

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED

DEC 23 2024

NOTICE OF CHANGE IN WATER RIGHT OWNERSHIP

Department of Water Resources

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?
✓ 37-655A	Yes ☐	Yes ☒		Yes ☐	Yes ☐
✓ 37-21477	Yes ☐	Yes ☒		Yes ☐	Yes ☐
✓ 37-22856	Yes ☐	Yes ☒		Yes ☐	Yes ☐
✓ 37-22857	Yes ☐	Yes ☒		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Rosemary McGonigal c/o Maureen A Patterson
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Willow Creek at Timmerman LLC
New owner(s) as listed on the conveyance document

P.O. Box 127

Mailing address

(208) 720-5662

Telephone

Hailey

City

maureen.worke4u@gmail.com

Email

Name connector ☐ and ☐ or

ID 83333-0121

State Zip

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: 2022

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.

SUPPORT DATA

IN FILE #

37-655A

8. Signature: Maureen McGonigal Patterson - Personal Representative 12-16-2024
Signature of new owner/claimant Title, if applicable Date
- Maureen McGonigal Patterson
Print name of the estate of Rosemary McGonigal

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

Print name _____

For IDWR Office Use Only:

Received by: BIM Date: 12-23-24 Receipt No. C119694 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: Willowcreek at Timmerman LLC Approved by: _____ Processed by: DM Date: 2-20-25

SPECIAL WARRANTY DEED FOR WATER RIGHTS

THE ESTATE OF ROSEMARY MCGONIGAL, Grantor, does hereby grant, bargain, sell, assign, and convey unto WILLOW CREEK AT TIMMERMAN, LLC, an Idaho limited liability company, Grantee, whose current address is c/o Maureen McGonigal Patterson, PO Box 127, Hailey, ID 83333, and to the Grantees, heirs and assigns forever, all of Grantor's right, title and interest in the water rights described in Exhibit 'A' hereto (collectively the "Water Rights").

Grantor hereby covenants and warrants to Grantee as follows:

- * Grantor is the owner of the Water Rights;
- * Grantor has not conveyed any of the Water Rights to anyone other than the Grantee;
- * The Water Rights are free from all liens, claims, or encumbrances; and
- * Grantor has the authority to convey the Water Rights to Grantee.

Grantor makes no other covenants or warranties as to the Water Rights.

No land is included in or conveyed by this water right conveyance.

Date: 2/12/2025

Estate of Rosemary McGonigal

By: Maureen McGonigal Patterson

Maureen McGonigal Patterson,

Personal Representative of the Estate

State of Idaho

County of Blaine

On this 12th day of February 2025, before me, the undersigned, a notary public in and for said State personally appeared Maureen McGonigal Patterson, known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that she executed the same.

Katie Milam

Notary Public for Idaho

Residing at Twin Falls, ID

My Commission Expires 05/23/2025



IDAHO DEPARTMENT OF WATER RESOURCES
Proof Report

2/3/2025

Water Right 37-655A

<u>Owner Type</u>	<u>Name and Address</u>
Current Owner	ROSEMARY MC GONIGAL C/O MAUREEN A PATTERSON PO BOX 127 HAILEY, ID 83333-0121 (208) 720-5662
Original Owner	JOHN D MC GONIGAL PO BOX 102 JEROME, ID 83338 (208) 731-8830

Priority Date: 7/1/1888**Basis:** Decreed**Status:** Active

<u>Source</u>	<u>Tributary</u>
WILLOW CREEK	BIG WOOD RIVER
UNNAMED STREAM	WILLOW CREEK

<u>Beneficial Use</u>	<u>From</u>	<u>To</u>	<u>Diversion Rate</u>	<u>Volume</u>
IRRIGATION	05/01	09/15	0.610 CFS	
STOCKWATER	01/01	12/31	0.010 CFS	
	<u>Total Diversion</u>		0.610 CFS	

Source and Point(s) of Diversion:

WILLOW CREEK	SWSWSW	Sec. 13, Twp 01S, Rge 18E, BLAINE County
UNNAMED STREAM	NWNESW	Sec. 13, Twp 01S, Rge 18E, BLAINE County

Place Of Use:**STOCKWATER within BLAINE 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
01S	18E	14													X	X	X	X	

IRRIGATION within BLAINE 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
01S	18E	14													2.3	22.0	14.0	1.5	39.8
Right Acre Limit: 39.80																			
POU Total Acres: 39.8																			

Conditions of Approval:

Exhibit 'A'

pg 2

IDAHO DEPARTMENT OF WATER RESOURCES
Proof Report

2/3/2025

1. 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.
2. N08 The quantity of water decreed for this water right for stockwater use is not a determination of historical beneficial use.
3. N05 The quantity of water under this right for stockwater use shall not exceed 7530 gallons per day.
4. E55 Right Nos. 37-21477 and 37-655A are limited to the irrigation of a combined total of 39.85 acres in a single irrigation season.

