

OCT 18 2024

WATER RESOURCES
WESTERN REGIONSTATE OF IDAHO
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?
65-24097	Yes ☐	Yes ☐	65-24088	Yes ☐	Yes ☐
65-24098	Yes ☐	Yes ☐		Yes ☐	Yes ☐
65-24083	Yes ☐	Yes ☐		Yes ☐	Yes ☐
65-24084	Yes ☐	Yes ☐		Yes ☐	Yes ☐
65-24087	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Kittyhawk Ventures LLC/David Mortimer
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Twin Pine Station LLC
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or
- PO Box 2198 McCall ID 83638
Mailing address City State Zip
2088710936 mortimer.holly@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: 9/14/2020, 11/25/2020
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:
☐ 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: [Signature] Member 10/16/2024
Signature of new owner/claimant Title, if applicable Date
Holly Mortimer
Print name

Signature: _____
Signature of new owner/claimant Title, if applicable

Print name

SUPPORT DATA
IN FILE # 65-24083

Received by SH Date 10/18/24 Receipt No. W052240 Receipt Amt. \$150.00
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 SH Processed by SH Date 10/22/2024

Instrument # 460975

VALLEY COUNTY, CASCADE, IDAHO

12-29-2023 10:54:37 AM No. of Pages: 6

Recorded for : JESSICA TINGEY

DOUGLAS A. MILLER

Fee: 15.00

Ex-Officio Recorder Deputy

Index to: QUITCLAIM DEED



Quitclaim Deed

For value received,

Kittyhawk Ventures, LLC, and David Mortimer

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

Twin Pine Station, LLC

whose current address is 3128 West Mountain Road, McCall, ID 83638
the following described premises:

See Attached Exhibit "A"

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

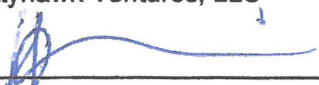
Remainder of this page is intentionally left blank. Quitclaim Deed - Page 1 of 2

PARCEL:

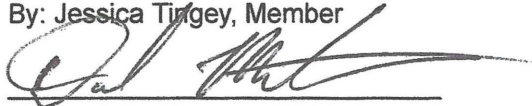
RP17N02E136565

Date:

Kittyhawk Ventures, LLC


By: Holly Mortimer, Member

By: Jessica Tingey, Member


By: David Mortimer

State of IDAHO, County of VALLEY ss.

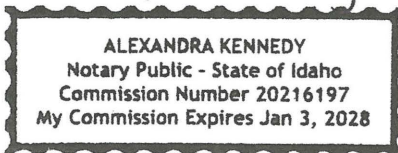
On this 7th day of November in the year of 2023, before me, the undersigned, a Notary Public in and for said State, personally appeared Holly Mortimer known or identified to me to be the Members of the limited liability company that executed the instrument or the person who executed the instrument on behalf of said limited liability company, and acknowledged to me that such limited liability company executed the same.

Notary Public 

Residing at: McCall, ID

My Commission Expires: January 3, 2028

(seal)



State of _____, County of _____ ss.

On this _____ day of _____ in the year of 2023, before me, the undersigned, a Notary Public in and for said State, personally appeared Jessica Tingey known or identified to me to be the Members of the limited liability company that executed the instrument or the person who executed the instrument on behalf of said limited liability company, and acknowledged to me that such limited liability company executed the same.

Notary Public

Residing In:

My Commission Expires:

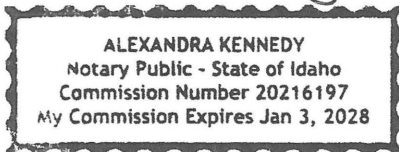
(seal)

Quitclaim Deed - Page 2 of 2

State of IDAHO, County of VALLEY ss.

On this 7th day of November in the year of 2023, before me, the undersigned, a Notary Public in and for said State, personally appeared David Mortimer known or identified to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same.

Notary Public 
Residing at: McCall, ID
My Commission Expires: January 3, 2028
(seal)



Date:

Kittyhawk Ventures, LLC

By: Holly Mortimer, Member

By: Jessica Tingey, Member

By: David Mortimer

State of IDAHO, County of VALLEY ss.

