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

RECEIVED
OCT 18 2024
WATER RESOURCES
WESTERN REGION

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?
65-24097	Yes ☐	Yes ☐	65-24088	Yes ☐	Yes ☐
65-24098	Yes ☐	Yes ☐		Yes ☐	Yes ☐
65-24083	Yes ☐	Yes ☐		Yes ☐	Yes ☐
65-24084	Yes ☐	Yes ☐		Yes ☐	Yes ☐
65-24087	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Kittyhawk Ventures LLC/David Mortimer
   Name of current water right holder/claimant

3. New Owner(s)/Claimant(s): Twin Pine Station LLC
   New owner(s) as listed on the conveyance document Name connector ☐ **and** ☐ **or**

   PO Box 2198 | McCall | ID | 83638
   Mailing address | City | State | Zip

   2088710936 | mortimer.holly@gmail.com
   Telephone | Email

4. If the water rights and/or adjudication claims were split, how did the division occur?
   - ☐ The water rights or claims were divided as specifically identified in a deed, contract, or other conveyance document.
   - ☐ The water rights or claims were divided proportionately based on the portion of their place(s) of use acquired by the new owner.

5. Date you acquired the water rights and/or claims listed above: 9/14/2020, 11/25/2020.

6. Do you own the land identified as the water right place of use? Yes ☒ No ☐
   - o If no, attach evidence that written notice of the change of water right ownership has been delivered to the landowner of record.

7. This form must be signed and submitted with the following **REQUIRED** items:
   - ☐ A copy of the conveyance document – warranty deed, quitclaim deed, court decree, contract of sale, etc. The conveyance document must include a legal description of the property or description of the water right(s) if no land is conveyed.
   - ☐ Plat map, survey map or aerial photograph which clearly shows the place of use and point of diversion for each water right and/or claim listed above (if necessary to clarify division of water rights or complex property descriptions).
   - ☐ Filing fee (see instructions for further explanation):
     - o $25 per *undivided* water right.
     - o $100 per *split* water right.
     - o No fee is required for pending adjudication claims.
   - ☐ If water right(s) are leased to the Water Supply Bank AND there are multiple owners, a Lessor Designation form is required.
   - ☐ If water right(s) are leased to the Water Supply Bank, the individual owner or designated lessor must complete, sign and submit an IRS Form W-9.

8. Signature: _____ | Member | 10/16/2024
   Signature of new owner/claimant | Title, if applicable | Date
   Holly Mortimer
   Print name

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

SUPPORT DATA
IN FILE # 65-24083

For IDWR Office Use Only:

Receipted by SH Date 10/18/24 Receipt No. W052240 Receipt Amt. $150.00

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

Name on W-9 _____ Approved by SH Processed by SH Date 10/22/2024

Instrument # 460975
VALLEY COUNTY, CASCADE, IDAHO
12-29-2023 10:54:37 AM No. of Pages: 6
Recorded for : JESSICA TINGEY
DOUGLAS A. MILLER Fee: 15.00
Ex-Officio Recorder Deputy
Index to: QUITCLAIM DEED

Quitclaim Deed

For value received,

Kittyhawk Ventures, LLC, and David Mortimer

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

Twin Pine Station, LLC

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

See Attached Exhibit "A"

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

PARCEL:

RP17N02E136565

Date:
Kittyhawk Ventures, LLC

_____
By: Holly Mortimer, Member

_____
By: Jessica Tingey, Member

_____
By: David Mortimer

State of IDAHO, County of VALLEY ss.

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

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

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 Members of the limited liability company that executed the instrument or the person who executed the instrument on behalf of said limited liability company, and acknowledged to me that such limited liability company executed the same.

Notary Public
Residing In:
My Commission Expires:
(seal)

State of IDAHO, County of VALLEY ss.

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

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

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

Date:
Kittyhawk Ventures, LLC

By: Holly Mortimer, Member

By: Jessica Tingey, Member

By: David Mortimer

State of IDAHO, County of VALLEY ss.

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

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

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 Members of the limited liability company that executed the instrument or the person who executed the instrument on behalf of said limited liability company, and acknowledged to me that such limited liability company executed the same.

Notary Public
Residing In:
My Commission Expires:
(seal)

California All Purpose Acknowledgment 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.

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)**

EXHIBIT 'A'

File No. 420293AM

A parcel of land situate in the SW1/4 SW1/4 of Section 13, and the NW1/4 NW1/4 of Section 24, T. 17 N., R. 2 E., B.M., Valley County, Idaho, more particularly described as follows:
Commencing at a 5/8" rebar marking the Section Corner common to Sections 13, 14, 23, and 24, T. 17 N., R. 2 E., B.M., Valley County, Idaho, as shown on that particular Record of Survey recorded as Instrument No. 421754, in Book 13, Page 246 of Surveys, in the Office of the Recorder, Valley County, Idaho; thence, S. 89°39'16" E., 58.29 feet along the line common to said Sections 13 and 24, to a 5/8" rebar on the easterly right-of-way of West Mountain Road, the REAL POINT OF BEGINNING:
Thence, 220.86 feet along said easterly right-of-way on a non-tangent curve to the right, whose radius is 2,940.91 feet, delta angle is 4°18'10", and whose long chord bears N. 1°06'12" W., 220.80 feet, to a 5/8" rebar,
Thence, S. 89°57'13" E., 1,299.49 feet to a 5/8" rebar, as shown on that particular Record of Survey recorded as Instrument No. 431517, in Book 14, Page 59 of Surveys, in the Office of the Recorder, Valley County, Idaho,
Thence, S. 0°06'46" E., 521.96 feet to a 5/8" rebar,
Thence, S. 0°27'09" W., 959.07 feet to a 5/8" rebar,
Thence, N. 89°39'10" W., 926.45 feet to a 5/8" rebar on the easterly right-of-way of West Mountain
Road,
Thence, 1,317.88 feet along said easterly right-of-way on a non-tangent curve to the right, whose radius is 2,940.91 feet, delta angle is 25°40'31", and whose long chord bears N. 16°05'33" W., 1,306.88 feet, to the Point of Beginning.