Dates and Other Information:

Decreed Date: 1/26/2010

Water District Number: 37

Mitigation Plan: False

Combined Use Limits:

<u>Rate</u>	<u>Volume</u>	<u>Acres</u>	<u>Water Rights</u>
		39.9	37-655A, 37-21477

SubCase:

N/A

Water Supply Bank:

Lease ID: 3159

Lease Type: Application

Lease Status: Ready for Review

Lease Start Date: 1/1/2025

Lease End Date: 12/31/2029

Beneficial Use	Div Rate Leased	Div Volume Leased	Acre Limit Leased	Total Acres Leased
Irrigation	0.61			39.80
Stockwater	0.01			

IDAHO DEPARTMENT OF WATER RESOURCES
Proof Report

2/3/2025

Water Right 37-21477

Owner Type **Name and Address**
Current Owner ROSEMARY MC GONIGAL
C/O MAUREEN A PATTERSON PO
BOX 127
HAILEY, ID 83333-0121
(208) 720-5662

Original Owner JOHN D MC GONIGAL
PO BOX 102
JEROME, ID 83338
(208) 731-8830

Priority Date: 5/15/1881**Basis:** Decreed**Status:** Active

Source
UNNAMED STREAM
WILLOW CREEK

Tributary
WILLOW CREEK
BIG WOOD RIVER

Beneficial Use	From	To	Diversion Rate	Volume
IRRIGATION	05/01	09/15	0.670 CFS	
STOCKWATER	01/01	12/31	0.010 CFS	
	Total Diversion		0.670 CFS	

Source and Point(s) of Diversion:

UNNAMED STREAM	NWNESW	Sec. 13, Twp 01S, Rge 18E, BLAINE County
WILLOW CREEK	SWSWSW	Sec. 13, Twp 01S, Rge 18E, BLAINE County

Place Of Use:

STOCKWATER within BLAINE County

Twp	Rng	Sec	NE	NW	SW	SE	Totals
01S	18E	14					

IRRIGATION within BLAINE County

Twp	Rng	Sec	NE	NW	SW	SE	Totals
01S	18E	14	2.3	22.0	14.0	1.5	39.8

Right Acre Limit: 39.80
POU Total Acres: 39.8

Conditions of Approval:

**IDAHO DEPARTMENT OF WATER RESOURCES
Proof Report**

2/3/2025

1. This right is a split from former right 37-654.
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.
3. N08 The quantity of water decreed for this water right for stockwater use is not a determination of historical beneficial use.
4. N05 The quantity of water under this right for stockwater use shall not exceed 7530 gallons per day.
5. E55 Right Nos. 37-21477 and 37-655A are limited to the irrigation of a combined total of 39.85 acres in a single irrigation season.

Dates and Other Information:

Decreed Date: 9/24/2010

State or Federal: S

Water District Number: 37

Mitigation Plan: False

Combined Use Limits:**Rate****Volume****Acres****Water Rights**

39.9

37-655A, 37-21477

SubCase:

N/A

Water Supply Bank:**Lease ID:** 3159

Lease Type: Application

Lease Status: Ready for Review

Lease Start Date: 1/1/2025

Lease End Date: 12/31/2029

<u>Beneficial Use</u>	<u>Div Rate Leased</u>	<u>Div Volume Leased</u>	<u>Acre Limit Leased</u>	<u>Total Acres Leased</u>
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QUITCLAIM DEED

FOR VALUE RECEIVED, MAUREEN A. MCGONIGAL PATTERSON, a married woman dealing with her sole and separate property, WILLIAM GUTHRIE PATTERSON, spouse of Maureen A. McGonigal Patterson, DENNIS J. MCGONIGAL, a married man dealing with his sole and separate property, ALISSA AILEEN MCGONIGAL, spouse of Dennis J. McGonigal, DAVID G. MCGONIGAL, a married man dealing with his sole and separate property, and LAVONNE GRUN, spouse of David G. McGonigal (collectively the "Grantors") do hereby grant, convey, release, remise and forever transfer unto WILLOW CREEK AT TIMMERMAN, LLC, an Idaho limited liability company ("Grantee") whose address is PO Box 127, Hailey, ID, 83333, all of their rights, title and interest, if any, in and to the following described property located in Blaine, County, Idaho, to-wit:

**SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN
BY THIS REFERENCE**

To have and to hold the said premises and their appurtenances unto the said Grantee, its successors and assigns, forever.

DATED this 12th day of February, 2024.

Maureen A. McGonigal Patterson
Maureen A. McGonigal Patterson

David G. McGonigal
David G. McGonigal

Dennis J. McGonigal
Dennis J. McGonigal

William Guthrie Patterson
William Guthrie Patterson

Alissa Aileen McGonigal
Alissa Aileen McGonigal

LaVonne Grun
LaVonne Grun

STATE OF Idaho)
County of Blaine)

On this 21st day of February, 2024, before me, a Notary Public for said County and State, personally appeared **MAUREEN A. MCGONIGAL PATTERSON**, known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that she 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.



Jean Dibble
NOTARY PUBLIC
Residing at Hailey ID
My commission expires 5-4-2024

STATE OF Idaho)
County of Blaine)

On this 21st day of February, 2024, before me, a Notary Public for said County and State, personally appeared **WILLIAM GUTHRIE PATTERSON**, known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he 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.

