AFTER SPLIT

Water Right 65-23075

Owner Type	Name and Address
Current Owner	MAE B HUNTER PO BOX 98 EMMETT, ID 83617 (208) 584-3579
Current Owner	ROBERT J HUNTER HC 78 BOX 1132 EMMETT, ID 83617 (208) 584-3579
Original Owner	CLEOTA M NEWELL MONTOUR STAR RT EMMETT, ID 83617
Original Owner	EMMETT L NEWELL MONTOUR STAR RT EMMETT, ID 83617

Priority Date: 6/15/1966
Basis: Decreed
Status: Active

Source	Tributary
PAYETTE RIVER	SNAKE RIVER

Beneficial Use	From	To	Diversion Rate	Volume
IRRIGATION	04/01	11/01	0.340 CFS	
	Total Diversion		0.340 CFS	

Source and Point(s) of Diversion:

PAYETTE RIVER	L1(SENE)	Sec. 17, Twp 07N, Rge 01E, GEM County
PAYETTE RIVER	NWSW	Sec. 16, Twp 07N, Rge 01E, GEM County
PAYETTE RIVER	NWNW	Sec. 21, Twp 07N, Rge 01E, GEM County

Place Of Use:
IRRIGATION within GEM County

NE	NW	SW	SE

Twp	Rng	Sec	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	Totals
07N	01E	16									2.0	6.0		5.0					13.0

POU Total Acres: 17.0

Conditions of Approval:

1. T19 Pursuant to Section 42-1412(6), Idaho Code, this water right is subject to such general provisions necessary for the definition of the rights or for the efficient administration of water rights as may be determined by the Snake River Basin Adjudication court at a point in time no later than the entry of the final unified decree.

Comments:

1 scurtis 8/8/2006 POD
Updated shape

2 scurtis 8/8/2006 POU
Updated Shape

3 pskaggs 4/23/2008 Transferred Right
This is now an approved transfer, transfer number = 73028

4 mciscell 3/10/2011 POD
PODID 685540 correlated from SpatialDataID 65969 to SpatialDataID 65969

5 mciscell 3/10/2011 POD
Updated Shape

6 jhersley 9/8/2020 POU
Updated Shape

7 jhersley 9/8/2020 Split Right
Split into 65-23075 & 65-23983 due to change in ownership.

8 jhersley 11/24/2020 POU
Updated Shape

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Split into 65-23075 & 65-24005 due to change in ownership.

10 jhersley 8/3/2023 Split Right
Split into 65-24256.

11 jhersley 8/3/2023 POU
Updated Shape

12 DMansfield 4/18/2024 Split Right
Split into 65-24303.

13 DMansfield 4/18/2024 POU
Updated Shape

Dates and Other Information:
Decreed Date: 6/28/2002
Civil Case Number: 39576
Judicial District: FIFTH
State or Federal: S
Owner Name Connector: AND
Water District Number: 65
Mitigation Plan: False

Combined Use Limits:
N/A

SubCase:
N/A

Water Supply Bank:

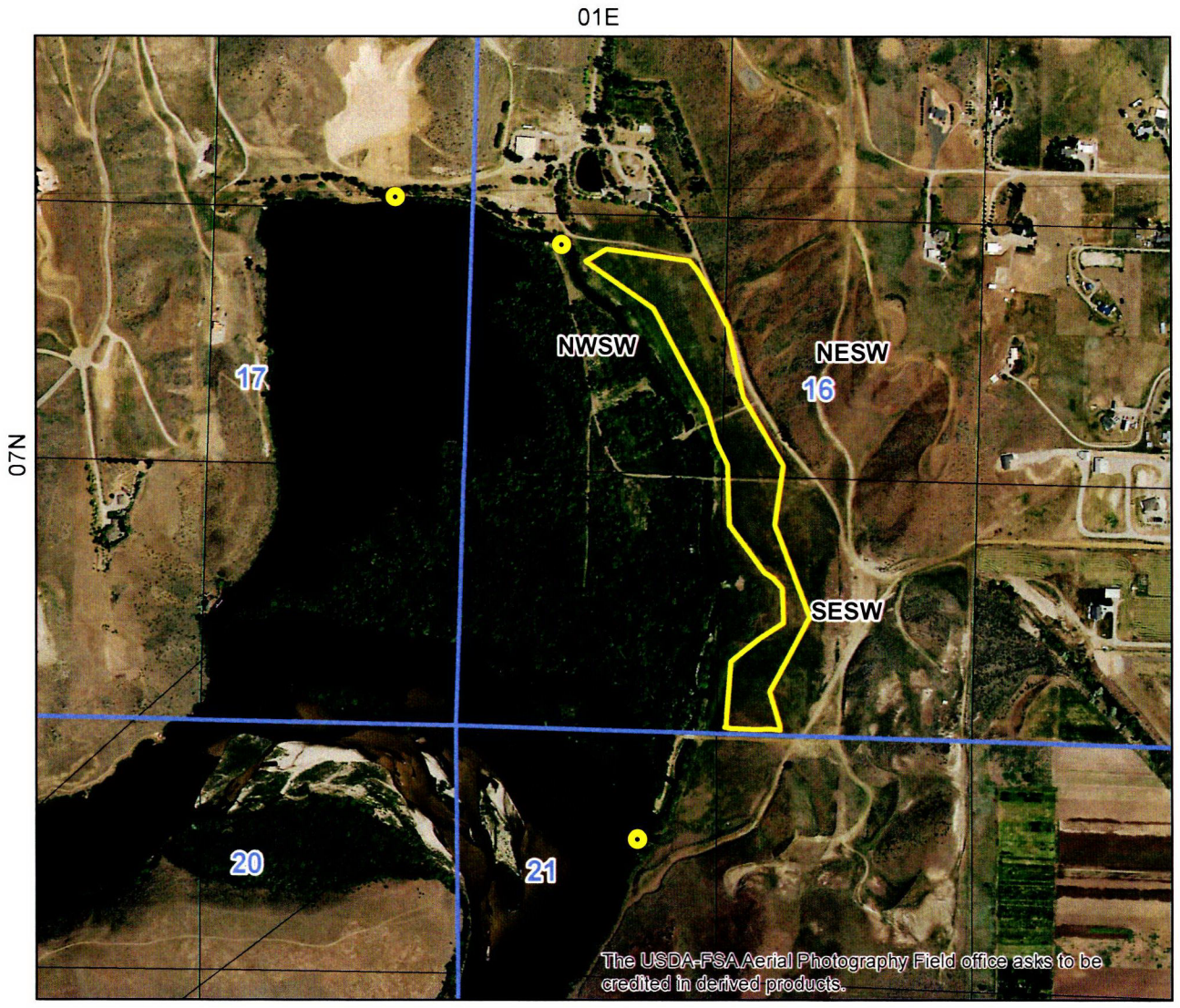
N/A

State of Idaho
Department of Water Resources

Water Right

65-23075

AFTER SPLIT



0 0.1 0.2 0.4 Miles

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

N

Proof Report

BEFORE SPLIT

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Twp	Rng	Sec	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	Totals
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SubCase:
N/A

Water Supply Bank:

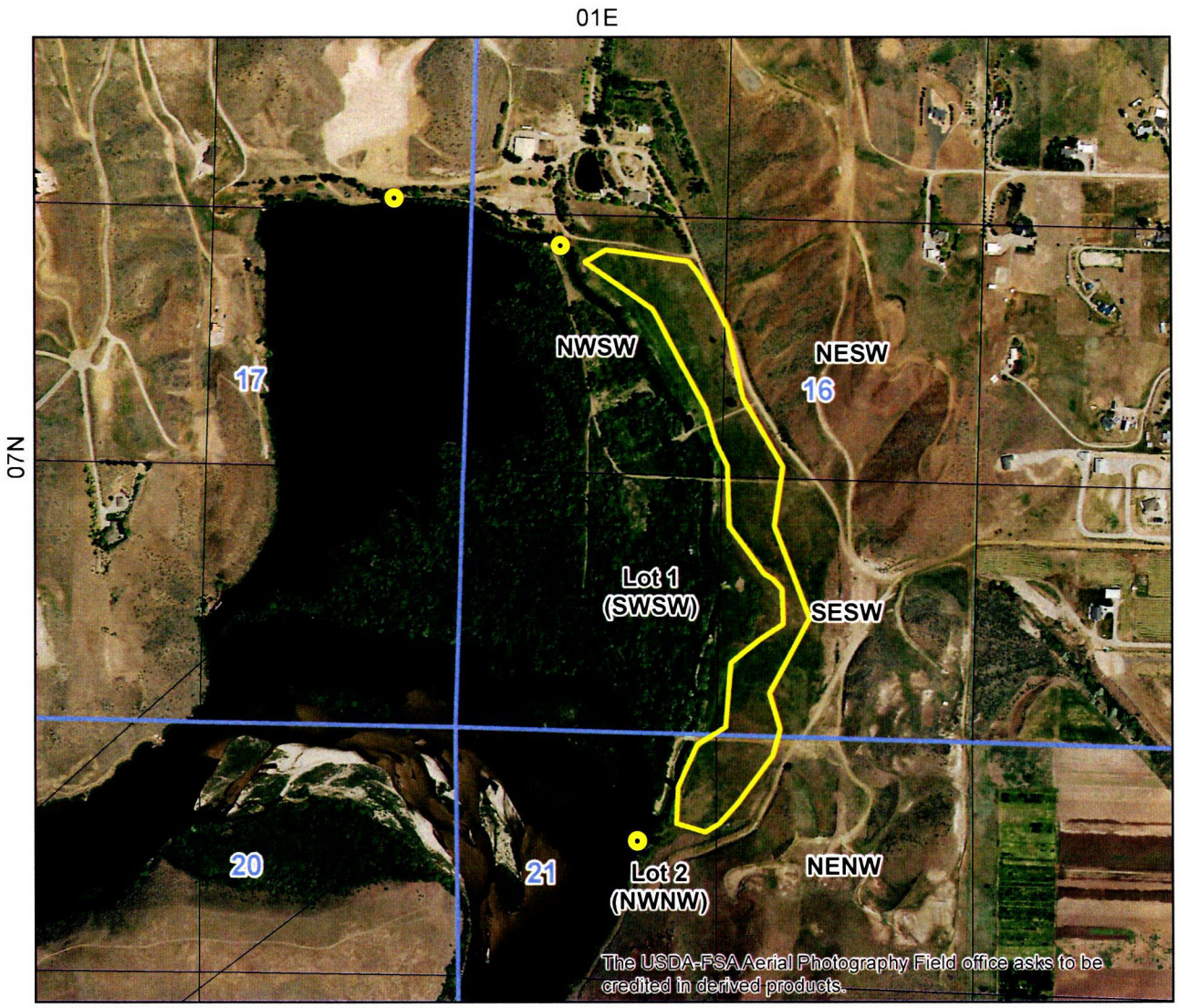
N/A

State of Idaho
Department of Water Resources

Water Right

65-23075

BEFORE SPLIT



0 0.1 0.2 0.4 Miles

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

N

Form 42-248/42-1409(6) Rev. 6/22

RECEIVED
APR 01 2024
DEPT. OF WATER RESOURCES

STATE 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?
65-23075	Yes ☒	Yes ☐		Yes ☐	Yes ☐
65-24303	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: SCOTT HUNTER, SUCCESSOR TRUSTEE OF THE CHEEHAOLE TRUST, DATED APRIL 15, 1987
Name of current water right holder/claimant

3. New Owner(s)/Claimant(s): JOSH HOGAN AND CARRIE HOGAN, AS TRUSTEES OF THE HOGAN FAMILY TRUST, DATED JUNE 23 2014
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or

3365 W. PINE MEADOWS COURT — Mailing address
EAGLE — City
ID — State
83616 — Zip
(714) 783-6768 — Telephone
hogans4heroes@hotmail.com — 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: 2/9/24.

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.

SUPPORT DATA
IN FILE # 65-23075

☐ 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 of new owner/claimant; _____ Title, if applicable; 4/1/24 Date
JOSHUA HOGAN Print name

Signature: _____ Signature of new owner/claimant; _____ Title, if applicable; 4/1/24 Date
CARRIE HOGAN Print name

For IDWR Office Use Only:

Receipted by KM Date 4.1.24 Receipt No. C118065 Receipt Amt. $100.00

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 DM Date 4-18-24

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

INSTRUCTIONS FOR FILING A NOTICE OF CHANGE IN WATER RIGHT OWNERSHIP

This form has been prepared to assist all claimants and owners of water rights to comply with the requirements of Idaho Code §§ 42-248 and 42-1409(6). All persons owning or claiming ownership of a water right or claim are required to provide notice to the Department of Water Resources (IDWR) of any change in ownership of any part of the water right or claim or of any change in the owner's mailing address within 120 days of the change. Forms to report ownership changes and/or to update an address are available on IDWR's website at www.idwr.idaho.gov/forms/water-rights.html. In addition, all new owners of water rights within a pending general adjudication area must inquire whether a notice of claim has been filed and, if not, shall file a notice of claim if necessary.

A notice is required for changes in ownership from one individual to another, from an individual to a business entity (even if the business is owned by the individual), or from one business entity to another (even if both businesses are owned by the same individual). Adding or removing a name is considered an ownership change which requires the submission of evidence to support the change and the filing fee.

Separate brochures describing the adjudication of water rights and the ownership change notice requirement are available from IDWR. Please contact your nearest IDWR office if you would like more information or need help completing this form. A list of IDWR offices is on page 2 of these instructions, or you can call 1-800-451-4129. Water right information can be found on the IDWR's website using the Water Right and Adjudication Search.

Please note:

- Unlike licensed or decreed water rights and water right permits, which are real property, applications for new water right permits, applications to transfer existing water rights, and other applications are considered the personal property of the applicants. Applicants must assign their interest in an application to the new applicant. Assignment forms are available on the IDWR's website at www.idwr.idaho.gov/forms/water-rights.html, or from any IDWR office. There is no charge for assignments of applications.
- If you want to change or add a point of diversion, place of use, season of use, or purpose of use of a water right, you must file an Application for Transfer. The ownership of a water right can also be updated through the transfer process.
- The combined portions of a divided ("split") water right cannot exceed the total flow rate, volume, or period of use of the original right.
- IDWR has no jurisdiction concerning easements, rights-of-way, and zoning matters. The buyer and seller must make these provisions where necessary.
- Any action by IDWR updating the ownership of a water right in IDWR's records is not a determination of water right ownership. Water right ownership disputes arising from a notice of change in water right ownership must be resolved in a water rights adjudication or in an action to quiet title.

LINE INSTRUCTIONS:

1. If there are water rights associated with the property, the seller should be able to provide you with the water right or adjudication claim number(s). You may have purchased only a portion of the water right(s) held by the seller. If so, the water right(s) held by the seller may need to be divided ("split") to provide you your share of each right. Mark the box "Yes" if a division of the water right is required.

   If you receive water from a municipal provider, an irrigation district or other water delivery organization, and the water rights are held by the organization, please do not use this form to record a change. Please contact the water delivery organization to determine if any action is necessary.

   If you or the seller believes there are water rights for the property but you do not know the numbers, you may contact IDWR for assistance in identifying the water rights for the property in question. If adjudication claims for the rights are required and have not been filed, IDWR will so advise you.

2. Fill in the name of the current water right holder/claimant.

3. Fill in each name as listed on the conveyance document and complete the current contact information. For water rights, IDWR will update the ownership to the individual(s)/entities listed on the conveyance document. For active adjudication claims, IDWR will update the claimant information to match the conveyance document unless the new claimant provides good cause for the variance.

4. You may have acquired only a portion of the water right(s) held by the seller. If you did not acquire the entire water right/property, please check the appropriate box. Water rights are often conveyed as an appurtenance to the land where they are used, and the conveyance document for the land often does not have specific language regarding the water right. Please read your deed or other conveyance document carefully to be sure. When the conveyance document does not specifically address water rights, it will be assumed that the water rights are to be split proportionate to the amount of land acquired.

