Form 42-248/42-1409(6) Rev. 1/15

RECEIVED
OCT 18 2024
Amended
WATER RESOURCES
WESTERN REGION

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

Notice of Change in Water Right Ownership

RECEIVED
DE JUL 15 2024
incomplete
WATER RESOURCES
WESTERN REGION

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? (Split into)	Leased to Water Supply Bank?	Water Right/Claim No.	Split?	Leased to Water Supply Bank?
65-12055 65-24339	Yes ☒	Yes ☐		Yes ☐	Yes ☐
65-2553 65-24341	Yes ☒	Yes ☐		Yes ☐	Yes ☐
65-7653A 65-24340	Yes ☒	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Twin Pines River Ranch / ESCOSA TRUST
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 ☐ and/or

PO BOX 2198 | MCCALL | ID | 83638
Mailing address | City | State | ZIP

(208) 871-0936 | holly@clearspancarpentry.com (CLEARSPANCARPENTRY.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: 10/26/2020 & 11/25/2020

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):
- $25 per *undivided* water right.
- $100 per *split* water right.
- No fee is required for pending adjudication claims.

SUPPORT DATA IN FILE # 65-2553

☐ 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: _____ OWNER 6 18 24
Signature of new owner/claimant | Title, if applicable

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

For IDWR Office Use Only:

Receipted by CC Date 7-15-24 Receipt No. W052079 Receipt Amt. $300.00

Active in the Water Supply Bank? Yes ☐ No ☐ If yes, forward to the State Office for processing SA W-9 received? Yes ☐ No ☐

Name on W-9 _____ Approved by SA Processed by 1/29/2025 Date 1-29-2025

Instrument # 460973
VALLEY COUNTY, CASCADE, IDAHO
12-29-2023 10:48:20 AM No. of Pages: 5
Recorded for : JESSICA TINGEY
DOUGLAS A. MILLER Fee: 15.00
Ex-Officio Recorder Deputy
Index to: QUITCLAIM DEED

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WATER RESOURCES
WESTERN REGION

Quitclaim Deed

For value received,

21 Dove Lane LLC and Jessica Tingey, an unmarried woman

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.

PARCEL :

RP17N02E242640

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WATER RESOURCES
WESTERN REGION

Date:

21 Dove Lane LLC

By: Holly Mortimer, Member

21 Dove Lane LLC

By: David Mortimer, Member

Jessica Tingey

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 and David 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)

ALEXANDRA KENNEDY
Notary Public - State of Idaho
Commission Number 20216197
My Commission Expires Jan 3, 2028

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 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:

My Commission Expires:

(seal)

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OCT 18 2024
WATER RESOURCES
WESTERN REGION

Date:
21 Dove Lane LLC

By: Holly Mortimer, Member

21 Dove Lane LLC

By: David Mortimer, Member

Jessica Tingey

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 and David 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)

ALEXANDRA KENNEDY
Notary Public - State of Idaho
Commission Number 20216197
My Commission Expires Jan 3, 2028

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 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:
My Commission Expires:
(seal)

California All Purpose Acknowledgment
Certificate Attached

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.

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WESTERN REGION

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.

RAJENDRA K. MALIK
Notary Public - California
Napa County
Commission # 2453263
My Comm. Expires Jul 15, 2027

Signature _____ **(Seal)**

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WESTERN REGION

EXHIBIT "A"

A parcel of land situate in the N1/2 of Section 24, Township 17 North, Range 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, 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, the Real Point of Beginning.

thence N. 89°39'10" W. 850.80 feet along the southerly boundary of the NWNW1/4 of said Section 24, to a 5/8" rebar on the easterly right-of-way of West Mountain Road; thence 80.89 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 1°34'33", and whose long chord bears N. 29°43'05" W. 80.88 feet to a 5/8" rebar;

thence S. 89°39'10" E. 926.45 feet to a 5/8" rebar lying 35.00 feet east of the easterly boundary of said NW1/4NW1/4;

thence N. 0°27'09" E. 959.07 feet along a line lying 35.00 feet easterly of and parallel to said easterly boundary to a 5/8" rebar;

thence S. 81°49'51" E. 1,388.99 feet to a 5/8" rebar;

thence S. 55°23'36" E. 1,492.22 feet to an aluminum cap marking the Northeast 1/16th Corner of said Section 24;

thence S. 89°39'12" E. 1,321.51 feet to an aluminum cap marking the North 1/16th Corner common to said Section 24 and Section 19, T. 17N., R. 3 E.,B.M., Valley County, Idaho; thence S. 0°21'47" W. 661.91 feet along the line common to said Sections 24 and 19 to a 5/8" rebar;

thence N. 89°39'04" W. 1,322.41 feet to a 5/8" rebar;

thence N. 89°39'07" W. 1,323.51 feet to a 5/8" rebar;

thence N. 66°56'44" W. 1,432.96 feet to a 5/8" rebar on the easterly boundary of the SW1/4NW1/4 of said Section 24;

thence N. 0°27'04" E. 108.69 feet to the Point of Beginning.