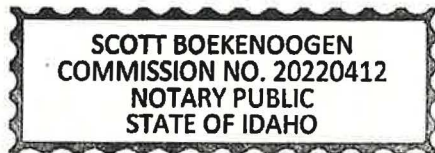


Jean Dibble
NOTARY PUBLIC
Residing at Hailey ID
My commission expires 5-4-2024

STATE OF Idaho)
)
County of Bonne)
)
 ss.

On this 12 day of February, 2024, before me, a Notary Public for said County and State, personally appeared **DENNIS J. McGONIGAL**, known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he 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.

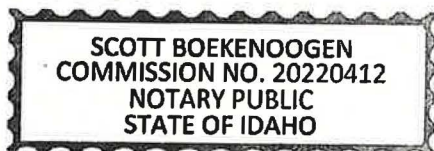


[Signature]
NOTARY PUBLIC
Residing at Sandpoint, ID
My commission expires Jan 31, 2028

STATE OF Idaho)
)
County of Bonner)
)
 ss.

On this 12 day of February, 2024, before me, a Notary Public for said County and State, personally appeared **ALISSA AILEEN McGONIGAL**, known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that she 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.

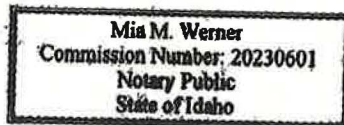


[Signature]
NOTARY PUBLIC
Residing at Sandpoint, ID
My commission expires Jan 31, 2028

STATE OF IDAHO)
ss.)
County of ADA)

On this 2 day of February, 2024, before me, a Notary Public for said County and State, personally appeared **DAVID G. McGONIGAL**, known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he 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.

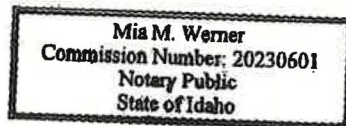


Mia M. Werner
NOTARY PUBLIC
Residing at MERIDIAN, ID
My commission expires 02/03/2029

STATE OF IDAHO)
ss.)
County of ADA)

On this 2 day of February, 2024, before me, a Notary Public for said County and State, personally appeared **LAVONNE GRUN**, known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that she 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.



Mia M. Werner
NOTARY PUBLIC
Residing at MERIDIAN, ID
My commission expires : 02/03/2029

EXHIBIT A

Township 1 South, Range 18 East, Sections 14 and 23:
Commencing at N 1/16 corner of Section 23: thence
N.00°07'57" W., 1,321.39 feet to the NE corner of Section 23; thence
N.00°16'16" E., 644.64 feet; thence
S.46°20'51" W., 1,330.79 feet; thence
S.9°37'09" W., 551.03 feet; thence
S.9°37'09" W., 514.93 feet; thence
N.89°49'13" E., 1,141.00 feet back to the POINT OF BEGINNING

Instrument # 697641

HAILEY, BLAINE, IDAHO

11-28-2022 01:42:52 PM No. of Pages: 3

Recorded for : MAUREEN PATTERSON

STEPHEN MCDUGALL GRAHAM

Fee: 15.00

Ex-Officio Recorder Deputy

Index to: WTY/GGICORP DEED

BB

AFTER RECORDING MAIL TO:

Maureen McGonigal Patterson
P O Box 127
Halley, ID. 83333

QUITCLAIM DEED

For Value Received, Maureen McGonigal Patterson, Personal Representative of the Estate of Rosemary McGonigal, deceased, pursuant to Letters Testamentary filed in the District Court of the Fifth Judicial District of the State of Idaho, in and for the County of Jerome, under Case No. CV27-22-00114, do(es) hereby convey, release, remise, and forever quit claim unto Maureen A. McGonigal Patterson, a married woman David G. McGonigal, a married man and Dennis J. McGonigal, a married man, whose address is P O Box 127 Halley, ID. 83333, herein after called the Grantee, the following described premises situated in Blaine County, Idaho, to-wit:

SEE ATTACHED EXHIBIT A

together with its appurtenances.

Dated: 11-3-2022

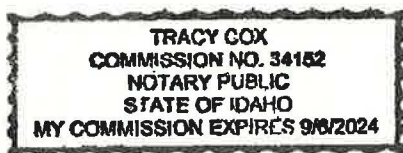
The Estate of Rosemary McGonigal, deceased

Maureen A. McGonigal Patterson

Maureen A. McGonigal Patterson, Personal
Representative

STATE OF Idaho)
) ss.
COUNTY OF Jerome)

On this 3rd day of November 2022, before me, a Notary Public In and for said State, personally appeared **Maureen A. McGonigal Patterson**, known or identified to me to be the person(s) whose name(s) is subscribed to the within Instrument as Personal Representative of the Estate of **Rosemary McGonigal**, and acknowledged to me that he executed the same as such Personal Representative.