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

AmeriTitle

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

WARRANTY DEED

Order No.: 420293AM

FOR VALUE RECEIVED

Scott Gressley and Kylie Gressley, husband and wife

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

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

whose current address is:
3724 N Hawthorn Drive
Boise, ID 83703

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

See Attached Exhibit 'A'

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee(s), that (s)he is/are the owner(s) in fee simple of said premises; that they are free from all encumbrances Except: Current Year Taxes, conditions, covenants, restrictions, reservations, easements, rights and rights of way, apparent or of record. And that (s)he will warrant and defend the same from all lawful claims whatsoever.

AmeriTitle

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

AmeriTitle

WARRANTY DEED

Order No.: 420293AM

FOR VALUE RECEIVED

Scott Gressley and Kylie Gressley, husband and wife

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

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

whose current address is:
3724 N Hawthorn Drive
Boise, ID 83703

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

See Attached Exhibit 'A'

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee(s), that (s)he is/are the owner(s) in fee simple of said premises; that they are free from all encumbrances Except: Current Year Taxes, conditions, covenants, restrictions, reservations, easements, rights and rights of way, apparent or of record. And that (s)he will warrant and defend the same from all lawful claims whatsoever.

Dated: 11-24-2020

Scott Gressley

Kylie Gressley

Kylie Gressley

State of Idaho } ss
County of Payette}

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

Matea Gabiola

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

MATEA GABIOLA
COMMISSION #65987
NOTARY PUBLIC
STATE OF IDAHO

EXHIBIT 'A'

File No. 420293AM

A parcel of land situate in the SW1/4 SW1/4 of Section 13, and the NW1/4 NW1/4 of Section 24, T. 17 N., R. 2 E., B.M., Valley County, Idaho, more particularly described as follows:
Commencing at a 5/8" rebar marking the Section Corner common to Sections 13, 14, 23, and 24, T. 17 N., R. 2 E., B.M., Valley County, Idaho, as shown on that particular Record of Survey recorded as Instrument No. 421754, in Book 13, Page 246 of Surveys, in the Office of the Recorder, Valley County, Idaho; thence, S. 89°39'16" E., 58.29 feet along the line common to said Sections 13 and 24, to a 5/8" rebar on the easterly right-of-way of West Mountain Road, the REAL POINT OF BEGINNING:
Thence, 220.86 feet along said easterly right-of-way on a non-tangent curve to the right, whose radius is 2,940.91 feet, delta angle is 4°18'10", and whose long chord bears N. 1°06'12" W., 220.80 feet, to a 5/8" rebar,
Thence, S. 89°57'13" E., 1,299.49 feet to a 5/8" rebar, as shown on that particular Record of Survey recorded as Instrument No. 431517, in Book 14, Page 59 of Surveys, in the Office of the Recorder, Valley County, Idaho,
Thence, S. 0°06'46" E., 521.96 feet to a 5/8" rebar,
Thence, S. 0°27'09" W., 959.07 feet to a 5/8" rebar,
Thence, N. 89°39'10" W., 926.45 feet to a 5/8" rebar on the easterly right-of-way of West Mountain
Road,
Thence, 1,317.88 feet along said easterly right-of-way on a non-tangent curve to the right, whose radius is 2,940.91 feet, delta angle is 25°40'31", and whose long chord bears N. 16°05'33" W., 1,306.88 feet, to the Point of Beginning.

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

Instrument # 460974
VALLEY COUNTY, CASCADE, IDAHO
12-29-2023 10:52:20 AM No. of Pages: 3
Recorded for : JESSICA TINGEY
DOUGLAS A. MILLER Fee: 15.00
Ex-Officio Recorder Deputy
Index to: QUITCLAIM DEED

Quitclaim Deed

For value received,

Kittyhawk Ventures, LLC

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

Twin Pine Station, LLC

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

See Attached Exhibit "A"

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

PARCEL:

RP17N02E138380

Date:
Kittyhawk Ventures

Holly Ann Tingey Mortimer

By: Holly Mortimer, Member

Jessica Jan Tingey

Jessica Tingey, Member

State of Texas, County of Van Zandt ss.

On this 11th day of August in the year of 2023, before me, the undersigned, a Notary Public in and for said State, personally appeared Holly Mortimer [redacted]r 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 Bonnie Esparza
Residing at: Van Zandt Texas
My Commission Expires: 07/18/2026
(seal)

Bonnie Esparza
ID NUMBER
13386344-3
COMMISSION EXPIRES
July 18, 2026

Notarized online using audio-video communication

State of Texas, County of Van Zandt ss.

