

RECEIVED

FEB 15 2024

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

IDWR / NORTH

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?
93-7312	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Smick Living Trust

Name of current water right holder/claimant

3. New Owner(s)/Claimant(s): TOSCANA WINE AND EXTRA VIRGIN olive oil LLC

New owner(s) as listed on the conveyance document

Name connector ☐ and ☐ or2226 N 15th STREET

Mailing address

COEUR D'ALENE (ID) 83814

City

State

Zip

208 770 8313

Telephone

VINACCIANO FARMER @ GMAIL . 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: _____
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: Ciro Bisori

Signature of new owner/claimant

CIRO BISORI

Print name

Title, if applicable

Date

15-02-2024

Signature: _____

Signature of new owner/claimant

Print name

Title, if applicable

Date

For IDWR Office Use Only:

Received by NS Date 2/15/24Receipt No. N044355Receipt Amt. \$ 25.00Active 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 NSDate 2/16/24

RECORDING REQUESTED BY

Flying S Title and Escrow of Idaho, Inc.

AND WHEN RECORDED MAIL TO:

Flying S Title and Escrow of Idaho, Inc.
831 Main Avenue
St. Maries, ID 83861

RECEIVED
2024 Feb 09 PM 01 30
BENEWAH COUNTY
DEANNA BRAMBLETT, CLERK
300961
FLYING S TITLE AND ESCROW - SAINT MARIES
FEES:\$ 15.00

Space Above This Line for Recorder's Use Only

WARRANTY DEED

File No.: **1124066-SM (ps)**

Date: **January 09, 2024**

For Value Received, **Mokulele Properties, LLC, a California limited liability company**, hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto **Toscana Wine and Extra Virgin Olive Oil LLC, an Idaho limited liability company**, hereinafter called the Grantee, whose current address is **2226 N 15th Street, Coeur d'Alene, ID 83814**, the following described premises, situated in **Benewah County, Idaho**, to-wit:

The East Half of the West Half of the Southeast Quarter of the Northwest Quarter of the Southeast Quarter of Section 27, Township 44 North, Range 5 West, Boise Meridian, Benewah County, Idaho.

AND

The East Half of the Southeast Quarter of the Northwest Quarter of the Southeast Quarter of Section 27, Township 44 North, Range 5 West, Boise Meridian, Benewah County, Idaho.

AND

The South Half of the West Half of the West Half of the Northeast Quarter of the Southeast Quarter of Section 27, Township 44 North, Range 5 West, Boise Meridian, Benewah County, Idaho.

SUBJECT TO AND TOGETHER WITH A RESERVATION OF EASEMENT IN THAT CERTAIN DOCUMENT RECORDED OCTOBER 7, 2022, AS INSTRUMENT NO. 297098.

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.

Date: **01/09/2024**

Warranty Deed
- continued

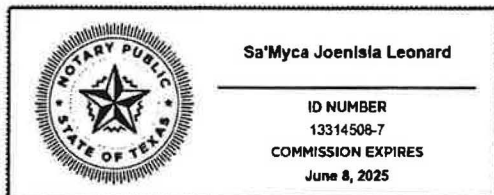
File No.: **1124066-SM (ps)**

Mokulele Properties, LLC, a California limited
liability company

By:  02/08/2024
Name: Rafael Figueroa
Title: Member

STATE OF Texas)
COUNTY OF Dallas) ss.

This record was acknowledged before me by means of communication technology on
8th day of February, 2024 by Rafael Figueroa as Member of Mokulele Properties, LLC.