Notary Public of Idaho
Residing at: Buhl, ID
Commission Expires: 07.06.2024

EXHIBIT 'A'

Township 1 South, Range 18 East, Sections 14 and 23:

Commencing at N 1/16 corner of Section 23: thence

N.00°07'57" W., 1,321.39 feet to the NE corner of Section 23; thence

N.00°16'16" E., 644.64 feet; thence

S.46°20'51" W., 1,330.79 feet; thence

S.9°37'09" W., 551.03 feet; thence

S.9°37'09" W., 514.93 feet; thence

N.89°49'13" E., 1,141.00 feet back to the POINT OF BEGINNING

Filed: 02/08/2022 16:38:29
Fifth Judicial District, Jerome County
Michelle Emerson, Clerk of the Court
By: Deputy Clerk - Peterson, Sandra

Kara M. Gleckler ISB #7743
CANYON RIVER LAW, LLP
Attorneys at Law
195 River Vista Place, Ste. 206
Twin Falls, Idaho 83301
Telephone: (208) 736-6000
Facsimile: (208) 736-6001
kara@canyonriverlaw.com
Attorney for Maureen McGonigal Patterson

Instrument # 697811

HAILEY, BLAINE, IDAHO
12-8-2022 10:56:58 AM No. of Pages: 2
Recorded for : MAUREEN ANGELA PATTERSON
STEPHEN MCDUGALL GRAHAM Fee: 13.00
Ex-Officio Recorder Deputy
Index to: PROBATE ACTION (LETTERS TEST, ETC)

IN THE DISTRICT COURT OF THE FIFTH JUDICIAL DISTRICT OF THE
STATE OF IDAHO, IN AND FOR THE COUNTY OF JEROME
MAGISTRATE DIVISION

IN THE MATTER OF THE ESTATE OF

ROSEMARY MCGONIGAL,

Deceased.

Case No. CV27-22-00114

**LETTERS TESTAMENTARY
AND OATH**

Maureen McGonigal Patterson is hereby appointed Personal Representative of the Estate of Rosemary McGonigal, with all authority pertaining thereto. Administration of the Estate is unsupervised.

These Letters are issued to evidence the appointment, qualification, and authority of the Personal Representative.

WITNESS: Magistrate of the District Court, County of Jerome, State of Idaho, with the seal of the Court affixed hereto.

DATED: 2/8/2022 8:47:37 AM


MAGISTRATE JUDGE



LETTERS TESTAMENTARY AND OATH - 1

RECEIVED

Jan 17, 2025

DEPARTMENT OF
WATER RESOURCES

Gary D. Slette ISB #3198
ROBERTSON & SLETTE, PLLC
P.O. Box 1906
Jerome, Idaho 83303-1906
Telephone: (208) 933-0700
Facsimile: (208) 933-0701
lrlm\probate\McGonigal\decree

Instrument # 2164320

JEROME COUNTY, JEROME, IDAHO
11-3-2016 63:08:18 PM No. of Pages: 16
Recorded for: GARY D. SLETTE, P.A.
MICHELLE EDMERSON Fee: 37.00
Ex-Officio Recorder Deputy

DISTRICT COURT
FIFTH JUDICIAL DIST
JEROME COUNTY IDAHO

2016 OCT 24 PM 2 15

BY P. Bogue
DEPUTY CLERK

IN THE DISTRICT COURT OF THE FIFTH JUDICIAL DISTRICT OF THE
STATE OF IDAHO, IN AND FOR THE COUNTY OF JEROME
MAGISTRATE DIVISION

IN THE MATTER OF THE ESTATE OF

Case No. 2016-903 CV-2014-539

JOHN D. MCGONIGAL,

DECREE VESTING ESTATE
IN SURVIVING SPOUSE

Deceased.

UPON THE PETITION and PETITION OF ROSEMARY MCGONIGAL for
Summary Administration of Estate in Which Surviving Spouse is Sole Beneficiary, the Court
makes the following findings:

1. That Petitioner and JOHN D. MCGONIGAL were duly married.
2. That the real and personal property hereinafter described was acquired during the marriage and by the community efforts of said spouses, and not by gift, bequest, devise or decent of either of said spouses, and that the same was the community property of said parties.
3. That JOHN D. MCGONIGAL died testate on September 13, 2016, in Jerome County, Idaho, and that Decedent was a resident of the State of Idaho prior to and at the time of his death.
4. That the Petition herein, together with Decedent's original will, was filed on the 20th day of October, 2016, and that Waivers of all interested parties were filed concurrently therewith waiving notice to hearing.

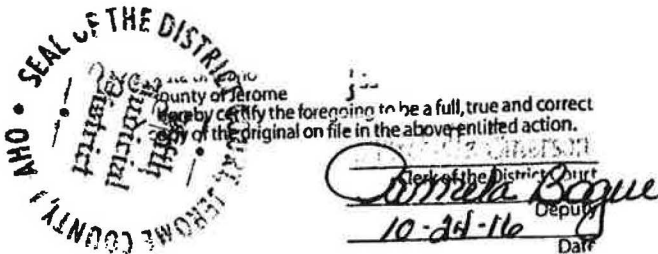
1
2 IT IS HEREBY ORDERED, ADJUDGED AND DECREED:

- 3 1. That the property hereinafter described was acquired during the marriage and by
4 the community efforts of said spouses; was the community property of said parties;
5 and upon the death of the Decedent, said property became and was the sole and
6 separate property of said Petitioner, surviving spouse of the Decedent, under and
7 by virtue of the laws of succession of the State of Idaho, and clear of and from all
8 right, title, interest, claim or demand of any person claiming under said Decedent
9 as heir.
- 10 2. That said property, hereinafter described, and all other property of the Decedent
11 not now known, is hereby distributed to and decreed to be vested in ROSEMARY
12 MCGONIGAL, surviving spouse of the Decedent.
- 13 3. That there is no inheritance tax or transfer tax due to the State of Idaho from said
14 Petitioner or from said Decedent, all of said property having been the community
15 property of said parties.
- 16 4. Said property hereinabove referred to is situated in the State of Idaho, and more
17 particularly described on Exhibit "A" attached hereto and incorporated herein by
18 reference.