Instrument # 424692
VALLEY COUNTY, CASCADE, IDAHO
11-01-2019 15:25:13 No. of Pages: 3
Recorded for: FIRST AMERICAN TITLE - MCCALL
DOUGLAS A. MILLER Fee: $15.00
Ex-Officio Recorder Deputy: CW
Electronically Recorded by Simplifile

RECORDING REQUESTED BY
First American Title Company

AND WHEN RECORDED MAIL TO:
First American Title Company
616 North 3rd Street Suite 101
McCall, ID 83638

Space Above This Line for Recorder's Use Only

WARRANTY DEED

File No.: **861708-MC (kt)** Date: **October 27, 2019**

For Value Received, **Scott Gressley and Kylie Gressley, husband and wife**, hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto **21 Dove Lane LLC and Jessica Tingey, an unmarried woman**, hereinafter called the Grantee, whose current address is **3724 N. Hawthorne Dr, Boise, ID 83703**, the following described premises, situated in **Valley** County, **Idaho**, to-wit:

A parcel of land situate in the N½ of Section 24, Township 17 North, Range 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, 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, the Real Point of Beginning.
thence N. 89°39'10" W. 850.80 feet along the southerly boundary of the NW¼NW¼ of said Section 24, to a 5/8" rebar on the easterly right-of-way of West Mountain Road;
thence 80.89 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 1°34'33", and whose long chord bears N. 29°43'05" W. 80.88 feet to a 5/8" rebar;
thence S. 89°39'10" E. 926.45 feet to a 5/8" rebar lying 35.00 feet east of the easterly boundary of said NW¼NW¼;
thence N. 0°27'09" E. 959.07 feet along a line lying 35.00 feet easterly of and parallel to said easterly boundary to a 5/8" rebar;
thence S. 81°49'51" E. 1,388.99 feet to a 5/8" rebar;
thence S. 55°23'36" E. 1,492.22 feet to an aluminum cap marking the Northeast 1/16th Corner of said Section 24;
thence S. 89°39'12" E. 1,321.51 feet to an aluminum cap marking the North 1/16th Corner common to said Section 24 and Section 19, T. 17N., R. 3 E.,B.M., Valley County, Idaho;
thence S. 0°21'47" W. 661.91 feet along the line common to said Sections 24 and 19 to a 5/8" rebar;
thence N. 89°39'04" W. 1,322.41 feet to a 5/8" rebar;
thence N. 89°39'07" W. 1,323.51 feet to a 5/8" rebar;
thence N. 66°56'44" W. 1,432.96 feet to a 5/8" rebar on the easterly boundary of the SW¼NW¼ of said Section 24;
thence N. 0°27'04" E. 108.69 feet to the Point of Beginning.

SUBJECT TO all easements, right of ways, covenants, restrictions, reservations, applicable building and zoning ordinances and use regulations and restrictions of record, and payment of accruing present year taxes and assessments as agreed to by parties above.

TO HAVE AND TO HOLD the said premises, with its appurtenances, unto the said Grantee, and to the Grantee's heirs and assigns forever. And the said 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 years taxes, levies, and assessments, and except U.S. Patent reservations, restrictions, easements of record and easements visible upon the premises, and that Grantor will warrant and defend the same from all claims whatsoever.

Scott R Gressley
Scott Gressley

Kylie V. Gressley
Kylie Gressley

STATE OF Oregon)
SS.
COUNTY OF Malheur)

On this 10/30/19, before me, 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.

OFFICIAL STAMP
LAURA ELLEN WATTS
NOTARY PUBLIC-OREGON
COMMISSION NO. 983446
MY COMMISSION EXPIRES FEBRUARY 07, 2023

Notary Public for the State of Oregon
Residing at: Ontario OR
My Commission Expires: 2/7/23

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

January 30, 2025

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

Re: Change in Water Right Ownership: 65-2553 - Split into 65-24341
65-7653A - Split into 65-24340
65-12055 - Split into 65-24339

Dear Water Right Holder:

The Department of Water Resources (Department) acknowledges the receipt of correspondence changing ownership of portions of the above referenced water rights. The Department has modified its records based on the information received and has enclosed reports regarding your new water rights. Please disregard the deficiency letter dated November 13, 2024. It was sent in error.

The portions of the water rights held by the previous owner retain the original water right numbers. The Department has copied this letter to the previous owner, and included reports of their water rights.

All water rights have 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.

Updating the ownership record for a water right does not affirm 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, please contact me at (208) 605-4631.