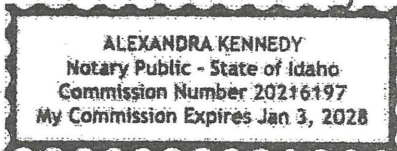
On this 7th day of November in the year of 2023, before me, the undersigned, a Notary Public in and for said State, personally appeared Holly Mortimer known or identified to me to be the Members of the limited liability company that executed the instrument or the person who executed the instrument on behalf of said limited liability company, and acknowledged to me that such limited liability company executed the same.

Notary Public

Residing at: McCall, ID

My Commission Expires: January 3, 2028

(seal)



State of _____, County of _____ ss.

On this _____ day of _____ in the year of 2023, before me, the undersigned, a Notary Public in and for said State, personally appeared Jessica Tingey known or identified to me to be the Members of the limited liability company that executed the instrument or the person who executed the instrument on behalf of said limited liability company, and acknowledged to me that such limited liability company executed the same.

Notary Public

Residing In:

My Commission Expires:

(seal)

CALIFORNIA ALL- PURPOSE ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of NAPA

On NOVEMBER 28, 2023 before me, **RAJENDRA K. MALIK – NOTARY PUBLIC**,
personally appeared JESSICA TINGEY

_____ ,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing
paragraph is true and correct.

WITNESS my hand and official seal.

Signature  (Seal)

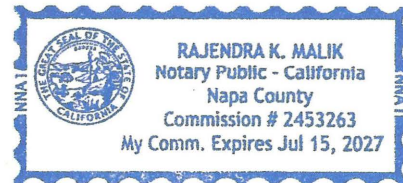


EXHIBIT 'A'

File No. 420293AM

A parcel of land situate in the SW1/4 SW1/4 of Section 13, and the NW1/4 NW1/4 of Section 24, T. 17 N., R. 2 E., B.M., Valley County, Idaho, more particularly described as follows:

Commencing at a 5/8" rebar marking the Section Corner common to Sections 13, 14, 23, and 24, T. 17 N., R. 2 E., B.M., Valley County, Idaho, as shown on that particular Record of Survey recorded as Instrument No. 421754, in Book 13, Page 246 of Surveys, in the Office of the Recorder, Valley County, Idaho; thence, S. 89°39'16" E., 58.29 feet along the line common to said Sections 13 and 24, to a 5/8" rebar on the easterly right-of-way of West Mountain Road, the REAL POINT OF BEGINNING:

Thence, 220.86 feet along said easterly right-of-way on a non-tangent curve to the right, whose radius is 2,940.91 feet, delta angle is 4°18'10", and whose long chord bears N. 1°06'12" W., 220.80 feet, to a 5/8" rebar, Thence, S. 89°57'13" E., 1,299.49 feet to a 5/8" rebar, as shown on that particular Record of Survey recorded as Instrument No. 431517, in Book 14, Page 59 of Surveys, in the Office of the Recorder, Valley County, Idaho,

Thence, S. 0°06'46" E., 521.96 feet to a 5/8" rebar,

Thence, S. 0°27'09" W., 959.07 feet to a 5/8" rebar,

Thence, N. 89°39'10" W., 926.45 feet to a 5/8" rebar on the easterly right-of-way of West Mountain Road,

Thence, 1,317.88 feet along said easterly right-of-way on a non-tangent curve to the right, whose radius is 2,940.91 feet, delta angle is 25°40'31", and whose long chord bears N. 16°05'33" W., 1,306.88 feet, to the Point of Beginning.

Bearings based on GPS derived State Plane Grid Azimuth, Idaho West Zone (1103).



Instrument # 434962
VALLEY COUNTY, CASCADE, IDAHO
11-25-2020 10:14:23 No. of Pages: 3
Recorded for: AMERITITLE - CASCADE
DOUGLAS A. MILLER Fee: \$15.00
Ex-Officio Recorder Deputy: AMF
Electronically Recorded by Simplifile

WARRANTY DEED

Order No.: 420293AM

FOR VALUE RECEIVED

Scott Gressley and Kylie Gressley, husband and wife

the grantor(s), do(es) hereby grant, bargain, sell and convey unto

Kittyhawk Ventures, LLC, an Idaho Limited Liability Company and David Mortimer, a married man as his sole and separate property

whose current address is:

3724 N Hawthorn Drive
Boise, ID 83703

the grantee(s), the following described premises, in Valley County, Idaho,
TO WIT:

See Attached Exhibit 'A'

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.