19 DATED this 24 day of October, 2016.

20 Thomas H. Borresen

21 THOMAS H. BORRESEN
22 MAGISTRATE



1
2 CERTIFICATE OF SERVICE
3

4 I hereby certify that on this date I caused a true and correct copy of the foregoing
5 document to be served by the method indicated below, and addressed to the following:

6 Gary D. Slette
7 Robertson & Slette, PLLC
8 PO Box 1906
9 Twin Falls, ID 83303-1906

[] Hand Deliver
[X] U.S. Mail
[] Overnight Courier
[] Facsimile Transmission - 208-933-0701
[] Email gslette@rsidaholaw.com

10 CLERK OF THE COURT

11 Dated: 10-24-16

12 By: P. Bogue
13 Deputy Clerk
14
15
16
17
18
19
20
21
22
23
24
25
26

INVENTORY OF PROPERTY

OF

JOHN D. MCGONIGAL

Dated: September 13, 2016

NOTE: All property listed herein was the community property of John D. McGonigal and Rosemary McGonigal at the time of John D. McGonigal's death on September 13, 2016.

I.

Real Property

Exhibit 1 Jerome County, Idaho. Common address: 122 N. Lincoln

Exhibit 2 Jerome County, Idaho. Bare ground

Exhibit 3 Blaine County, Idaho

Exhibit 4 Twin Falls County, Idaho

Together with any and all water rights appurtenant to any of the real property herein described, including, but not limited to:

IDWR Nos. 36-14628, 36-14629, 37-655A, 37-21477, 37-22856, 37-22857 and 47-17099

II.

All checking and/or savings accounts; all automobiles and other vehicles; all accounts, contracts and notes receivable; all shares of stock in foreign or domestic corporations or companies; all bonds, including U.S. savings bonds; funds in all IRAs, Keogh and pension funds and similar retirement benefits, if any. The vehicles include, but are not necessarily limited to, the following:

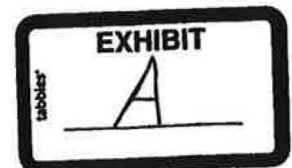
1973 44x24 mobile home VIN 4849
1958 Edsel Pacer VIN W8RF-703448
1958 Edsel 2S VIN W8RO-701221

VII.

Personal and household effects of John D. McGonigal, including clothing, furniture, appliances, jewelry, tools and miscellaneous other items.

VIII.

Any and all other tangible or intangible assets owned by John D. McGonigal, or in which John D. McGonigal had an interest as of the date of his death, if any.



Real property in the County of Jerome, State of Idaho, described as follows:

TOWNSHIP 8 SOUTH, RANGE 17 EAST OF THE BOISE MERIDIAN, JEROME COUNTY, IDAHO

SECTION 7: N $\frac{1}{2}$ OF LOT 4; N $\frac{1}{2}$ SE $\frac{1}{4}$ SW $\frac{1}{4}$; LOT 3; NE $\frac{1}{4}$ SW $\frac{1}{4}$ AND THE N $\frac{1}{2}$ SE $\frac{1}{4}$

EXCEPTING THEREFROM THAT PORTION OF LOT 4 DEEDED TO THE STATE OF IDAHO FOR HIGHWAY RIGHT OF WAY AS CONTAINED IN RIGHT OF WAY DEED RECORDED JULY 24, 1954 IN BOOK 153 PAGE 429, JEROME COUNTY RECORDS.

ALSO EXCEPTING THEREFROM THAT PART OF THE SAID N $\frac{1}{2}$ SE $\frac{1}{4}$, A STRIP ALONG THE SOUTH SIDE THEREOF, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

**BEGINNING AT THE SOUTHEAST CORNER OF THE N $\frac{1}{2}$ SE $\frac{1}{4}$;
THENCE RUNNING NORTH ON THE SECTION LINE A DISTANCE OF 44 FEET;
THENCE IN A WESTERLY DIRECTION ACROSS THE SAID N $\frac{1}{2}$ SE $\frac{1}{4}$, TO A POINT ON THE WEST LINE THEREOF, WHICH IS 58 FEET NORTH OF THE SOUTHWEST CORNER OF SAID N $\frac{1}{2}$ SE $\frac{1}{4}$;
THENCE RUNNING SOUTH 58 FEET ON THE SOUTHWEST CORNER OF SAID N $\frac{1}{2}$ SE $\frac{1}{4}$;
THENCE RUNNING EAST ON THE SOUTH LINE OF SAID N $\frac{1}{2}$ SE $\frac{1}{4}$ TO THE PLACE OF BEGINNING.**