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

Instrument # 348419
EMMETT, GEM, IDAHO
2024-02-09 10:42:33 AM No. of Pages: 3
Recorded for: ALLIANCE TITLE - BOISE PRODUCT
SHELLY TILTON Fee: $15.00
Ex-Officio Recorder Deputy SStewart
Index To: WARRANTY DEED
Electronically Recorded by Simplifile

ALLIANCE
TITLE & ESCROW

WARRANTY DEED

Alliance Title & Escrow, LLC Order No.:654722

FOR VALUE RECEIVED

Scott Hunter, Successor Trustee of The Cheehaole Trust, dated April 15, 1987

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

Josh Hogan and Carrie Hogan, as Trustees of the Hogan Family Trust, dated June 23, 2014

whose current address is

3365 W Pine Meadows Ct
Eagle, ID 83616

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

PARCEL 1:

A parcel of land as shown on Record of Survey for Scott Hunter and Cheehaole Trust being PARCEL A 14 situated in a portion of the Northwest quarter of Section 21, Township 7 North, Range 1 East, Boise Meridian, Gem County, Idaho and more described as follows:

Commencing at a 5/8 inch rebar marking the CN 1/16 corner of Section 21 thence North 1°07'29" West a distance of 1275.52 feet to a brass cap marking the 1/4 corner common to Sections 16 and 21 thence along the section line common to said Sections 16 and 21 North 89°13'30" West, a distance of 865.04 feet to the POINT OF BEGINNING;

Thence leaving said section line South 30°00'00" West, a distance of 66.30 feet to a point;
Thence North 65°59'21" West, a distance of 41.95 feet to a 1/2 inch rebar;
Thence South 24°00'00" West, a distance of 445.04 feet to a 1/2 inch rebar;
Thence South 65°00'00" West, a distance of 300.78 feet to a 1/2 inch rebar;
Thence North 75°45'22" West, a distance of 458.53 feet to a point on the adjusted meander line of the Payette River;

Recorded Electronically
ID 324854
County Gem
Date 2-9-2024 Time 10:42 AM
Simplifile.com 800.460.5457

ALLIANCE
TITLE & ESCROW

WARRANTY DEED

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Thence leaving said section line South 30°00'00" West, a distance of 66.30 feet to a point;
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Thence South 65°00'00" West, a distance of 300.78 feet to a 1/2 inch rebar;
Thence North 75°45'22" West, a distance of 458.53 feet to a point on the adjusted meander line of the Payette River;

Thence along said meander line North 06°59'21" West, a distance of 478.67 feet to a point; thence leaving said meander line and along the said section line South 89°13'30" East, a distance of 1027.86 feet to the POINT OF BEGINNING.

Parcel 2:

A 40 foot wide ingress and egress easement located in a portion of the West half of Section 16 and the Northwest Quarter of Section 21, Township 7 North, Range 1 East, Boise Meridian, Gem County, Idaho being 20 feet on each side of the following described line:

Commencing at a brass cap marking the Quarter corner common to Sections 16 and 21; Thence North 0°25'06" East a distance of 983.60 feet to a point from which a 5/8 inch rebar marking the Center Quarter of Section 16 bears North 0°25'06" East a distance of 1650.58 feet; Thence South 89°42'26" East a distance of 1322.31 feet to a nail; Thence North 0°13'45" East a distance of 30.00 feet to the Point of Beginning;

Thence North 89°42'22" West a distance of 1322.21 feet to a point;
Thence South 65°12'00" West a distance of 409.37 feet to a point;
Thence South 39°00'00" West a distance of 59.27 feet to Point A;
Thence South 39°00'00" West a distance of 159.73 feet to a point;
Thence South 28°00'00" West a distance of 450.00 feet to a point;
Thence South 30°00'00" West a distance of 303.30 feet to a point;
Thence South 60°00'00" East a distance of 6.08 feet to the center point of a 48.00 foot radius cul-de-sac and the POINT OF TERMINUS.

Together with:

"EXPRESSLY RESERVING UNTO the GRANTOR, their heirs, executors, administrators, personal representatives, and assigns, an Easement for Ingress and Egress access to the Payette River and Black Canyon Reservoir, recorded as Instrument No. 348252, Records of Gem County, Idaho, for the benefit of parcels shown on the Record of Survey for Scott Hunter and Cheehaole Trust, recorded as Instrument No. 324038, records of Gem County, being parcels A-7, A-8, A-9, A-10, A-11, A-12, A-13, A-15, and A-16."

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: February 7, 2024

The Cheehaole Trust, dated April 15, 1987

Scott Hunter, Successor Trustee

State of Utah } ss.
County of Salt Lake }

On this 7 day of February, 2024, before me, Chelsy Kelsch, a Notary Public in and for said state, personally appeared Scott Hunter known or identified to me to be the person whose name is subscribed to the foregoing instrument as successor trustee of the Cheehaole Trust, dated April 15, 1987 and acknowledged to me that he/she/they executed the same as successor trustee.

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

Chelsy Kelsch
Notary Public for the State of Utah
Residing at: Salt Lake, Utah
Commission Expires: 5/31/2026

CHELSY KELSCH
Notary Public - State of Utah
Comm. No. 724107
My Commission Expires on
May 31, 2026

IDAHO DEPARTMENT OF WATER RESOURCES 8/3/2023

Water Right 65-23075

After Split

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SCANNED
AUG 04 2023

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SCANNED
AUG 04 2023

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SubCase:
N/A

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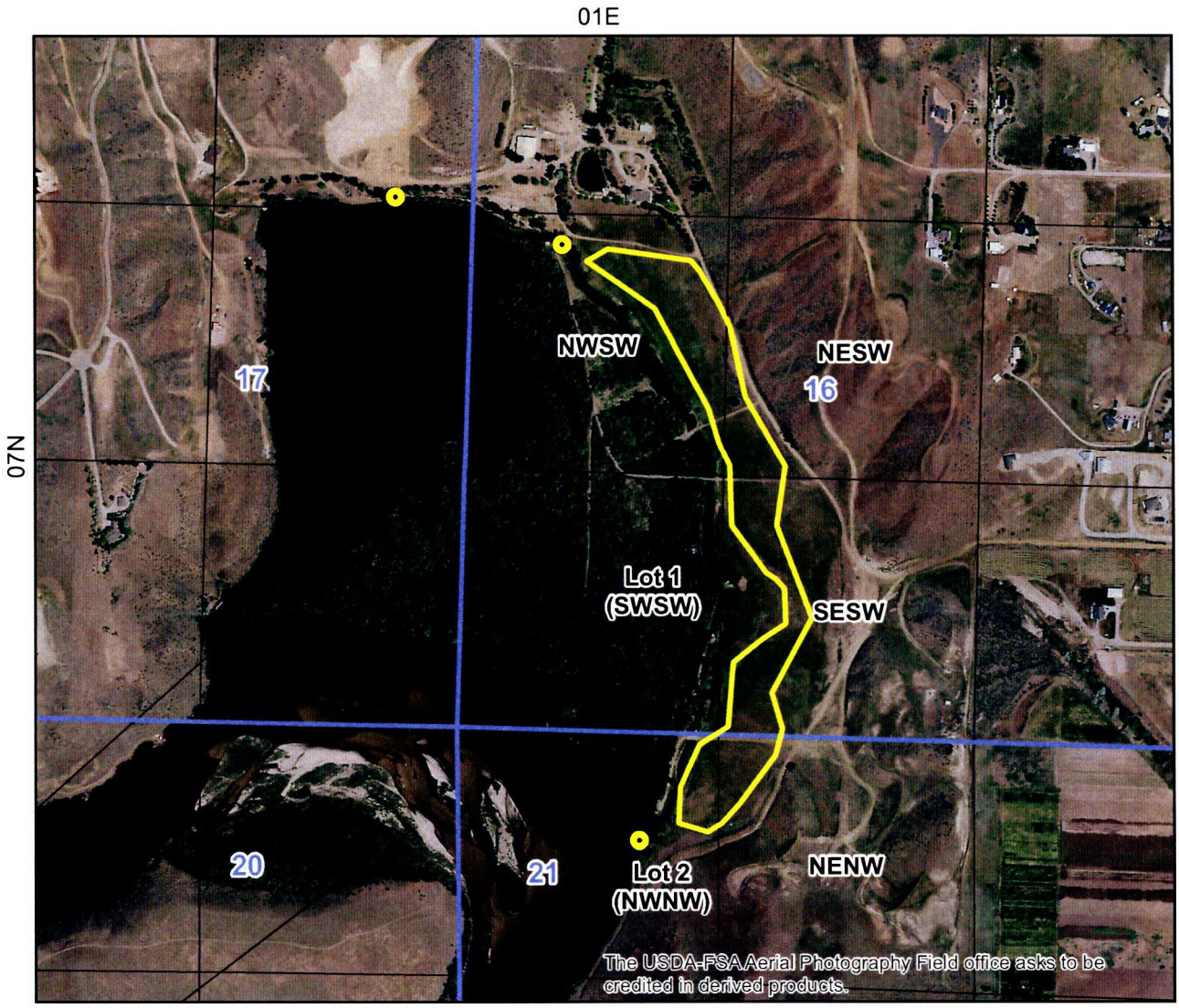
N/A

SCANNED
AUG 0 4 2023

State of Idaho
Department of Water Resources

Water Right

65-23075



0 0.1 0.2 0.4 Miles

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

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SCANNED
AUG 0 4 2023

IDAHO DEPARTMENT OF WATER RESOURCES **8/3/2023**

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PAYETTE RIVER	NWNW	Sec. 21, Twp 07N, Rge 01E, GEM County

Place Of Use:
IRRIGATION within GEM County

			NE				NW				SW				SE				
Twp	Rng	Sec	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	Totals
07N	01E	16								2.0	2.0	6.0		5.0					15.0
07N	01E	21					2.0	2.0 L2											4.0

POU Total Acres: 19.0

SCANNED
AUG 0 4 2023

Conditions of Approval:

1.	T19	Pursuant to Section 42-1412(6), Idaho Code, this water right is subject to such general provisions necessary for the definition of the rights or for the efficient administration of water rights as may be determined by the Snake River Basin Adjudication court at a point in time no later than the entry of the final unified decree.