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

Notary Public Bonnie Esparza
Residing In: Van Zandt Texas
My Commission Expires: 07/18/2026
(seal)

Bonnie Esparza
ID NUMBER
13386344-3
COMMISSION EXPIRES
July 18, 2026

Notarized online using audio-video communication

EXHIBIT 'A'

File No. 391799AM

A parcel of land situate in the SE1 /4 SW 1/4 and the SW 1/4 SE 1/4 of Section 13, and the NE 1/4 NW 1/4 and the NW 1/4 NE 1/4 of Section 24, T. I7 N., R. 2 E., B.M., Valley County, Idaho, more particularly described as follows:

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

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

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

Instrument # 433821
VALLEY COUNTY, CASCADE, IDAHO
10-26-2020 14:33:31 No. of Pages: 4
Recorded for: TITLEONE BOISE
DOUGLAS A. MILLER Fee: $15.00
Ex-Officio Recorder Deputy: AMF
Electronically Recorded by Simplifile

TitleOne
a title & escrow co.

XXXRe-Recording to correct legalXXX

Order Number: 20374052

Warranty Deed

For value received,

Scott Gressley and Kylie Gressley, husband and wife

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

Kittyhawk Ventures, LLC an Idaho limited liability company

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

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

SEE ATTACHED EXHIBIT "A"

To have and to hold the said premises, with their appurtenances unto the said Grantee, its heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that Grantor is the owner in fee simple of said premises; that they are free from all encumbrances except those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee; and subject to all existing patent reservations, easements, right(s) of way, protective covenants, zoning ordinances, and applicable building codes, laws and regulations, general taxes and assessments, including irrigation and utility assessments (if any) for the current year, which are not due and payable, and that Grantor will warrant and defend the same from all lawful claims whatsoever. Whenever the context so requires, the singular number includes the plural.

Remainder of page intentionally left blank.

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

TitleOne
a title & escrow co.

XXXRe-Recording to correct legalXXX

Order Number: 20374052

Warranty Deed

For value received,

Scott Gressley and Kylie Gressley, husband and wife

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

Kittyhawk Ventures, LLC an Idaho limited liability company

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

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

SEE ATTACHED EXHIBIT "A"

To have and to hold the said premises, with their appurtenances unto the said Grantee, its heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that Grantor is the owner in fee simple of said premises; that they are free from all encumbrances except those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee; and subject to all existing patent reservations, easements, right(s) of way, protective covenants, zoning ordinances, and applicable building codes, laws and regulations, general taxes and assessments, including irrigation and utility assessments (if any) for the current year, which are not due and payable, and that Grantor will warrant and defend the same from all lawful claims whatsoever. Whenever the context so requires, the singular number includes the plural.

Remainder of page intentionally left blank.

XXXRe-Recording to correct legalXXX

TitleOne
a title & escrow co.

Order Number: 20374052

Warranty Deed

For value received,

Scott Gressley and Kylie Gressley, husband and wife

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

Kittyhawk Ventures, LLC an Idaho limited liability company

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

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

SEE ATTACHED EXHIBIT "A"

To have and to hold the said premises, with their appurtenances unto the said Grantee, its heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that Grantor is the owner in fee simple of said premises; that they are free from all encumbrances except those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee; and subject to all existing patent reservations, easements, right(s) of way, protective covenants, zoning ordinances, and applicable building codes, laws and regulations, general taxes and assessments, including irrigation and utility assessments (if any) for the current year, which are not due and payable, and that Grantor will warrant and defend the same from all lawful claims whatsoever. Whenever the context so requires, the singular number includes the plural.

Remainder of page intentionally left blank.

Dated: September 14, 2020

Scott Gressley

Kylie Gressley

State of Idaho, County of Payette, ss.

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

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

ROBERT R. FRYE NOTARY PUBLIC Comm. No. 2539 STATE OF IDAHO

EXHIBIT 'A'

File No. 391799AM

A parcel of land situate in the SE1 /4 SW 1/4 and the SW 1/4 SE 1/4 of Section 13, and the NE 1/4 NW 1/4 and the NW 1/4 NE 1/4 of Section 24, T. I7 N., R. 2 E., B.M., Valley County, Idaho, more particularly described as follows:

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

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

Valley County Planning and Zoning



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

Parcel Boundaries

Addresses

Roads

COLLECTOR

1:9,028

0 0.05 0.1 0.2 mi

0 0.07 0.15 0.3 km

Maxar

Web AppBuilder for ArcGIS

Maxar | Valley County IT | U.S. Forest Service Enterprise Map Services Program | The USDA Forest Service makes no warranty, expressed or implied, including the warranties of merchantability and fitness for a particular purpose, nor assumes any legal liability or

RECEIVED
OCT 18 2024
WATER RESOURCES
WESTERN REGION

October 16, 2024

Hello,

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

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

Please let me know if not.
Sincerely,

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

IDAHO DEPARTMENT OF
WATER RESOURCES

Western Region • 2735 W Airport Way • Boise, ID 83705-5082
Phone: 208-334-2190 • Fax: 208-334-2348 • Email: westerninfo@idwr.idaho.gov • Web: idwr.idaho.gov

Governor Brad Little

Director Mathew Weaver

November 6/2024

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

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

Dear Water Right Holder:

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

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

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

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

Sincerely,

Susan E Hobson

Susy Hobson
Technical Records Specialist 1

Enclosures: Proof Reports

Proof Report

Water Right 65-24083

Owner Type	Name and Address
Current Owner	TWIN PINE STATION LLC PO BOX 2198 MCCALL, ID 83638-2198 (208) 871-0936
Original Owner	LOWELL D HAMMOND BOX 734A LAKE FORK, ID 83635
Original Owner	JANICE A HAMMOND PO BOX 734A LAKE FORK, ID 83635
Previous Owner	KITTYHAWK VENTURES 3724 N HAWTHORNE DR BOISE, ID 83703-4530 (208) 871-0936
Previous Owner	DAVID MORTIMER 3724 N HAWTHORNE DR BOISE, ID 83703-4530 (208) 871-0936