ALSO EXCEPTING THEREFROM A PARCEL OF LAND LOCATED IN PART OF THE N $\frac{1}{2}$ SE $\frac{1}{4}$, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 7 FROM WHICH THE EAST QUARTER CORNER OF SAID SECTION 7 BEARS NORTH 00°08'35" WEST, 2649.54 FEET;
THENCE NORTH 00°08'35" WEST ALONG THE EAST BOUNDARY OF THE SE $\frac{1}{4}$ OF SAID SECTION 7 FOR A DISTANCE OF 1356.24 FEET TO THE NORTHEAST CORNER OF MAGIC MEADOWS NO. 4 SUBDIVISION AND BEING THE TRUE POINT OF BEGINNING;
THENCE NORTH 89°34'08" WEST ALONG THE NORTH BOUNDARY OF SAID MAGIC MEADOWS NO. 4 SUBDIVISION FOR A DISTANCE OF 1362.12 FEET;
THENCE NORTH 00°08'35" WEST FOR A DISTANCE OF 637.10 FEET;
THENCE SOUTH 89°46'53" EAST FOR A DISTANCE OF 1362.08 FEET TO A POINT ON THE EAST BOUNDARY OF THE SE $\frac{1}{4}$ OF SAID SECTION 7;
THENCE SOUTH 00°08'35" EAST ALONG THE EAST BOUNDARY OF THE SE $\frac{1}{4}$ OF SAID SECTION 7 FOR A DISTANCE OF 642.15 FEET TO THE TRUE POINT OF BEGINNING.**

ALSO EXCEPTING THEREFROM A PARCEL OF LAND LOCATED IN PART OF THE N $\frac{1}{2}$ SE $\frac{1}{4}$, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING AT THE SOUTHEAST CORNER OF SECTION 7. SAID POINT LIES SOUTH 00°08'35" EAST, 2649.54 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION 7;
THENCE NORTH 00°08'35" WEST, 1365.24 FEET ALONG THE EAST BOUNDARY OF THE SOUTHEAST QUARTER OF SAID SECTION 7 TO THE SOUTHEAST CORNER OF "STONE RIDGE SUBDIVISION NO. 1";
THENCE NORTH 89°34'08" WEST, 1358.01 FEET ALONG THE SOUTH BOUNDARY OF "STONE RIDGE SUBDIVISION NO. 1" TO THE SOUTHWEST CORNER THEREOF AND BEING THE REAL POINT OF BEGINNING;
THENCE NORTH 89°34'08" WEST, 641.04 FEET ALONG THE NORTH BOUNDARY OF "MAGIC MEADOWS NO. 4 SUBDIVISION";
THENCE NORTH 00°25'52" EAST, 164.65 FEET;
THENCE SOUTH 89°34'08" EAST, 5.50 FEET;
THENCE NORTH 00°25'52" EAST, 350.00 FEET;
THENCE SOUTH 89°34'08" EAST, 642.87 FEET TO THE NORTHWEST CORNER OF "STONE RIDGE SUBDIVISION NO. 1";
THENCE SOUTH 00°25'52" WEST, 350.00 FEET ALONG THE WEST BOUNDARY OF "STONE RIDGE SUBDIVISION NO. 1" TO A POINT ON THE NORTH RIGHT OF WAY OF 21ST AVENUE**

EXHIBIT

1

EAST;

**THENCE NORTH 89°34'08" WEST, 7.33 FEET ALONG SAID RIGHT OF WAY;
THENCE SOUTH 00°25'52" WEST, 164.65 FEET ALONG THE WEST BOUNDARY OF "STONE
RIDGE SUBDIVISION NO. 1" TO THE REAL POINT OF BEGINNING.**

Commonly known as: 122 North Road, Jerome, ID 83338



By:

Authorized Countersignature

(This Schedule A valid only when Schedule B is attached.)

Real property in the County of Jerome, State of Idaho, described as follows:

PARCEL NO. 1:

PARCEL A

TOWNSHIP 9 SOUTH, RANGE 17, EAST OF THE BOISE MERIDIAN, JEROME COUNTY, IDAHO

SECTION 17: THE EAST 1832.50 FEET OF THE NE $\frac{1}{4}$, AS MEASURED ALONG THE SOUTH LINE OF THE NE $\frac{1}{4}$

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PROPERTY:

THAT PART OF THE NE $\frac{1}{4}$ NE $\frac{1}{4}$ AND THAT PART OF THE NW $\frac{1}{4}$ NE $\frac{1}{4}$ THAT LIES NORTH OF THAT CERTAIN COUNTY ROAD IN JEROME COUNTY COMMONLY KNOWN AS 500 SOUTH.