Comments:

1	scurtis	8/8/2006	POD
Updated shape			
2	scurtis	8/8/2006	POU
Updated Shape			
3	pskaggs	4/23/2008	Transferred Right
This is now an approved transfer, transfer number = 73028			
4	mciscell	3/10/2011	POD
PODID 685540 correlated from SpatialDataID 65969 to SpatialDataID 65969			
5	mciscell	3/10/2011	POD
Updated Shape			
6	jhersley	9/8/2020	POU
Updated Shape			
7	jhersley	9/8/2020	Split Right
Split into 65-23075 & 65-23983 due to change in ownership.			
8	jhersley	11/24/2020	POU
Updated Shape			
9	jhersley	11/24/2020	Split Right
Split into 65-23075 & 65-24005 due to change in ownership.			

Dates and Other Information:

Decreed Date: 6/28/2002
Civil Case Number: 39576
Judicial District: FIFTH
State or Federal: S
Owner Name Connector: AND
Water District Number: 65
Mitigation Plan: False

SCANNED
AUG 0 4 2023

Combined Use Limits:

N/A

SubCase:
N/A

Water Supply Bank:

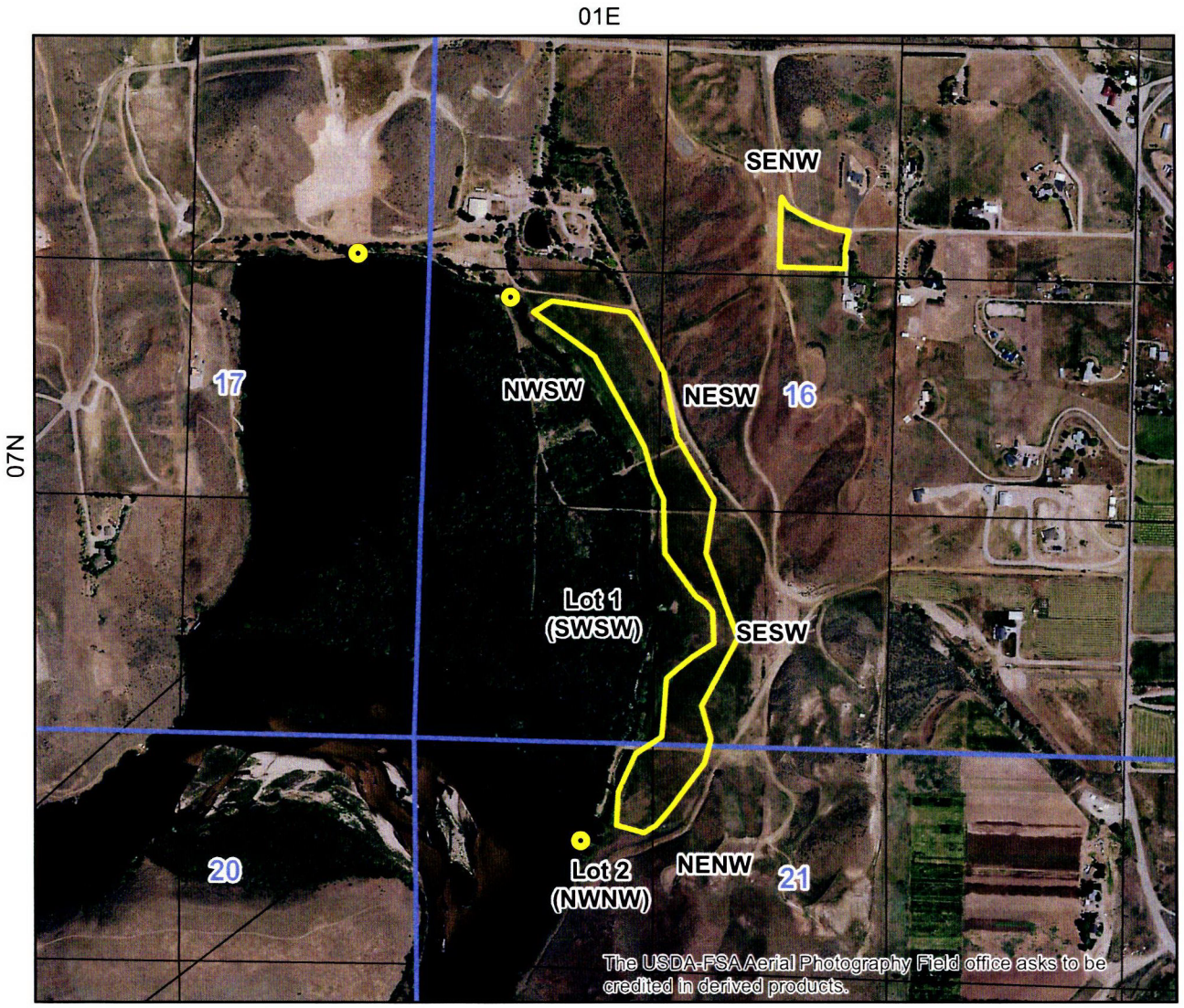
N/A

SCANNED
AUG 0 4 2023

State of Idaho
Department of Water Resources

Water Right

65-23075



0 0.125 0.25 0.5 Miles

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

N

SCANNED
AUG 0 4 2023

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

RECEIVED
JUN 16 2023
DEPARTMENT OF WATER RESOURCES

STATE 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 #6 of the instructions.

Water Right/Claim No.	Split?	Leased to Water Supply Bank?	Water Right/Claim No.	Split?	Leased to Water Supply Bank?
6523075	Yes ☒	Yes ☐		Yes ☐	Yes ☐
→65-23075 ←	Yes ☐	Yes ☐		Yes ☐	Yes ☐
65-~~23256~~	Yes ☐	Yes ☐		Yes ☐	Yes ☐
24256	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: MAE + ROBERT HUNTER
   Name of current water right holder/claimant

3. New Owner(s)/Claimant(s): [redacted] ROBERT + KERRY TIDWELL
   New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or ☐ and/or

   5505 MONTOUR RD. | EMMETT | ID | 83617
   Mailing address | City | State | ZIP

   1-208-584-3000 | Ø
   Telephone | Email

4. If the water rights and/or adjudication claims were split, how did the division occur? SALE OF PROPERTY
   ☐ 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: _____.

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 # 65-23075

   ☐ 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 of new owner/claimant | Title, if applicable | Date

   Signature: Kerry L. Tidwell | _____ | 6-12-23
   Signature of new owner/claimant | Title, if applicable | Date

SCANNED AUG 04 2023

For IDWR Office Use Only:

Receipted by _____ Date 7-20-23 Receipt No. C116766 Receipt Amt. 100.00

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 _____ Date 8-3-23

Instrument # 342500
EMMETT, GEM, IDAHO
7-28-2022 03:14:27 PM No. of Pages: 3
Recorded for : SANDRA L CLAPP ASSOCIATES PA
SHELLY TILTON Fee: 15.00
Ex-Officio Recorder Deputy
Index to: PERSONAL REPRESENTATIVE DEED

RECORDATION REQUESTED BY AND
WHEN RECORDED MAIL TO:
Sandra L. Clapp
Sandra L. Clapp & Associates, P.A.
P.O. Box 2660
Eagle, ID 83616

SEND TAX NOTICES TO:
Kerry L. Tidwell
5505 Montour Rd.
Emmett, Idaho 83617

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY

DEED OF DISTRIBUTION BY PERSONAL REPRESENTATIVE

This Deed of Distribution is made and entered into by KERRY LYNNE TIDWELL as Personal Representative of the Estate of Robert Darrell Tidwell, deceased (the "Grantor").

WHEREAS, the Grantor is the qualified Personal Representative of the Estate of Robert Darrell Tidwell, filed as Case No. CV23-22-0333, in Gem County, State of Idaho; and

WHEREAS, KERRY LYNNE TIDWELL (the "Grantee"), whose current address is 5505 Montour Road, Emmett, Idaho 83617, is the surviving spouse of the decedent Robert Darrell Tidwell and is entitled to distribution of the hereinafter described real property.

NOW THEREFORE, Grantor hereby quitclaims, transfers, and conveys unto the Grantee, the Grantor's interest in the following described real property located in Gem County, State of Idaho:

See Exhibit A attached hereto and made a part hereof.

TO HAVE AND TO HOLD the said real property together with its appurtenances unto the said Grantee, her successors and assigns forever, subject to all covenants, conditions, reservations, and restrictions of record.

EXECUTED this 25 day of July, 2022.