Priority Date: 11/7/1977
Basis: Decreed
Status: Active

Source	Tributary
GROUND WATER	

Beneficial Use	From	To	Diversion Rate	Volume
IRRIGATION	5/01	10/01	0.210 CFS	120.0 AF
	Total Diversion		0.210 CFS	120.0 AF

Source and Point(s) of Diversion:

GROUND WATER	NESW	Sec. 13, Twp 17N, Rge 02E, VALLEY County

Place Of Use:
IRRIGATION within VALLEY 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
17N	02E	13											7.0						7.0
17N	02E	24						33.0											33.0

POU Total Acres: 40.0

Conditions of Approval:

1.		USE OF THIS RIGHT WITH RIGHTS LISTED BELOW IS LIMITED TO A COMBINED DIVERSION RATE OF .02 CFS PER ACRE AT THE FIELD HEADGATE AND TO A COMBINED ANNUAL DIVERSION VOLUME OF 900 AF. COMBINED RIGHT NOS.: 65-2553, 65-07653A, 65-12055, 65-24097, 65-24098, 65-24084, 65-24087 & 65-24088.
2.	C18	THIS PARTIAL DECREE IS SUBJECT TO SUCH GENERAL PROVISIONS NECESSARY FOR THE DEFINITION OF THE RIGHTS OR FOR THE EFFICIENT ADMINISTRATION OF THE WATER RIGHTS AS MAY BE ULTIMATELY DETERMINED BY THE COURT AT A POINT IN TIME NO LATER THAN THE ENTRY OF A FINAL UNIFIED DECREE. SECTION 42-1412(6), IDAHO CODE.

Dates and Other Information:
Decreed Date: 10/31/2000
Civil Case Number: 39576
Judicial District: FIFTH
State or Federal: S
Water District Number: TBD
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

65-24083

October 22, 2024



0 0.1 0.2 0.4 Miles

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

N

Proof Report

Water Right 65-24087

Owner Type	Name and Address
Current Owner	TWIN PINE STATION LLC PO BOX 2198 MCCALL, ID 83638-2198 (208) 871-0936
Original Owner	LOWELL D HAMMOND 1230 HARTWOOD POINT DR PASADENA, CA 91107
Previous Owner	KITTYHAWK VENTURES 3724 N HAWTHORNE DR BOISE, ID 83703-4530 (208) 871-0936
Previous Owner	DAVID MORTIMER 3724 N HAWTHORNE DR BOISE, ID 83703-4530 (208) 871-0936

Priority Date: 8/24/1976
Basis: Decreed
Status: Active

Source	Tributary
NORTH FORK PAYETTE RIVER	PAYETTE RIVER

Beneficial Use	From	To	Diversion Rate	Volume
IRRIGATION	5/01	10/01	0.570 CFS	120.0 AF
	Total Diversion		0.570 CFS	120.0 AF

Source and Point(s) of Diversion:
NORTH FORK PAYETTE RIVER L2(NENW) Sec. 13, Twp 17N, Rge 02E, VALLEY County

Place Of Use:
IRRIGATION within VALLEY 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
17N	02E	13											7.0						7.0
17N	02E	24						33.0											33.0

POU Total Acres: 40.0

Conditions of Approval:

1.		USE OF THIS RIGHT WITH RIGHTS LISTED BELOW IS LIMITED TO A COMBINED DIVERSION RATE OF .02 CFS PER ACRE AT THE FIELD HEADGATE AND A TOTAL ANNUAL COMBINED DIVERSION VOLUME OF 900 AF. COMBINED NOS. 65-2553, 65-07653A, 65-12055, 65-24097, 65-24098, 65-24083, 65-24084, & 65-24088.
2.	C18	THIS PARTIAL DECREE IS SUBJECT TO SUCH GENERAL PROVISIONS NECESSARY FOR THE DEFINITION OF THE RIGHTS OR FOR THE EFFICIENT ADMINISTRATION OF THE WATER RIGHTS AS MAY BE ULTIMATELY DETERMINED BY THE COURT AT A POINT IN TIME NO LATER THAN THE ENTRY OF A FINAL UNIFIED DECREE. SECTION 42-1412(6), IDAHO CODE.

Dates and Other Information:
Decreed Date: 10/31/2000
Civil Case Number: 39576
Judicial District: FIFTH
State or Federal: S
Water District Number: 65
Mitigation Plan: False

Combined Use Limits:
N/A

SubCase:
N/A

Water Supply Bank:

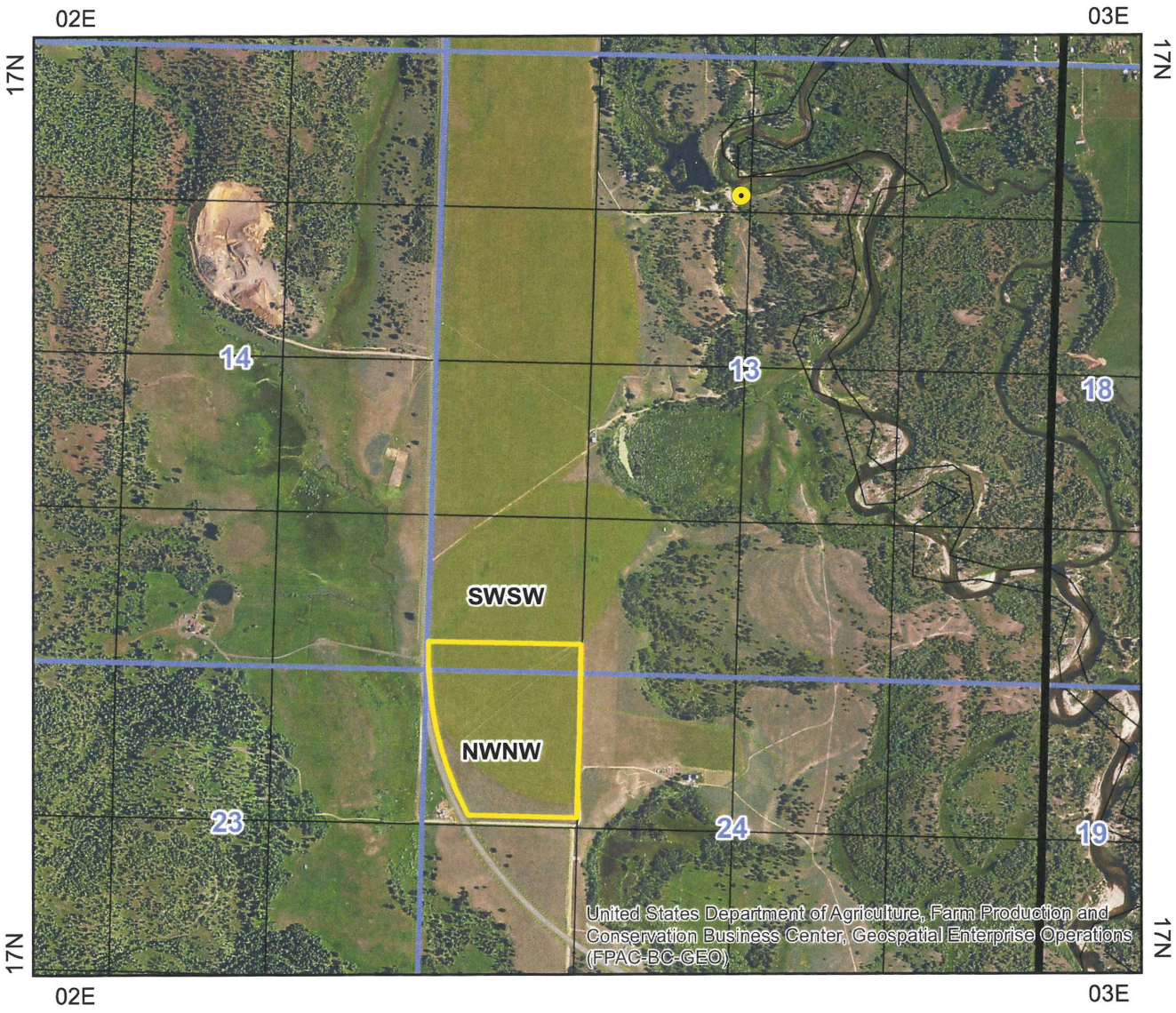
N/A

State of Idaho
Department of Water Resources

Water Right

65-24087

October 22, 2024



0 0.175 0.35 0.7 Miles

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

N

Proof Report

Water Right 65-24097

Owner Type	Name and Address
Current Owner	TWIN PINE STATION LLC PO BOX 2198 MCCALL, ID 83638-2198 (208) 871-0936
Original Owner	LOWELL D HAMMOND 1230 HARTWOOD POINT DR PASADENA, CA 91107
Original Owner	JAMES M HAIT PO BOX 160 MC CALL, ID 83638 (208) 634-5120
Previous Owner	KITTYHAWK VENTURES 3724 N HAWTHORNE DR BOISE, ID 83703-4530 (208) 871-0936
Previous Owner	DAVID MORTIMER 3724 N HAWTHORNE DR BOISE, ID 83703-4530 (208) 871-0936

Priority Date: 5/9/1951
Basis: Decreed
Status: Active

Source	Tributary
MILL CREEK	HARTSELL CREEK

Beneficial Use	From	To	Diversion Rate	Volume
IRRIGATION	4/15	10/15	1.080 CFS	
		Total Diversion	1.080 CFS	

Source and Point(s) of Diversion:

MILL CREEK	NWNE	Sec. 14, Twp 17N, Rge 02E, VALLEY County

Place Of Use:
IRRIGATION within VALLEY 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
17N	02E	13											7.0						7.0
17N	02E	24						33.0											33.0

POU Total Acres: 40.0

Conditions of Approval:

1.		USE OF THIS RIGHT WITH RIGHTS LISTED BELOW IS LIMITED TO A COMBINED DIVERSION RATE OF .02 CFS PER ACRE AT THE FIELD HEADGATE COMBINED NOS.: 65-2553, 65-07653A, 65-12055, 65-24098, 65-24083, 65-24084, 65-24087 & 65-24088.
2.	C18	THIS PARTIAL DECREE IS SUBJECT TO SUCH GENERAL PROVISIONS NECESSARY FOR THE DEFINITION OF THE RIGHTS OR FOR THE EFFICIENT ADMINISTRATION OF THE WATER RIGHTS AS MAY BE ULTIMATELY DETERMINED BY THE COURT AT A POINT IN TIME NO LATER THAN THE ENTRY OF A FINAL UNIFIED DECREE. SECTION 42-1412(6), IDAHO CODE.