ALSO EXCEPTING THEREFROM:

LOTS 1 AND 2, BLOCK 1; LOTS 1, 2, 3, AND 4, BLOCK 2; LOTS 1 AND 2, BLOCK 3; AND LOT 1, BLOCK 4 OF MESA GRANDE SUBDIVISION ACCORDING TO THE OFFICIAL PLAT THEREOF, NOW OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

ALSO EXCEPTING THEREFROM:

LOTS 5, 6, 7, 8, 9 AND 10, BLOCK 2; LOTS 3, 4, 5, 6, 7, 8, 9, 10 AND 11 IN BLOCK 3; LOTS 2, 3, 4, 5, 6 AND 7 IN BLOCK 4; LOT 1, 2, 3, 4, 5, 6 AND 7 IN BLOCK 5; LOT 1 IN BLOCK 6; AND LOTS 1, 2, 3, 4 AND 5 IN BLOCK 7 OF MESA GRANDE SUBDIVISION PHASE 2, JEROME COUNTY, IDAHO ACCORDING TO THE OFFICIAL PLAT THEREOF, NOW OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

ALSO EXCEPTING THEREFROM:

LOTS 1 AND 2 IN BLOCK 7 OF MESA GRANDE SUBDIVISION, PHASE 3A, JEROME COUNTY, IDAHO ACCORDING TO THE OFFICIAL PLAT THEREOF, NOW OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL B

TOWNSHIP 9 SOUTH, RANGE 17, EAST OF THE BOISE MERIDIAN, JEROME COUNTY, IDAHO

SECTION 17: THE EAST 1832.50 FEET, AS MEASURED ALONG THE NORTH BOUNDARY OF THE SE $\frac{1}{4}$, OF THAT PART OF THE N $\frac{1}{2}$ SE $\frac{1}{4}$ AND THAT PART OF THE NE $\frac{1}{4}$ SW $\frac{1}{4}$, DESCRIBED AS FOLLOWS:

**COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 17;
THENCE ALONG THE EASTERLY BOUNDARY OF SAID SECTION 17 SOUTH 0°00'21" WEST 2648.62 FEET TO THE NORTHEAST CORNER OF THE SAID N $\frac{1}{2}$ SE $\frac{1}{4}$ AND THE REAL POINT OF BEGINNING;
THENCE ALONG THE EASTERLY BOUNDARY OF SAID N $\frac{1}{2}$ SE $\frac{1}{4}$ SOUTH 0°00'21" WEST 179.61 FEET, MORE OR LESS, TO A POINT ON THE PROJECTION OF A FENCE LINE TO THE WEST;
THENCE ALONG SAID FENCE LINE NORTH 88°27'21" WEST 3947.93 FEET, MORE OR LESS, TO A POINT ON THE WESTERLY BOUNDARY OF SAID NE $\frac{1}{4}$ SW $\frac{1}{4}$;
THENCE ALONG THE WESTERLY BOUNDARY OF SAID NE $\frac{1}{4}$ SW $\frac{1}{4}$ NORTH 0°24'43" WEST 45.65 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF SAID NE $\frac{1}{4}$ SW $\frac{1}{4}$;
THENCE ALONG THE NORTHERLY BOUNDARY OF SAID NE $\frac{1}{4}$ SW $\frac{1}{4}$ AND THE N $\frac{1}{2}$ SE $\frac{1}{4}$ NORTH 89°35'58" EAST 3946.94 FEET TO THE REAL POINT OF BEGINNING.**

EXHIBIT

2

ALSO EXCEPTING THEREFROM:

LOTS 1 AND 2, BLOCK 1; LOTS 1, 2, 3, AND 4, BLOCK 2; LOTS 1 AND 2, BLOCK 3; AND LOT 1, BLOCK 4 OF MESA GRANDE SUBDIVISION ACCORDING TO THE OFFICIAL PLAT THEREOF, NOW OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

ALSO EXCEPTING THEREFROM:

LOTS 5, 6, 7, 8, 9 AND 10, BLOCK 2; LOTS 3, 4, 5, 6, 7, 8, 9, 10 AND 11 IN BLOCK 3; LOTS 2, 3, 4, 5, 6 AND 7 IN BLOCK 4; LOT 1, 2, 3, 4, 5, 6 AND 7 IN BLOCK 5; LOT 1 IN BLOCK 6; AND LOTS 1, 2, 3, 4 AND 5 IN BLOCK 7 OF MESA GRANDE SUBDIVISION PHASE 2, JEROME COUNTY, IDAHO ACCORDING TO THE OFFICIAL PLAT THEREOF, NOW OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

ALSO EXCEPTING THEREFROM:

LOTS 1 AND 2 IN BLOCK 7 OF MESA GRANDE SUBDIVISION, PHASE 3A, JEROME COUNTY, IDAHO ACCORDING TO THE OFFICIAL PLAT THEREOF, NOW OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL NO. 2:

LOTS 4, 6, 7, 9 AND 10 IN BLOCK 3; LOTS 2, 3, 5, 6 AND 7 IN BLOCK 4; LOTS 1, 2 AND 4 IN BLOCK 5; LOT 1 IN BLOCK 6; AND LOTS 1, 2, 3, AND 4 IN BLOCK 7 OF MESA GRANDE SUBDIVISION PHASE 2, JEROME COUNTY, IDAHO ACCORDING TO THE OFFICIAL PLAT THEREOF, NOW OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

Commonly known as: Bare Land, Jerome, ID 83338



By:

Authorized Countersignature

(This Schedule A valid only when Schedule B is attached.)