Kerry L. Tidwell
KERRY LYNNE TIDWELL, Personal Representative

SCANNED
AUG 04 2023

STATE OF IDAHO)
) ss.
County of Ada)

On this 25 day of July, 2022, before me, the undersigned notary public in and for said state, personally appeared KERRY LYNNE TIDWELL, known or proved to me on the basis of satisfactory evidence to be the Personal Representative of the Estate of Robert Darrell Tidwell, the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same on behalf of the Estate of Robert Darrell Tidwell.

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

LAURIE DALLING
Notary Public - State of Idaho
Commission Number 11216
My Commission Expires Feb 4, 2025

Notary Public for Idaho
Commission Expires: 2-4-2025

SCANNED
AUG 04 2023

EXHIBIT A

That portion of the Northeast Quarter of the Northeast Quarter of the Southwest Quarter and a portion of the Southeast Quarter of the Southeast Quarter of the Northwest Quarter of Section 16, Township 7 North, Range 1 East, Boise Meridian, Gem County, Idaho.

Commencing at the Southeast corner of the Northeast Quarter of the Northeast Quarter of the Southwest Quarter of Section 16, Township 7 North, Range 1 East, Boise Meridian, Gem County, Idaho; thence
North 00°25'03" East, 111.97 feet, along the East line of said Northeast Quarter of the Northeast Quarter of the Southwest Quarter; thence
North 89°40'39" West, 60.00 feet to the Point of Beginning; thence continuing
North 89°40'39" West, 242.54 feet; thence
North 00°25'03" East 790.51 feet, parallel to said East line, to a point on the Southwesterly boundary of a 60.00 foot easement filed as Instrument No. 231120 records of Gem County, Idaho; thence
South 89°54'36" West, 34.31 feet, along said Southwesterly boundary, to the beginning of a non-tangent 330.00 foot radius curve to the right, a radial bearing from said point bears North 00°36'58" West; thence Westerly along the arc of said curve and said Southwesterly boundary through a central angle of 26°42'18" a distance of 153.81 feet; thence tangent to said curve
North 63°54'20" West, 101.00 feet, along said Southwesterly boundary, to the beginning of a tangent 215.00 foot radius curve to the right; thence along the arc of said curve and said Southwesterly boundary through a central angle of 27°33'24" a distance of 103.41 feet to a point on the West line of the Southeast Quarter of the Southeast Quarter of the Northwest Quarter; Thence
South 00°25'50" West, 387.82 feet, along said West line, to the Southwest corner of said Southeast Quarter of the Southeast Quarter of the Northwest Quarter; thence
South 30°55'43" East, 248.93 feet; thence
South 50°41'30" East, 236.29 feet; thence
South 00°25'03" West, 281.28 feet; thence
South 89°40'39" East, 282.54 feet; thence
North 00°25'03" East, 98.40 feet to the Point of Beginning.

SCANNED
AUG 0 4 2023

Instrument # 305982
EMMETT, GEM, IDAHO
2016-04-18 01:44:38 PM No. of Pages: 2
Recorded for: ALLIANCE TITLE - BOISE PRODUCT
SHELLY TILTON Fee: $13.00
Ex-Officio Recorder Deputy SStewart
Index To: WARRANTY DEED
Electronically Recorded by Simplifile

WARRANTY DEED

Alliance Title & Escrow Corp. Order No.:309328

FOR VALUE RECEIVED

Robert J. Hunter, Trustee of the Cheehaole Trust dated April 15, 1997

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

Robert D. Tidwell and Kerry L. Tidwell husband and wife

whose current address is

5505 Montour Road, Emmett, ID 83617

the grantee(s), the following described premises, 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, 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: April 15, 2016

Robert J Hunter, Trustee of the Cheehaole Trust

State of ID} ss.
County of Gem}

On this 18th day of April, 2016, before me, Jill M. Nash, a Notary Public in and for said state, personally appeared **Robert J. Hunter** known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of **The Cheehaole Trust** , and acknowledged to me that he executed the same as Trustee.

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

Jill M. Nash, Notary Public for the State of ID
Residing at: Emmett, ID
Commission Expires: 11/05/2020

JILL M. NASH NOTARY PUBLIC STATE OF IDAHO

File No. 309328

SCANNED
AUG 04 2023

EXHIBIT "A"

309328

That portion of the Northeast Quarter of the Northeast Quarter of the Southwest Quarter and a portion of the Southeast Quarter of the Southeast Quarter of the Northwest Quarter of Section 16, Township 7 North, Range 1 East, Boise Meridian, Gem County, Idaho.

Commencing at the Southeast corner of the Northeast Quarter of the Northeast Quarter of the Southwest Quarter of Section 16, Township 7 North, Range 1 East, Boise Meridian, Gem County, Idaho; thence
North 00°25'03" East, 111.97 feet, along the East line of said Northeast Quarter of the Northeast Quarter of the Southwest Quarter; thence
North 89°40'39" West, 60.00 feet to the Point of Beginning; thence continuing
North 89°40'39" West, 242.54 feet; thence
North 00°25'03" East 790.51 feet, parallel to said East line, to a point on the Southwesterly boundary of a 60.00 foot easement filed as Instrument No. 231120 records of Gem County, Idaho; thence
South 89°54'36" West, 34.31 feet, along said Southwesterly boundary, to the beginning of a non-tangent 330.00 foot radius curve to the right, a radial bearing from said point bears North 00°36'58" West; thence Westerly along the arc of said curve and said Southwesterly boundary through a central angle of 26°42'18" a distance of 153.81 feet; thence tangent to said curve
North 63°54'20" West, 101.00 feet, along said Southwesterly boundary, to the beginning of a tangent 215.00 foot radius curve to the right; thence along the arc of said curve and said Southwesterly boundary through a central angle of 27°33'24" a distance of 103.41 feet to a point on the West line of the Southeast Quarter of the Southeast Quarter of the Northwest Quarter; Thence
South 00°25'50" West, 387.82 feet, along said West line, to the Southwest corner of said Southeast Quarter of the Southeast Quarter of the Northwest Quarter; thence
South 30°55'43" East, 248.93 feet; thence
South 50°41'30" East, 236.29 feet; thence
South 00°25'03" West, 281.28 feet; thence
South 89°40'39" East, 282.54 feet; thence
North 00°25'03" East, 98.40 feet to the Point of Beginning.

SCANNED
AUG 0 4 2023

INSTRU. NO. 305757
PAGES 1 OF 2

QUITCLAIM DEED

For Value Received

Robert J. Hunter, Trustee of the Cheehaole Trust dated April 15, 1997

does hereby convey, release, remise and forever quitclaim unto

Robert J. Hunter, Trustee of the Cheehaole Trust dated April 15, 1997

whose current address is P.O. Box 98, Emmett, ID 83617

the following described property, to-wit:

See Exhibit "A" attached hereto and made a part hereof.

Instrument # 305757
EMMETT, GEM, IDAHO
3-30-2016 03:14:55 PM No. of Pages: 2
Recorded for : TRI COUNTY SURVEYING INC
SHELLY TILTON Fee: 13.00
Ex-Officio Recorder Deputy Stacy Stewart
Index to: QUIT CLAIM DEED

Robert J. Hunter, Trustee

STATE OF IDAHO)
S.S.
COUNTY OF GEM)

On this 21 day of March, 2016, before me, a Notary Public in and for said state, personally appeared Robert J. Hunter, known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustees of the Cheehoele Trust dated April 15, 1987 and acknowledged to me that he executed the same as Trustee.

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

Residing at: Emmett, Idaho

My Commission Expires: 4-4-2017

MARILYN KNIGHTON NOTARY PUBLIC STATE OF IDAHO

SCANNED
AUG 04 2023

INSTRU. NO. 305757
PAGES 2 OF 2

Exhibit "A"

Property Description
Parcel A

That portion of the Northeast ¼ of the Northeast ¼ of the Southwest ¼ and a portion of the Southeast ¼ of the Southeast ¼ of the Northwest ¼ of Section 16, Township 7 North, Range 1 East, Boise Meridian, Gem County, Idaho.