Dates and Other Information:
Decreed Date: 10/31/2000
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

65-24097

October 22, 2024



0 0.175 0.35 0.7 Miles

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

N

IDAHO DEPARTMENT OF WATER RESOURCES **10/22/2024**

Proof Report

Water Right 65-24084

Owner Type	**Name and Address**
Current Owner	TWIN PINE STATION LLC PO BOX 2198 MCCALL, ID 83638-2198 (208) 871-0936
Original Owner	JANICE A HAMMOND PO BOX 734A LAKE FORK, ID 83635
Original Owner	LOWELL D HAMMOND BOX 734A LAKE FORK, ID 83635
Previous Owner	KITTYHAWK VENTURES 3724 N HAWTHORNE DR BOISE, ID 83703-4530 (208) 871-0936

Priority Date: 11/7/1977
Basis: Decreed
Status: Active

Source	**Tributary**
GROUND WATER	

Beneficial Use	**From**	**To**	**Diversion Rate**	**Volume**
IRRIGATION	5/01	10/01	0.060 CFS	33.0 AF
	Total Diversion		0.060 CFS	33.0 AF

Source and Point(s) of Diversion:

GROUND WATER NESW Sec. 13, Twp 17N, Rge 02E, VALLEY County

Place Of Use:

IRRIGATION within VALLEY 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
17N	02E	13												6.0					6.0
17N	02E	24					5.0												5.0

POU Total Acres: 11.0

Conditions of Approval:

1.		USE OF THIS RIGHT WITH RIGHTS LISTED BELOW IS LIMITED TO A COMBINED DIVERSION RATE OF .02 CFS PER ACRE AT THE FIELD HEADGATE AND TO A COMBINED ANNUAL DIVERSION VOLUME OF 900 AF. COMBINED RIGHT NOS.: 65-2553, 65-07653A, 65-12055, 65-24097, 65-24098, 65-24083, 65-24087 & 65-24088.
2.	C18	THIS PARTIAL DECREE IS SUBJECT TO SUCH GENERAL PROVISIONS NECESSARY FOR THE DEFINITION OF THE RIGHTS OR FOR THE EFFICIENT ADMINISTRATION OF THE WATER RIGHTS AS MAY BE ULTIMATELY DETERMINED BY THE COURT AT A POINT IN TIME NO LATER THAN THE ENTRY OF A FINAL UNIFIED DECREE. SECTION 42-1412(6), IDAHO CODE.

Dates and Other Information:
Decreed Date: 10/31/2000
Civil Case Number: 39576
Judicial District: FIFTH
State or Federal: S
Water District Number: TBD
Mitigation Plan: False

Combined Use Limits:
N/A

SubCase:
N/A

Water Supply Bank:

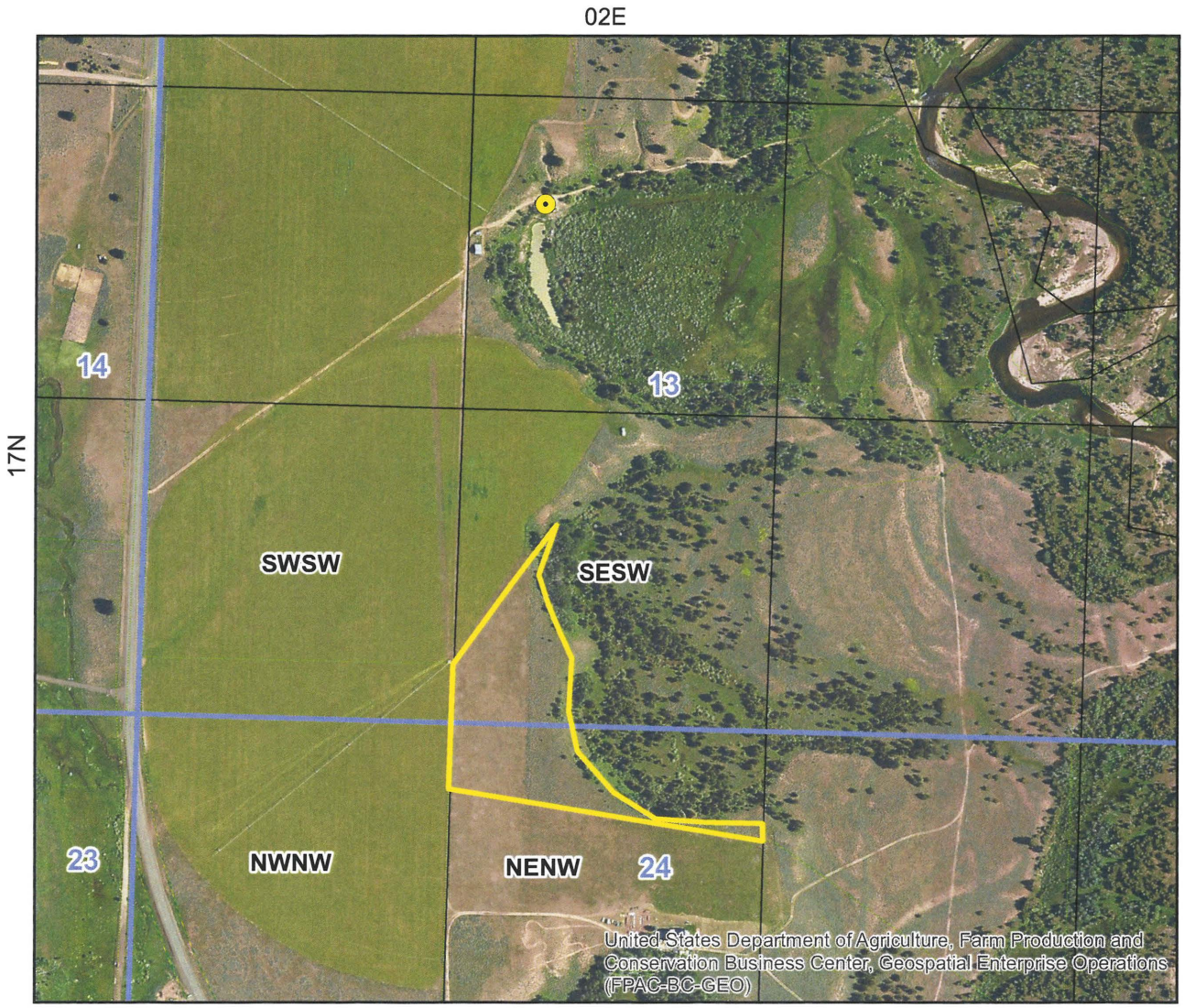
N/A

State of Idaho
Department of Water Resources

Water Right

65-24084

October 22, 2024



0 0.075 0.15 0.3 Miles

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

N

IDAHO DEPARTMENT OF WATER RESOURCES
Proof Report

Water Right 65-24088

Owner Type	Name and Address
Current Owner	TWIN PINE STATION LLC PO BOX 2198 MCCALL, ID 83638-2198 (208) 871-0936
Original Owner	LOWELL D HAMMOND 1230 HARTWOOD POINT DR PASADENA, CA 91107
Previous Owner	KITTYHAWK VENTURES 3724 N HAWTHORNE DR BOISE, ID 83703-4530 (208) 871-0936

Priority Date: 8/24/1976
Basis: Decreed
Status: Active

Source	Tributary
NORTH FORK PAYETTE RIVER	PAYETTE RIVER

Beneficial Use	From	To	Diversion Rate	Volume
IRRIGATION	5/01	10/01	0.160 CFS	33.0 AF
	Total Diversion		0.160 CFS	33.0 AF

Source and Point(s) of Diversion:
NORTH FORK PAYETTE RIVER L2(NENW) Sec. 13, Twp 17N, Rge 02E, VALLEY County

Place Of Use:
IRRIGATION within VALLEY 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
17N	02E	13												6.0					6.0
17N	02E	24					5.0												5.0

POU Total Acres: 11.0

Conditions of Approval:

1. USE OF THIS RIGHT WITH RIGHTS LISTED BELOW IS LIMITED TO A COMBINED DIVERSION RATE OF .02 CFS PER ACRE AT THE FIELD HEADGATE AND A TOTAL ANNUAL COMBINED DIVERSION VOLUME OF

		900 AF. COMBINED NOS. 65-2553, 65-07653A, 65-12055, 65-24097, 65-24098, 65-24083, 65-24084, & 65-24087.
2.	C18	THIS PARTIAL DECREE IS SUBJECT TO SUCH GENERAL PROVISIONS NECESSARY FOR THE DEFINITION OF THE RIGHTS OR FOR THE EFFICIENT ADMINISTRATION OF THE WATER RIGHTS AS MAY BE ULTIMATELY DETERMINED BY THE COURT AT A POINT IN TIME NO LATER THAN THE ENTRY OF A FINAL UNIFIED DECREE. SECTION 42-1412(6), IDAHO CODE.

Dates and Other Information:
Decreed Date: 10/31/2000
Civil Case Number: 39576
Judicial District: FIFTH
State or Federal: S
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

65-24088

October 22, 2024



0 0.15 0.3 0.6 Miles

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

N

IDAHO DEPARTMENT OF WATER RESOURCES
Proof Report

Water Right 65-24098

Owner Type	Name and Address
Current Owner	TWIN PINE STATION LLC PO BOX 2198 MCCALL, ID 83638-2198 (208) 871-0936
Original Owner	LOWELL D HAMMOND 1230 HARTWOOD POINT DR PASADENA, CA 91107
Original Owner	JAMES M HAIT PO BOX 160 MC CALL, ID 83638 (208) 634-5120
Previous Owner	KITTYHAWK VENTURES 3724 N HAWTHORNE DR BOISE, ID 83703-4530 (208) 871-0936

Priority Date: 5/9/1951
Basis: Decreed
Status: Active

Source	Tributary
MILL CREEK	HARTSELL CREEK

Beneficial Use	From	To	Diversion Rate	Volume
IRRIGATION	4/15	10/15	0.350 CFS	
	Total Diversion		0.350 CFS	

Source and Point(s) of Diversion:

MILL CREEK	NWNE	Sec. 14, Twp 17N, Rge 02E, VALLEY County

Place Of Use:
IRRIGATION within VALLEY 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
17N	02E	13												6.0					6.0
17N	02E	24		1.1			5.9												7.0

POU Total Acres: 13.0

Conditions of Approval:

1.		USE OF THIS RIGHT WITH RIGHTS LISTED BELOW IS LIMITED TO A COMBINED DIVERSION RATE OF .02 CFS PER ACRE AT THE FIELD HEADGATE COMBINED NOS.: 65-2553, 65-07653A, 65-12055, 65-24097, 65-24083, 65-24084, 65-24087 & 65-24088.
2.	C18	THIS PARTIAL DECREE IS SUBJECT TO SUCH GENERAL PROVISIONS NECESSARY FOR THE DEFINITION OF THE RIGHTS OR FOR THE EFFICIENT ADMINISTRATION OF THE WATER RIGHTS AS MAY BE ULTIMATELY DETERMINED BY THE COURT AT A POINT IN TIME NO LATER THAN THE ENTRY OF A FINAL UNIFIED DECREE. SECTION 42-1412(6), IDAHO CODE.