Sincerely,

Susan E Hobson

Susy Hobson
Technical Records Specialist

Enclosures: Reports

cc: The Maria Pilar Escosa Revocable Trust/Maria P Escosa

MEMORANDUM

TO: WR files: 65-2553, 65-7653A, 65-12055
65-24083, 65-24084, 65-24087, 65-24088, 65-24097, 65-24098
65-24339, 65-24340, 65-24341

FROM: Susy Hobson

RE: Ownership Changes

DATE: 01/23/2025

On November 25, 2020, the following water rights were conveyed to Maria P. Escosa, Trustee of the Maria Pilar Escosa Revocable Trust (Escosa) from Scott Gressley and Kyle Gressley (Gressley), 65-12055, 65-2946D (erroneously recorded as 65-2945D), 65-7052D and 65-7653A. Prior to that date, and on that same date, portions of the place of use were conveyed with their appurtenances to other parties.

November 1, 2019, portions of 65-2553, 65-7653A and 65-12055 were conveyed as appurtenances to the land for parcel RP17N02E242640 from Gressley to 21 Dove Lane, LLC and Jessica Tingey (Tingey). No Ownership Change was filed at that time. On December 29, 2023 the land was conveyed from Tingey to Twin Pine Station (Twin Pine)

October 26, 2020 portions of 2553, 65-7653A and 65-12055 were conveyed as appurtenances to the land for parcel RP1702E138380 from Gressley to Kittyhawk Ventures (Kittyhawk). No Ownership Change was filed at that time. On December 29, 2023 the land was conveyed from Kittyhawk to Twin Pine.

November 25, 2020, portions of 65-7653A, 65-12055 and 65-2553 were conveyed as appurtenances to parcels RP17N02E136565 to Kittyhawk (and David Mortimer) from Gressley. On December 29, 2023 the land was conveyed from Kittyhawk and Mortimer to Twin Pine.

February 12, 2021, an Ownership Change(*Split*) Notice was filed by Kittyhawk for 65-2553, 65-7653A and 65-12055 on parcels RP17N02E136565 and RP1702E138380. The resulting water rights are,

65-2553 – split into 65-2553, 65-24097 and 65-24098
65-7653A – split into 65-7653A, 65-24087 and 65-24088
65-12055 – split into 65-12055, 65-24083 and 65-24084

October 18, 2024, an Ownership Change Notice was filed by Twin Pine Station for water rights 65-24097, 65-24098, 65-24087, 65-24088, 65-204083 and 65-24084.

July 15, 2024, an Ownership Change(*Split*) Notice was filed by Twin Pine for 65-2553, 65-7653A and 65-12055 on parcel RP17N02E242640. The resulting water rights are,

65-2553 – split into 65-2553 and 65-24341
65-7653A – split into 65-7653A and 65-24340
65-12055 – split into 65-12055 and 65-24339

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 13, 2024

TWIN PINE STATION LLC
PO BOX 2198
MC CALL ID 83638-2198

RE: Water Right Change in Ownership for: 65-2553, 65-7653A, 65-12055

Dear Holly:

The Department of Water Resources (Department) received the conveyance documents you submitted in support of the Notice of Change in Ownership submitted on July 15, 2024. Our review of the support documents indicates that additional information is required before the Department can process the change in ownership.

Our records indicate the current owner of 65-7653A and 65-12055 is The Maria Pilar Escosa Revocable Trust (The Trust). Thus the Department requires a complete chain of title from The Trust to you.

Our records indicate the current owner of 65-2553 is Twin Pines River Ranch. Thus the Department requires a complete chain of title from Twin Pines River Ranch to you.

Copies of the deeds you have already submitted are included for reference. You will not need to resubmit these deeds as we have retained copies in the office with your application. Additionally, a Title Settlement Statement and a Land Survey are being returned to you as they do not qualify as sufficient proof of ownership, or as a proper reference without being specifically named as an attachment of a deed.

Three maps depicting the Place of Use (POU) for each water right are attached for your reference.

Because the Department cannot process the Notice without proper documentation, we will hold any action on your notice pending receipt of the necessary information. If we do not receive the necessary information within 30 days we will return your notice and all attachments, and your notice will not be processed and the water rights will remain with the current owner's of record.

If you have any questions regarding this matter, please contact the Department, (208) 344-2190.

Sincerely,

Susan E Hobson

Susy Hobson
Technical Records Specialist 1

Enclosures

RECEIVED
OCT 18 2024
WATER RESOURCES
WESTERN REGION

October 16, 2024

Hi Susie,
On Lynn's advice, I am providing the quitclaim deed for parcel RP17N02E242640 as she indicated that I did not provide that initially with my change of ownership form. I also included the original closing statement and warranty deed, as the change in ownership is just moving everything from one LLC to another (same individuals are the owners).

Please let me know if I am missing anything!

Sincerely,

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