This document has been recorded electronically. Please see the attached copy to view the County Recorder's stamp as it now appears in the public record.

AmeriTitle

WARRANTY DEED

Order No.: 420293AM

FOR VALUE RECEIVED

Scott Gressley and Kylie Gressley, husband and wife

the grantor(s), do(es) hereby grant, bargain, sell and convey unto

Kittyhawk Ventures, LLC, an Idaho Limited Liability Company and David Mortimer, a married man as his sole and separate property

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Dated: 11-24-2020

Scott Gressley

Scott Gressley

Kylie Gressley

Kylie Gressley

State of Idaho } ss
County of Payette}

On this 24 day of November, 2020, before me, the undersigned a Notary Public in and for said state, personally appeared Scott Gressley and Kylie Gressley, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same. IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Matea Gabiola

Notary Public for the State of Idaho
Residing at: Fruitland, ID
Commission Expires: 7/23/2021

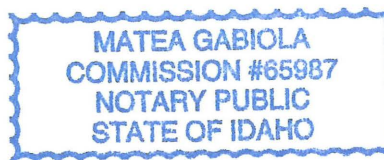


EXHIBIT 'A'

File No. 420293AM

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Thence, S. 89°57'13" E., 1,299.49 feet to a 5/8" rebar, as shown on that particular Record of Survey recorded as Instrument No. 431517, in Book 14, Page 59 of Surveys, in the Office of the Recorder, Valley County, Idaho,

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Thence, N. 89°39'10" W., 926.45 feet to a 5/8" rebar on the easterly right-of-way of West Mountain Road,

Thence, 1,317.88 feet along said easterly right-of-way on a non-tangent curve to the right, whose radius is 2,940.91 feet, delta angle is 25°40'31", and whose long chord bears N. 16°05'33" W., 1,306.88 feet, to the Point of Beginning.

Bearings based on GPS derived State Plane Grid Azimuth, Idaho West Zone (1103).

Instrument # 460974

VALLEY COUNTY, CASCADE, IDAHO

12-29-2023 10:52:20 AM No. of Pages: 3

Recorded for : JESSICA TINGEY

DOUGLAS A. MILLER

Fee: 15.00

Ex-Officio Recorder Deputy

Index to: QUITCLAIM DEED



Quitclaim Deed

For value received,

Kittyhawk Ventures, LLC

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

Twin Pine Station, LLC

whose current address is 3128 West Mountain Road, McCall, ID 83638
the following described premises:

See Attached Exhibit "A"

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

Remainder of this page is intentionally left blank. Quitclaim Deed - Page 1 of 2

PARCEL:

RP17N02E138380

Date:

Kittyhawk Ventures

Holly Ann Tingey Mortimer

By: Holly Mortimer, Member

Jessica Ann Tingey

Jessica Tingey, Member

State of Texas, County of Van Zandt ss.

On this 11th day of August in the year of 2023, before me, the undersigned, a Notary Public in and for said State, personally appeared Holly Mortimer ~~known or identified to me to be the Members of the limited liability company that executed the instrument or the person who executed the instrument on behalf of said. limited liability company, and acknowledged to me that such limited liability company executed the same.~~

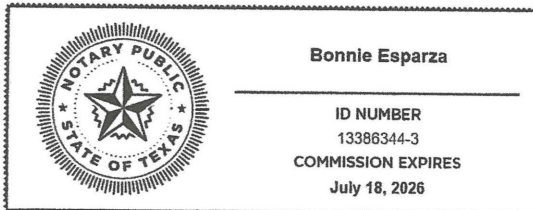
Notary Public

Residing at: Van Zandt Texas

My Commission Expires: 07/18/2026

(seal)

Notarized online using audio-video communication



State of Texas, County of Van Zandt ss.