Dates and Other Information:
Decreed Date: 10/31/2000
Civil Case Number: 39576
Judicial District: FIFTH
State or Federal: S
Water District Number: 65
Mitigation Plan: False

Combined Use Limits:
N/A

SubCase:
N/A

Water Supply Bank:

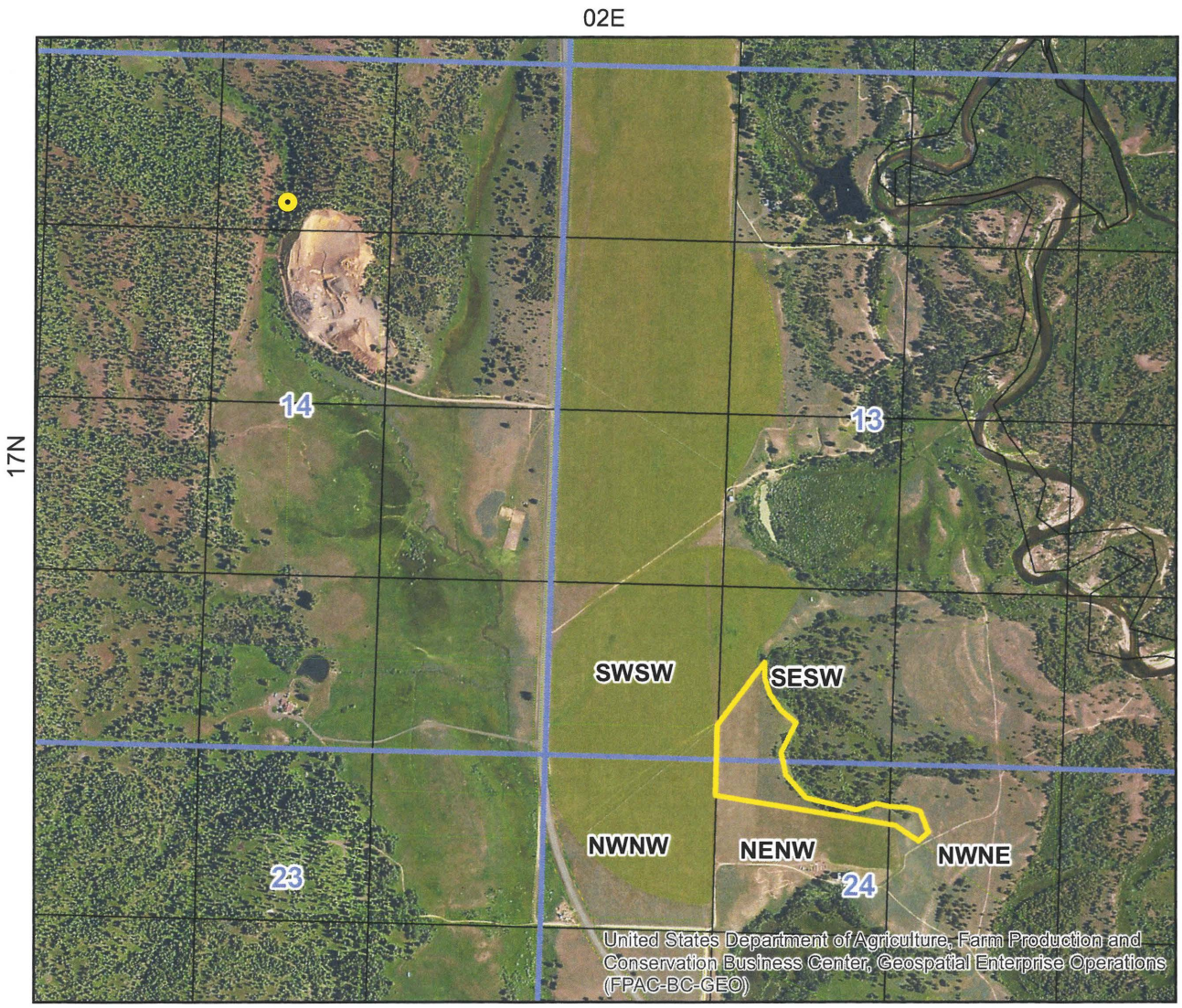
N/A

State of Idaho
Department of Water Resources

Water Right

65-24098

October 22, 2024



0 0.15 0.3 0.6 Miles

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

N

Idaho Department of Water Resources Receipt

Receipt ID: W052240

Payment Amount	$150.00	Date Received	10/18/2024	Region	WESTERN
Payment Type	Check	Check Number	112		

Payer TWIN PINE STATION LLC

Comments 65-24097 65-24098
65-24083 65-24084
65-24087 65-24088

Fee Details

Amount	Description	PCA	Fund	Fund Detail	Subsidiary	Object
$150.00	OWNERSHIP CHANGES/SECURITY INTERESTS	62140	0229	21		1155

Signature Line (Department Representative)