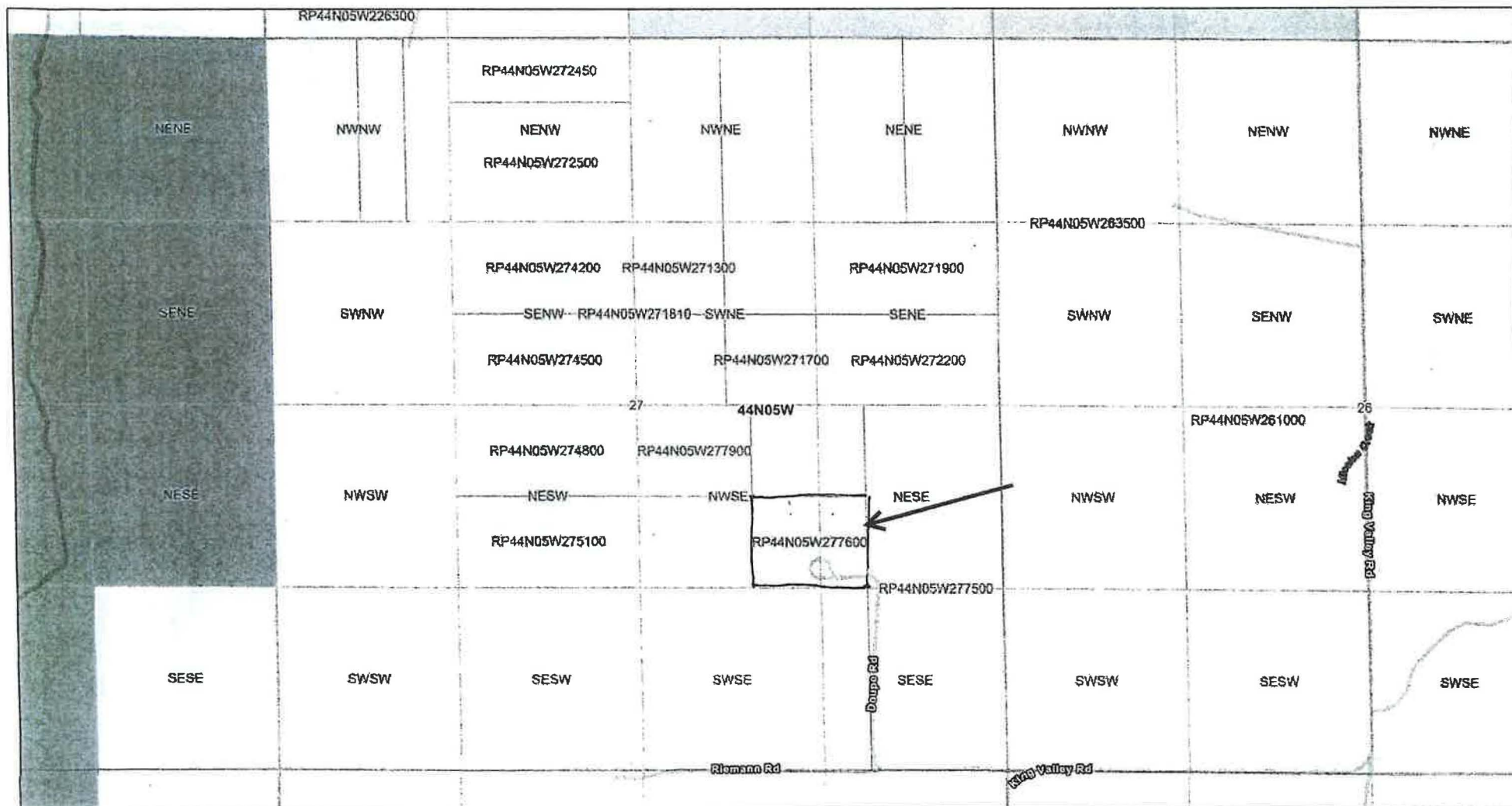


Sa'Myca Joenisia Leonard
Notary Public of Texas

Electronically signed and notarized online using the Proof platform.

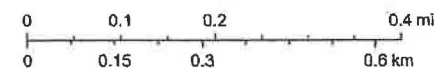
ArcGIS Web Map

CB 11/14/23



11/14/2023, 9:00:18 AM

1:12,223



THIS MAP IS PROVIDED FOR
INFORMATIONAL PURPOSES ONLY.
NO ASSURANCES ARE MADE AS TO
THE QUANTITY OF THE AREA, SQUARE
FOOTAGE, OR ACREAGE OF THE LAND
OR OF ANY IMPROVEMENT TO THE LAND.
FLYING S TITLE & ESCROW



The USDA-FSA Aerial Photography Field office asks to be credited in derived products., Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community, Esri Community Maps Contributors, WA State Parks GIS, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc.



IDAHO DEPARTMENT OF
WATER RESOURCES

Northern Region • 7600 N Mineral Drive, Suite 100 • Coeur D'Alene, ID 83815-7763

Phone: 208-762-2800 • Fax: 208-762-2819 • Email: northerninfo@idwr.idaho.gov • Web: idwr.idaho.gov

Governor Brad Little

Director Mathew Weaver

February 16, 2024

vinaccianofarmer@gmail.com

TOSCANA WINE & EXTRA VIRGIN OLIVE OIL LLC
2226 N 15TH ST
COEUR D ALENE ID 83814-6110

Re: Change in Ownership for Water Right No(s): 93-7312

Dear Water Right Holder(s):

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

Updating the ownership record for a water right does not reconfirm the validity of the right. When processing a Notice of Change in Water Right Ownership, the Department does not review the history of water use to determine if the right has been forfeited or deliberately abandoned through five years or more of non-use. To read more about water right forfeiture, including how to protect a water right from forfeiture, please see Idaho Code §§ 42-222 and 42-223.

Please note, water right owners are required to report any change of water right ownership and any change of mailing address to the Department within 120 days of the change. Reporting forms are available from any office of the Department, or from the Department's website.

If you have any questions concerning the enclosed information, please contact me at (208) 762-2813.

Sincerely,

Natalie Steading
Tech Records Specialist 1

Enclosure(s)