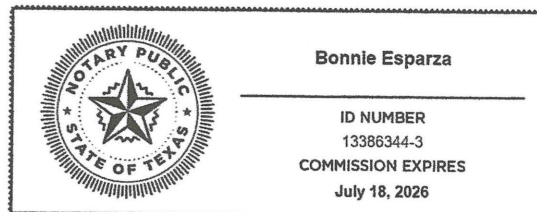
On this 11th day of August in the year of 2023, before me, the undersigned, a Notary Public in and for said State, personally appeared Jessica Tingey known or identified to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same.

Notary Public

Residing In: Van Zandt Texas

My Commission Expires: 07/18/2026

(seal)



Quitclaim Deed - Page 2 of 2

Notarized online using audio-video communication

EXHIBIT 'A'

File No. 391799AM

A parcel of land situate in the SE1 /4 SW 1/4 and the SW 1/4 SE 1/4 of Section 13, and the NE 1/4 NW 1/4 and the NW 1/4 NE 1/4 of Section 24, T. 17 N., R. 2 E., B.M., Valley County, Idaho, more particularly described as follows:

Commencing at a 5/8" rebar marking the Northwest 1/16th Corner of Section 24, T. 17 N., R. 2 E., B.M., Valley County, Idaho, as shown on that particular Record of Survey recorded as Instrument No. 421754, in Book 13, Page 246 of Surveys, in the Office of the Recorder, Valley County, Idaho; thence, N. 0°27'09" E., 959.07 feet to a 5/8" rebar, the REAL POINT OF BEGINNING:

Thence, N. 0°06'46" W., 521.96 feet to a 5/8" rebar;
Thence, N. 35°30'38" E., 730.30 feet to a 5/8" rebar;
Thence, N. 81°32'54" E., 1,626.63 feet to a 5/8" rebar;
Thence, N. 56°02'49" E., 498.58 feet to a 5/8" rebar;
Thence, continuing N. 56°02'49" E., 30.00 feet to the meander line of the right bank of the North Fork of the Payette River;
Thence, S. 60°10'27" E., 183.90 feet along said meander line to the easterly boundary of the SW 1/4 SE 1/4, of said Section 24; Section 13
Thence, S. 0°46'50" W., 110.55 feet along said easterly boundary to a brass cap marking the Special Meander Corner on the sectional subdivision line of said Section 13;
Thence, continuing S. 0°46'50" W., 1,169.66 feet to an aluminum cap marking the East 1/16th Corner common to Sections 13 and 24, T. 17 N., R. 2 E., B.M., Valley County, Idaho;
Thence, S. 0°24'54" W., 1,324.07 feet to an aluminum cap marking the Northeast 1/16th Corner of said Section 24;
Thence, N. 55°23'36" W., 1,492.22 feet to a 5/8" rebar;
Thence, N. 81°49'51" W., 1,388.99 feet, to the Point of Beginning.

ELECTRONICALLY RECORDED
STAMPED FIRST PAGE NOW
INCORPORATED AS PART OF
THE ORIGINAL DOCUMENT.

Instrument # 433821

VALLEY COUNTY, CASCADE, IDAHO
10-26-2020 14:33:31 No. of Pages: 4
Recorded for: TITLEONE BOISE
DOUGLAS A. MILLER Fee: \$15.00
Ex-Officio Recorder Deputy: AMF
Electronically Recorded by Simplifile



TitleOne
a title & escrow co.

XXXRe-Recording to correct legalXXX

Order Number: 20374052

Warranty Deed

For value received,

Scott Gressley and Kylie Gressley, husband and wife

the grantor, does hereby grant, bargain, sell, and convey unto

Kittyhawk Ventures, LLC an Idaho limited liability company

whose current address is 3724 N Hawthorne Drive Boise, ID 83703

the grantee, the following described premises, in Valley County, Idaho, to wit:

SEE ATTACHED EXHIBIT "A"

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 and those made, suffered or done by the Grantee; and subject to all existing patent reservations, easements, right(s) of way, protective covenants, zoning ordinances, and applicable building codes, laws and regulations, 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.