Commencing at the southeast corner of the Northeast ¼ of the Northeast ¼ of the Southwest ¼ of Section 16, Township 7 North, Range 1 East, Boise Meridian, Gem County, Idaho;
Thence North 00°25'03" East, 111.97 feet, along the east line of said Northeast ¼ of the Northeast ¼ of the Southwest ¼;
Thence North 89°40'39" West, 60.00 feet to the **Point of Beginning**;
Thence continuing North 89°40'39" West, 242.54 feet;
Thence North 00°25'03" East, 790.51 feet, parallel to said east line, to a point on the southwesterly boundary of a 60.00 foot easement filed as Instrument No. 231120 records of Gem County, Idaho;
Thence South 89°54'36" West, 34.31 feet, along said southwesterly boundary, to the beginning of a non-tangent 330.00 foot radius curve to the right, a radial bearing from said point bears North 00°36'58" West;
Thence westerly along the arc of said curve and said southwesterly boundary through a central angle of 26°42'18" a distance of 153.81 feet;
Thence tangent to said curve North 63°54'20" West, 101.00 feet, along said southwesterly boundary, to the beginning of a tangent 215.00 foot radius curve to the right;
Thence along the arc of said curve and said southwesterly boundary through a central angle of 27°33'24" a distance of 103.41 feet to a point on the west line of the Southeast ¼ of the Southeast ¼ of the Northwest ¼;
Thence South 00°25'50" West, 387.82 feet, along said west line, to the southwest corner of said Southeast ¼ of the Southeast ¼ of the Northwest ¼;
Thence South 30°55'43" East, 248.93 feet;
Thence South 50°41'30" East, 236.29 feet;
Thence South 00°25'03" West, 281.28 feet;
Thence South 89°40'39" East, 282.54 feet;
Thence North 00°25'03" East, 98.40 feet to the **Point of Beginning**.

Said tract of land containing therein a calculated area of 5.000 acres, more or less, includes all water and ditch rights appurtenant to or used in connection with the properties being sold or conveyed hereby and is subject to rights-of-way or easements of record or in use.

Job No.16-006
February 16, 2016

PROFESSIONAL LAND SURVEYOR REGISTERED 6552 3/18/16 STATE OF IDAHO ROBERT E. BENNE

Copyrighted © 2016 by Tri County Surveying, Inc.
510 So. Washington Ave., P.O. Box 974, Emmett, ID 83617-0974
Phone: (208) 365-7470 Fax: (208) 365-2880

SCANNED
AUG 0 4 2023

REMOVE THE COUNTY STAMPED PAGE AS IT IS NOW INCORPORATED AS PART OF THE ORIGINAL DOCUMENT.

WARRANTY DEED

Alliance Title & Escrow Corp. Order No.:309328

FOR VALUE RECEIVED

Robert J. Hunter, Trustee of the Cheehaole Trust dated April 15, 1997

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

Robert D. Tidwell and Kerry L. Tidwell husband and wife

whose current address is

5505 Montour Road, Emmett, ID 83617

the grantee(s), the following described premises, 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, 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: April 15, 2016

Robert J Hunter, Trustee of the Cheehaole Trust

State of ID} ss.
County of Gem}

On this 18th day of April, 2016, before me, Jill M. Nash, a Notary Public in and for said state, personally appeared **Robert J. Hunter** known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of **The Cheehaole Trust** , and acknowledged to me that he executed the same as Trustee.

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

Jill M. Nash, Notary Public for the State of ID
Residing at: Emmett, ID
Commission Expires: 11/05/2020

JILL M. NASH NOTARY PUBLIC STATE OF IDAHO

File No. 309328

SCANNED AUG 04 2023

INSTRU. NO. 305757
PAGES 2 OF 2

Exhibit "A"

Property Description
Parcel A

That portion of the Northeast ¼ of the Northeast ¼ of the Southwest ¼ and a portion of the Southeast ¼ of the Southeast ¼ of the Northwest ¼ of Section 16, Township 7 North, Range 1 East, Boise Meridian, Gem County, Idaho.

Commencing at the southeast corner of the Northeast ¼ of the Northeast ¼ of the Southwest ¼ of Section 16, Township 7 North, Range 1 East, Boise Meridian, Gem County, Idaho;
Thence North 00°25'03" East, 111.97 feet, along the east line of said Northeast ¼ of the Northeast ¼ of the Southwest ¼;
Thence North 89°40'39" West, 60.00 feet to the **Point of Beginning**;
Thence continuing North 89°40'39" West, 242.54 feet;
Thence North 00°25'03" East, 790.51 feet, parallel to said east line, to a point on the southwesterly boundary of a 60.00 foot easement filed as Instrument No. 231120 records of Gem County, Idaho;
Thence South 89°54'36" West, 34.31 feet, along said southwesterly boundary, to the beginning of a non-tangent 330.00 foot radius curve to the right, a radial bearing from said point bears North 00°36'58" West;
Thence westerly along the arc of said curve and said southwesterly boundary through a central angle of 26°42'18" a distance of 153.81 feet;
Thence tangent to said curve North 63°54'20" West, 101.00 feet, along said southwesterly boundary, to the beginning of a tangent 215.00 foot radius curve to the right;
Thence along the arc of said curve and said southwesterly boundary through a central angle of 27°33'24" a distance of 103.41 feet to a point on the west line of the Southeast ¼ of the Southeast ¼ of the Northwest ¼;
Thence South 00°25'50" West, 387.82 feet, along said west line, to the southwest corner of said Southeast ¼ of the Southeast ¼ of the Northwest ¼;
Thence South 30°55'43" East, 248.93 feet;
Thence South 50°41'30" East, 236.29 feet;
Thence South 00°25'03" West, 281.28 feet;
Thence South 89°40'39" East, 282.54 feet;
Thence North 00°25'03" East, 98.40 feet to the **Point of Beginning**.

Said tract of land containing therein a calculated area of 5.000 acres, more or less, includes all water and ditch rights appurtenant to or used in connection with the properties being sold or conveyed hereby and is subject to rights-of-way or easements of record or in use.

Job No. 16-006
February 16, 2016

PROFESSIONAL LAND SURVEYOR
REGISTERED
6552
3/18/16
STATE OF IDAHO
ROBERT E. LEWIS

Copyrighted © 2016 by Tri County Surveying, Inc.
510 So. Washington Ave., P.O. Box 974, Emmett, ID 83617-0974
Phone: (208) 365-7470 Fax: (208) 365-2880

SCANNED
AUG 04 2023

Instrument # 305982
EMMETT, GEM, IDAHO
2016-04-18 01:44:38 PM No. of Pages: 2
Recorded for: ALLIANCE TITLE - BOISE PRODUCT
SHELLY TILTON Fee: $13.00
Ex-Officio Recorder Deputy SStewart
Index To: WARRANTY DEED
Electronically Recorded by Simplifile

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 Corp. Order No.:309328

FOR VALUE RECEIVED

Robert J. Hunter, Trustee of the Cheehaole Trust dated April 15, 1997

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

Robert D. Tidwell and Kerry L. Tidwell husband and wife

whose current address is

5505 Montour Road, Emmett, ID 83617

the grantee(s), the following described premises, 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, 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: April 15, 2016

Robert J Hunter, Trustee of the Cheehaole Trust

State of ID} ss.
County of Gem}

On this 18th day of April, 2016, before me, Jill M. Nash, a Notary Public in and for said state, personally appeared **Robert J. Hunter** known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of **The Cheehaole Trust**, and acknowledged to me that he executed the same as Trustee.

SCANNED
AUG 04 2023

State of Idaho }
}ss
County of Gem }

On this 15 day of April 2016, before me, a Notary Public in and for said state, personally appeared ROBERT D. TIDWELL and KERRY L. TIDWELL, known or identified to me to be the persons whose names are subscribed to the within Instrument and acknowledged to me that they executed the 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.

Notary Public for the State of Idaho
Residing at: Emmett, ID
Commission Expires: 11-05-2020

Dated this 18 day of April, 2016.

JILL M. NASH NOTARY PUBLIC STATE OF IDAHO

THE CHEEHAOLE TRUST

ROBERT HUNTER - Trustee

State of Idaho }
}ss
County of Gem }

On this 18 day of April 2016, before me, a Notary Public in and for said state, personally appeared ROBERT J. HUNTER known or identified to me to be the persons whose name is subscribed to the foregoing instrument as trustee of The Cheehaole Trust, and acknowledged to me that he executed the same as Trustee.

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

JILL M. NASH NOTARY PUBLIC STATE OF IDAHO

Notary Public for the State of Idaho
Residing at: Emmett, ID
Commission Expires: 11-05-2020

SCANNED
AUG 04 2023

RECORDED ELECTRONICALLY
ID 205983 County Gem
Date 4-18-16 Time 01:44pm
simplifile www.simplifile.com 800.460.5657

INGRESS, EGRESS EASEMENT VACATION

FOR VALUE RECEIVED, ROBERT J. HUNTER, TRUSTEE OF THE CHEEHAOLE TRUST and ROBERT D. TIDWELL and KERRY L. TIDWELL, husband and wife hereby vacate the following:

The ingress / egress easement only as shown on Instrument # 205968 recorded May 18th 1999 over and across a strip of land lying 60.00 feet of which is described as follows:

Easement for ingress, egress over and across a strip of land lying 60.00 feet west of and adjacent to the following described line:

Beginning at Point "A" described below; thence
South 00°00'45" East, 791.47 feet to the point of terminus of this easement.

