property to Grantee.

The real property described in this deed is free from all liens, encumbrances, current year's taxes, levies, and assessments, and defects in title, except as otherwise shown in this deed or of record.

SCANNED

AUG 23 2023

Grantor will forever warrant and defend the title and quiet and peaceful possession of the Subject Property granted by this Warranty Deed to Grantee, its successors in interest, and assigns against all lawful claims.

Effective Date: December 28, 2020.

HENRY LAKE STATION, L.L.C.

By: Todd Winegar, Member

Acknowledgment

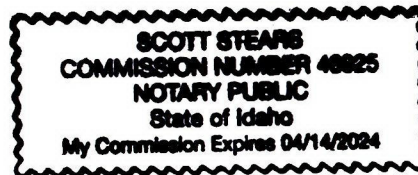
State of ~~Utah~~ Idaho
County of Madison ss.

On this 28 day of December, 2020, before me, the undersigned, a notary public, personally appeared Todd Winegar, known or identified to me to be the person whose name is subscribed to the within instrument in his capacity as Member of Henry Lake Station, L.L.C., an *Idaho limited liability company*, and acknowledged to me that such limited liability company executed the same.

Notary Public

Residing at: Boylston, ID

(Seal)



SCANNED

AUG 23 2023

EXHIBIT A

The following real property located in Fremont County, Idaho:

PARCEL 6:

COMMENCING AT A POINT THAT IS SOUTH 89°51' EAST 500.19 FEET FROM THE WEST QUARTER CORNER OF SECTION 13, TOWNSHIP 15 NORTH, RANGE 43 EAST, BOISE MERIDIAN, FREMONT COUNTY, IDAHO, WHICH POINT IS ON THE EAST RIGHT OF WAY LINE OF U.S. HIGHWAY 191; AND RUNNING THENCE SOUTH 89°51' EAST 428.90 FEET; THENCE NORTH 10°55' EAST 625.0 FEET; THENCE NORTH 80°13' WEST 408.0 FEET TO THE EAST RIGHT OF WAY LINE OF U.S. HIGHWAY 191; THENCE SOUTHWESTERLY AROUND A CURVE TO THE LEFT FOLLOWING THE RIGHT OF WAY APPROXIMATELY 697.5 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH APPURTENANCES, INCLUDING WITHOUT LIMITATION, THE WELL AND WELL HOUSE THAT IS WITH OR SERVICES THE PROPERTY, AND THE FOLLOWING DECREED WATER RIGHTS: 21-7031.

SCANNED

AUG 23 2023

Hersley, Jean

From: Caitlyn Nielsen <c.blake238@gmail.com>
Sent: Friday, August 4, 2023 1:06 PM
To: IDWR File
Subject: Water Rights Transfer Request
Attachments: 2023-08-03 14-50 (1).pdf; 584000.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.

Hello,

Please see attached deed and water transfer change request. Let us know if anything else is needed. Check is forthcoming via mail.

Thank you,
Caitlyn Nielsen
Valley View RV LLC

SCANNED

AUG 23 2023

PAGE 1
Dec-20-2006



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 Gary Spackman

August 23, 2023

VALLEY VIEW RV LLC
5152 OLD HIGHWAY 20
ISLAND PARK ID 83429

Re: Change in Ownership for Water Right No(s): 21-7031

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)

SCANNED

AUG 23 2023

Hersley, Jean

From: Hersley, Jean
Sent: Thursday, August 10, 2023 7:54 AM
To: Caitlyn Nielsen
Subject: RE: Water Rights Transfer Request

Thank you. The Department is still waiting on the filing fee of \$25.



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

From: Caitlyn Nielsen <c.blake238@gmail.com>
Sent: Wednesday, August 9, 2023 11:48 AM
To: IDWR File <file@idwr.idaho.gov>
Subject: Re: Water Rights Transfer Request

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.

Hello again,

I am adding an additional deed, this one shows the sale from Valley View Rental and Sales LLC to Henry's Lake Station LLC. Please let me know if anything else is needed and confirm receipt.

Thank you,
Caitlyn Nielsen

On Fri, Aug 4, 2023 at 2:05 PM Caitlyn Nielsen <c.blake238@gmail.com> wrote:

Hello,

Please see attached deed and water transfer change request. Let us know if anything else is needed. Check is forthcoming via mail.

Thank you,
Caitlyn Nielsen
Valley View RV LLC