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TitleOne
a title & escrow co.

XXXRe-Recording to correct legalXXX

Order Number: 20374052

Warranty Deed

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Remainder of page intentionally left blank.



XXXRe-Recording to correct legalXXX

Order Number: 20374052

Warranty Deed

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Remainder of page intentionally left blank.

Dated: September 14, 2020

Scott Gressley
Scott Gressley

Kylie Gressley
Kylie Gressley

State of Idaho, County of Payette, ss.

On this 14th day of September in the year of 2020, before me, the undersigned, a Notary Public in and for said State, personally appeared Scott Gressley and Kylie Gressley, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same.

Robert R. Frye
Notary Public State of Idaho
Residing In: Fruitland, ID
My Commission Expires: 05/05/2022
(seal)



EXHIBIT 'A'

File No. 391799AM

A parcel of land situate in the SE 1/4 SW 1/4 and the SW 1/4 SE 1/4 of Section 13, and the NE 1/4 NW 1/4 and the NW 1/4 NE 1/4 of Section 24, T. 17 N., R. 2 E., B.M., Valley County, Idaho, more particularly described as follows:

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Thence, N. 81°32'54" E., 1,626.63 feet to a 5/8" rebar;
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Thence, continuing N. 56°02'49" E., 30.00 feet to the meander line of the right bank of the North Fork of the Payette River;
Thence, S. 60°10'27" E., 183.90 feet along said meander line to the easterly boundary of the SW 1/4 SE 1/4, of said Section 24; Section 13
Thence, S. 0°46'50" W., 110.55 feet along said easterly boundary to a brass cap marking the Special Meander Corner on the sectional subdivision line of said Section 13;
Thence, continuing S. 0°46'50" W., 1,169.66 feet to an aluminum cap marking the East 1/16th Corner common to Sections 13 and 24, T. 17 N., R. 2 E., B.M., Valley County, Idaho;
Thence, S. 0°24'54" W., 1,324.07 feet to an aluminum cap marking the Northeast 1/16th Corner of said Section 24;
Thence, N. 55°23'36" W., 1,492.22 feet to a 5/8" rebar;
Thence, N. 81°49'51" W., 1,388.99 feet, to the Point of Beginning.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions; and a countersignature by the Company or its issuing agent that may be in electronic form.
81C165B

Valley County Planning and Zoning



10/16/2024, 12:53:22 PM

Parcel Boundaries Roads

Addresses COLLECTOR

1:9,028
0 0.05 0.1 0.15 0.2 mi
0 0.07 0.15 0.3 km

Maxar



IDAHO DEPARTMENT OF
WATER RESOURCES

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 Mathew Weaver

November 6/2024

TWIN PINE STATION LLC
PO BOX 2198
MCCALL ID 83638-2198

Re: Change in Ownership for Water Right Nos: 65-24083, 65-24084, 65-24087, 65-24088, 65-24097, 65-24098

Dear Water Right Holder:

The Department of Water Resources (Department) acknowledges receipt of correspondence changing ownership of the above-referenced water rights to you. The Department has modified its records and has enclosed computer-generated reports 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, idwr.idaho.gov.

If you have any questions concerning the enclosed information, please contact me at 208-605-4631.

Sincerely,

Susy Hobson
Technical Records Specialist 1

Enclosures: Proof Reports

RECEIVED

OCT 18 2024

WATER RESOURCES
WESTERN REGION

October 16, 2024

Hello,

I have been working with Susan Hobson and Lynn to complete two different change in ownership applications. On Lynn's advice, I am submitting new paperwork for the two parcels attached here, including quit claim deeds, warranty deeds and purchase closing statements to establish the chain of ownership of these parcels. They were originally purchased by an LLC that we dissolved after recording the quit claim deeds. The parcels (and water rights) were purchased by Kittyhawk Ventures, LLC, and ownership of both was transferred to Twin Pine Station.

Hopefully I have completed the paperwork properly and provided the needed supporting documentation.

Please let me know if not.

Sincerely,

Holly Mortimer
(208) 871-0936
PO Box 2198
McCall, Idaho 83638
mortimer.holly@gmail.com