Situated in That portion of the NE 1/4 of the SW 1/4 and the SE 1/4 of the NW 1/4 of Section 16, Township 7 North, Range 1 East, B.M., Gem County, Idaho described as follows:

Beginning at the Northeast corner of the NE 1/4 of the SW 1/4 of Section 16, T. 7 N., R. 1 East, B.M., Gem County, Idaho marked by a 5/8" iron pin; thence
South 00°00'45" East, 546.54 feet, along the East line of said NE ¼ of the SW ¼ to be found 1/2" iron pin; thence
South 89°53'33" West, 302.54 feet to a set 1/2" iron pin with plastic cap PLS 6552; Thence
North 00°00'45" West, 790.44 feet to a set 1/2" iron pin with plastic cap PLS 6552; Thence
North 89°41'46" East, 302.55 feet to a point on the East line of the NW 1/4 of said Section 16 marked by a found 5/8" iron pin and referred to hereinafter as Point "A"; Thence
South 00°00'45" East, 244.93 feet, along said East line, to the REAL POINT OF BEGINNING.

TO HAVE AND TO HOLD the said premises, unto said grantees, heirs and assigns forever.

Dated this 15 day of April, 2016.

Robert D. Tidwell
ROBERT D. TIDWELL

Kerry L. Tidwell
KERRY L. TIDWELL

SCANNED
AUG 04 2023

State of Idaho }
}ss
County of Gem }

On this 15 day of April 2016, before me, a Notary Public in and for said state, personally appeared ROBERT D. TIDWELL and KERRY L. TIDWELL, known or identified to me to be the persons whose names are subscribed to the within Instrument and acknowledged to me that they executed the 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.

Notary Public for the State of Idaho
Residing at: Emmett, ID
Commission Expires: 11-05-2020

Dated this 18 day of April, 2016.

JILL M. NASH NOTARY PUBLIC STATE OF IDAHO

THE CHEEHAOLE TRUST

ROBERT HUNTER - Trustee

State of Idaho }
}ss
County of Gem }

On this 18 day of April 2016, before me, a Notary Public in and for said state, personally appeared ROBERT J. HUNTER known or identified to me to be the persons whose name is subscribed to the foregoing instrument as trustee of The Cheehaole Trust, and acknowledged to me that he executed the same as Trustee.

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

JILL M. NASH NOTARY PUBLIC STATE OF IDAHO

Notary Public for the State of Idaho
Residing at: Emmett, ID
Commission Expires: 11-05-2020

SCANNED
AUG 04 2023

IN WITNESS WHEREOF, the parties have executed this Agreement to be effective as of the date first written above.

SELLER:

CHEEHAOLE TRUST

Robert J. Hunter, Trustee

BUYER:

Robert D. Tidwell

BUYER:

Kerry L. Tidwell

This Purchase and Sale Agreement is acknowledged and accepted by Escrow Agent. Escrow Agent agrees to act as the "real estate reporting person" for the Transaction within the meaning of Section 6045(e) of the Internal Revenue Code of 1986, as amended, and to file all required forms and returns.

ESCROW AGENT:

By_____

Name _____

Its _____

SCANNED
AUG 04 2023

State of Idaho
Department of Water Resources

Water Right

65-23075

IRRIGATION

The map depicts the place of use for the water use listed above and point(s) of diversion of this right as currently derived from interpretations of the paper records and is used solely for illustrative purposes. Discrepancies between the computer representation and the permanent document file will be resolved in favor of the actual water right documents in the water right file.



0 0.05 0.1 0.2 0.3 0.4
Miles

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

N

Date created: 6 5 2023

SCANNED
AUG 0 4 2023

INSTRU. NO. 305757
PAGES 1 OF 2

QUITCLAIM DEED

For Value Received

Robert J. Hunter, Trustee of the Cheehaole Trust dated April 15, 1997

does hereby convey, release, remise and forever quitclaim unto

Robert J. Hunter, Trustee of the Cheehaole Trust dated April 15, 1997

whose current address is P.O. Box 98, Emmett, ID 83617

the following described property, to-wit:

See Exhibit "A" attached hereto and made a part hereof.

Instrument # 305757
EMMETT, GEM, IDAHO
3-30-2016 03:14:55 PM No. of Pages: 2
Recorded for : TRI COUNTY SURVEYING INC
SHELLY TILTON Fee: 13.00
Ex-Officio Recorder Deputy Stacy Stewart
Index to: QUIT CLAIM DEED

Robert J. Hunter, Trustee

STATE OF IDAHO)
S.S.
COUNTY OF GEM)

On this 21 day of March, 2016, before me, a Notary Public in and for said state, personally appeared Robert J. Hunter, known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustees of the Cheehoele Trust dated April 15, 1987 and acknowledged to me that he executed the same as Trustee.

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

Residing at: Emmett, Idaho

My Commission Expires: 4-4-2017

MARILYN KNIGHTON NOTARY PUBLIC STATE OF IDAHO

SCANNED
AUG 04 2022

INSTRU. NO. 305757
PAGES 2 OF 2

Exhibit "A"

Property Description
Parcel A

That portion of the Northeast ¼ of the Northeast ¼ of the Southwest ¼ and a portion of the Southeast ¼ of the Southeast ¼ of the Northwest ¼ of Section 16, Township 7 North, Range 1 East, Boise Meridian, Gem County, Idaho.

Commencing at the southeast corner of the Northeast ¼ of the Northeast ¼ of the Southwest ¼ of Section 16, Township 7 North, Range 1 East, Boise Meridian, Gem County, Idaho;
Thence North 00°25'03" East, 111.97 feet, along the east line of said Northeast ¼ of the Northeast ¼ of the Southwest ¼;
Thence North 89°40'39" West, 60.00 feet to the **Point of Beginning**;
Thence continuing North 89°40'39" West, 242.54 feet;
Thence North 00°25'03" East, 790.51 feet, parallel to said east line, to a point on the southwesterly boundary of a 60.00 foot easement filed as Instrument No. 231120 records of Gem County, Idaho;
Thence South 89°54'36" West, 34.31 feet, along said southwesterly boundary, to the beginning of a non-tangent 330.00 foot radius curve to the right, a radial bearing from said point bears North 00°36'58" West;
Thence westerly along the arc of said curve and said southwesterly boundary through a central angle of 26°42'18" a distance of 153.81 feet;
Thence tangent to said curve North 63°54'20" West, 101.00 feet, along said southwesterly boundary, to the beginning of a tangent 215.00 foot radius curve to the right;
Thence along the arc of said curve and said southwesterly boundary through a central angle of 27°33'24" a distance of 103.41 feet to a point on the west line of the Southeast ¼ of the Southeast ¼ of the Northwest ¼;
Thence South 00°25'50" West, 387.82 feet, along said west line, to the southwest corner of said Southeast ¼ of the Southeast ¼ of the Northwest ¼;
Thence South 30°55'43" East, 248.93 feet;
Thence South 50°41'30" East, 236.29 feet;
Thence South 00°25'03" West, 281.28 feet;
Thence South 89°40'39" East, 282.54 feet;
Thence North 00°25'03" East, 98.40 feet to the **Point of Beginning**.

Said tract of land containing therein a calculated area of 5.000 acres, more or less, includes all water and ditch rights appurtenant to or used in connection with the properties being sold or conveyed hereby and is subject to rights-of-way or easements of record or in use.

Job No.16-006
February 16, 2016

PROFESSIONAL LAND SURVEYOR REGISTERED 6552 3/18/16 STATE OF IDAHO ROBERT E. BENNE

Copyrighted © 2016 by Tri County Surveying, Inc.
510 So. Washington Ave., P.O. Box 974, Emmett, ID 83617-0974
Phone: (208) 365-7470 Fax: (208) 365-2880

SCANNED
AUG 04 2023

Instrument # 346089
EMMETT, GEM, IDAHO
2023-06-22 01:35:21 PM No. of Pages: 2
Recorded for: DAVISON, COPPLE, COPPLE & COPP
SHELLY TILTON Fee: $15.00
Ex-Officio Recorder Deputy SStewart
Index To: QUIT CLAIM DEED
Electronically Recorded by Simplifile

Tax Notices Sent To:
Troy Cunnington
11555 Liberty Road
Sweet, Idaho 83670

CORRECTION QUITCLAIM DEED

The purpose of this Correction Quitclaim Deed is to correct the Grantor's name reflected in the Quitclaim Deed recorded June 1, 2023 as Instrument No. 345840.

FOR VALUE RECEIVED, Kerry L. Tidwell, who acquired title as Kerry Lynne Tidwell, individually and as Personal Representative of the Estate of Robert Darrell Tidwell do hereby convey, release, remise and forever quitclaim unto Troy Cunnington, all of their right, title and interest in that certain real property situated in Gem County, Idaho, known as the street address of 11555 Liberty Road, Sweet, Idaho, and more particularly described as follows:

The South half of the Northwest Quarter, the North half of the Southwest Quarter and the Northwest Quarter of the Southeast Quarter all in Section 14 Township 8 North, Range 1 East, Boise Meridian, Gem County Idaho; and

The South half of the Northeast Quarter and the Northeast Quarter of the Southeast Quarter of Section 15, Township 8 north, Range 1 East, Boise Meridian, Gem County, Idaho, including Quartz Mining location dated April 27, 1936, recorded May 19, 1936, in Book 2 of Mining Records at page 140, Records of Gem County, Idaho, on the above described property.

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

TO HAVE AND TO HOLD, All and singular the said premises, together with the appurtenances, unto the Grantee and his heirs and assigns forever.

DATED this 22nd day of June, 2023.

Kerry Lynne Tidwell

Kerry Lynne Tidwell, individually

Kerry Lynne Tidwell

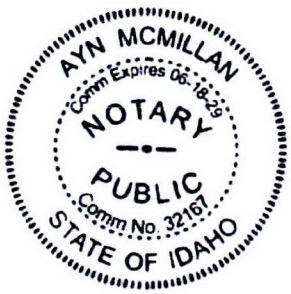
Kerry Lynne Tidwell, as Personal Representative of the Estate of Robert Darrell Tidwell

SCANNED 346089
AUG 04 2023

STATE OF IDAHO)
) ss.
County of Ada)

On this 22nd day of June in the year of 2023, before me, a notary public, personally appeared KERRY LYNNE TIDWELL, known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument, and acknowledged to me that she executed the same on her individual behalf and as Personal Representative of the Estate of Robert Darrell Tidwell.

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 Idaho
Residing at Boise, Idaho
My Commission Expires: 6/18/29

SCANNED
346089
AUG 04 2023

Purchase & Sale Agreement

Wednesday, April 6, 2016 4:42 PM

From: "Jill Nash" <jill_nash@alliancetitle.com>

To: "tidwellr8040@yahoo.com" <tidwellr8040@yahoo.com>

1 Files 784KB Download All

PDF 784KB

Cheehaol e-Tidwell contract.p

Save

Good Afternoon Kerry and Robert.

Attached is the Purchase and Sale Agreement for you to review.

Please let me know if I can get anything further for you at this time.

Thank you, have a nice evening!

ALLIANCE
TITLE & ESCROW CORP.
Yes, it matters where you close.

Jill Nash | Escrow Officer
Alliance Title & Escrow Corp.
1312 S. Washington Ave., Ste F | Emmett, ID | 83617
(208)365-4486 Direct | (208)365-4541 Fax
http://www.alliancetitle.com

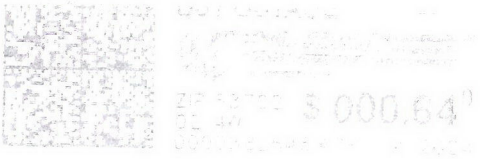
Serving all of Idaho and parts of Montana, Washington and Wyoming.
Online Ordering | Online Tools | Find an Office Near You

ALERT: Unfortunately, email and banking fraud are current issues in today's society. Please call our branch and verify wire transfer instructions verbally with your escrow officer prior to wiring funds.

This message (including any attachments) contains confidential information intended for a specific individual and purpose, and is protected by law. If you are not the intended recipient, you should delete this message. Any disclosure, copying, or distribution of this message, or the taking of any action based on it by unauthorized persons, is strictly prohibited.

SCANNED
AUG 04 2023

R RESOURCES
720



ROBERT J HUNTER
HC 78 BOX 1132
EMMETT, ID 83617

RECEIVED
APR 30 2024
DEPT. OF WATER RESOURCES

NIXIE 980 DE 1 0004/27/24
RETURN TO SENDER
INSUFFICIENT ADDRESS
UNABLE TO FORWARD

83617$9999 IA
83720>0098

BC: 837200098 *3014-03672-19-44

RESOURCES
20



RECEIVED
APR 30 2024
DEPT. OF WATER RESOURCES

MAE B HUNTER
PO BOX 98
EMMETT, ID 83617

ANK

NIXIE 980 FE 1 0004/27/24
RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD

83617$0098 ANK 0002
83720>0098

BC: 837200098 *3014-03673-19-44

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

April 19, 2024

HOGAN FAMILY TRUST, DATED 6/23/2014
TRS JOSH HOGAN AND CARRIE HOGAN TRS DESIGNED AS TRUSTEES
3365 W PINE MEADOWS CT
EAGLE ID 83616-7346

Re: Change in Water Right Ownership: 65-23075 (Split into 65-23075 and ***65-24303***)

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.

We also found that water right 65-2845 is an appurtenance to your property. The water right would also need to be split for ownership to be changed to you. I have included a report for this water right for your reference. If you would like to change the ownership of this this water right as well, submit the $100 split fee and we will use your submitted documentation to complete this change.

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)287-4921.

Sincerely,

Debra Mansfield

Debra Mansfield
Technical Records Specialist 1

Enclosure(s)

c: MAE B HUNTER
ROBERT J HUNTER

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES
322 East Front Street, P.O. Box 83720
Boise, Idaho 83720-0098

Return Service Requested

PRESORTED
FIRST CLASS

US POSTAGE PITNEY BOWES
ZIP 83702 $ 000.49[8]
02 4W
0000382560 AUG 04 2023

RECEIVED
AUG 14 2023
DEPARTMENT OF
WATER RESOURCES

ANK

65-23075
O/C

MAE B HUNTER
PO BOX 98
EMMETT, ID 83617

NIXIE 980 FE 1343 0008/11/23
ZAE54
RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD

ANK BC: 837200098 *1695-02152-11-21

Scanned
8-14-23

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES
322 East Front Street, P.O. Box 83720
Boise, Idaho 83720-0098

Return Service Requested

RECEIVED
AUG 14 2023
DEPARTMENT OF
WATER RESOURCES

PRESORTED
FIRST CLASS

US POSTAGE PITNEY BOWES
ZIP 83702 $ 000.49[8]
02 4W
0000382560 AUG 04 2023

65-23075 O/C

NSS OR
UNABLE

ROBERT J HUNTER
HC 78 BOX 1132
EMMETT, ID 83617

NIXIE 980 DE 1341 0008/11/23
RETURN TO SENDER
NO SUCH STREET
UNABLE TO FORWARD

BC: 837200098 *3014-08089-04-44

NSS
837Z0>0[illegible]

Scanned

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 03, 2023

KERRY L TIDWELL
5505 MONTOUR RD
EMMETT ID 83617-5004

Re: Change in Water Right Ownership: 65-23075 (Split into 65-23075 and ***65-24256***)

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) 287-4942.

Sincerely,

Jean Hersley
Technical Records Specialist 2

Enclosure(s)

c: MAE B HUNTER
ROBERT J HUNTER

SCANNED
AUG 14 2023

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

July 03, 2023

ROBERT TIDWELL
KERRY L TIDWELL
5505 MONTOUR RD
EMMETT ID 83617-5004

RE: Change in Ownership Water Right No(s): 65-23075

Dear Interested Parties:

The Department of Water Resources (Department) acknowledges receipt of your Notice of Change in Water Right Ownership (Notice).

Our review of your Notice indicates that additional information is required before the Department can process the change. The information required is indicated below:

- Filing Fee of $100 per water right for changes resulting from division of a water right. You indicated on your form that water right 65-23075 would be split. Splitting a water right requires a $100 filing fee.

- Evidence of Water Right Ownership: copy of Deed, Title Policy, Contract of Sale, or other legal document indicating your ownership of the property and/or water rights in question. The Department needs a complete conveyance document. We only received Exhibit A.

Effective July 1, 2000, the legislature enacted House Bill No. 545 requiring a filing fee for a change in water right ownership. The fee is $25 per water right, except for ownership changes resulting in the division of a water right, which is $100 per water right. All ownership change notices received after June 30, 2000 must include the appropriate filing fees to be processed. We have determined that the filing fee for your notice will be $100.

Because the Department cannot process the Notice without proper documentation and fees, we will hold any action on your notice pending receipt of the necessary information and fees. If we do not receive the necessary information and fees within 30 days, we will return your notice and all attachments, and your notice will not be processed.

Also, please note that permit holders are required to report any change of ownership and/or mailing address to the Department within 120 days of the change. Forms to assign ownership or update your address are available from any office of the Department or on the Department's website.

If you have any questions regarding this matter, please contact me at (208) 287-4942.

Sincerely,

Jean Hersley

Jean Hersley
Technical Records Specialist 2

SCANNED
AUG 14 2023