File No. 133603AM

Real Property located in Blaine County, State of Idaho, described as follows:

Township 1 South, Range 18 East, Sections 14 and 23:

Commencing at N 1/16 corner of Section 23: thence

N.00°07'57" W., 1,321.39 feet to the NE corner of Section 23; thence

N.00°16'16" E., 644.64 feet; thence

S.46°20'51" W., 1,330.79 feet; thence

S.9°37'09" W., 551.03 feet; thence

S.9°37'09" W., 514.93 feet; thence

N.89°49'13" E., 1,141.00 feet back to the POINT OF BEGINNING

EXHIBIT

3

Any and all right, title and interest in real property located in Twin Falls County, Idaho, more particularly described as follows:

Parcel 1: Commonly known as: 2695 Addison Avenue East, Twin Falls, ID 83301

TOWNSHIP 10 SOUTH, RANGE 17 EAST, BOISE MERIDIAN, TWIN FALLS COUNTY, IDAHO

SECTION 11: A PARCEL OF LAND LOCATED IN THE S $\frac{1}{2}$, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING AT THE SOUTHWEST CORNER OF SE $\frac{1}{4}$ SW $\frac{1}{4}$, SAID SECTION 11;
THENCE EAST 1320.00 FEET ALONG THE SOUTH BOUNDARY OF SECTION 11 TO THE REAL POINT OF BEGINNING;
THENCE NORTH 866.58 FEET PARALLEL WITH THE WEST BOUNDARY OF SE $\frac{1}{4}$ SW $\frac{1}{4}$, SECTION 11;
THENCE EAST 660 FEET PARALLEL WITH THE SOUTH BOUNDARY OF SECTION 11;
THENCE SOUTH 866.58 FEET PARALLEL WITH THE WEST BOUNDARY OF SE $\frac{1}{4}$ SW $\frac{1}{4}$, SECTION 11;
THENCE WEST 660 FEET ALONG THE SOUTH BOUNDARY OF SECTION 11 TO THE REAL POINT OF BEGINNING.**

**LESS:
ADDISON AVENUE EAST AND CARRIAGE LANE NORTH**

Parcel 2: Commonly known as: Bare Ground, Twin Falls, ID 83301

TOWNSHIP 10 SOUTH, RANGE 17 EAST, BOISE MERIDIAN, TWIN FALLS COUNTY, IDAHO

SECTION 11: THE EAST 660 FEET, MORE OR LESS, OF THE SOUTH 885 FEET, MORE OR LESS, OF THE SW $\frac{1}{4}$ SE $\frac{1}{4}$.

EXCEPTING THEREFROM ANY PORTION LYING WITHIN THE RIGHT-OF-WAY OF ADDISON AVENUE EAST.

Parcel 3: Commonly known as: Bare Ground, Twin Falls, ID 83301

**TWIN FALLS ACRES INSIDE
W $\frac{1}{2}$ SW SE,
EXCLUDING CEDARPARK SUBDIVISION #3, 5 & 7,
EXCLUDING TAX # 1827 AND EXCLUDING S 866.58'
(11-10-17)**

**LESS:
CARRIAGE LANE NORTH**

EXHIBIT

4

STATE OF IDAHO
CERTIFICATION OF VITAL RECORD

STATE OF IDAHO
IDAHO DEPARTMENT OF HEALTH AND WELFARE
BUREAU OF VITAL RECORDS AND HEALTH STATISTICS
CERTIFICATE OF DEATH

Date Filed SEPTEMBER 21, 2016

State File No. 2016-09356

DECEDENT - LEGAL NAME JOHN DONALD MCGONIGAL			
SEX MALE	SOCIAL SECURITY NUMBER [REDACTED]	AGE 82 YEARS	DATE OF BIRTH OCTOBER 18, 1933
BIRTHPLACE BELLEVUE, IDAHO		PLACE OF RESIDENCE JEROME, IDAHO	
MARITAL STATUS AT TIME OF DEATH MARRIED		NAME OF SURVIVING SPOUSE (If wife, maiden name) ROSEMARY ALICE HOF	WAS DECEDENT EVER IN U.S. ARMED FORCES? YES
FATHER - NAME GEORGE PATRICK MCGONIGAL			BIRTHPLACE IDAHO
MOTHER - MAIDEN NAME MARY MARGARET BROWN			BIRTHPLACE IDAHO
METHOD OF DISPOSITION BURIAL		FUNERAL SERVICE LICENSEE DAVID C. FARNSWORTH	
NAME AND ADDRESS OF FUNERAL FACILITY FARNSWORTH MORTUARY, JEROME, IDAHO			
DATE OF DEATH SEPT. 13, 2016	TIME OF DEATH 10:15 P.M.	CITY, TOWN OR LOCATION OF DEATH TWIN FALLS, IDAHO	COUNTY OF DEATH TWIN FALLS
CAUSE OF DEATH (underlying cause last) a INTRACEREBRAL HEMORRHAGE			Approximate Interval Between Onset and Death 5 DAYS
b. DUE TO (or as a consequence of)			
c. DUE TO (or as a consequence of)			
d. DUE TO (or as a consequence of)			
OTHER SIGNIFICANT CONDITIONS CONTRIBUTING TO DEATH but not resulting in the underlying cause given above INTRACEREBRAL HEMORRHAGE			WAS AN AUTOPSY PERFORMED? NO
MANNER OF DEATH NATURAL	NAME OF CERTIFIER ADAM ROBISON, M.D.		TITLE PHYSICIAN
CORONER SUBSEQUENT CERTIFICATION IF NECESSARY			
EXTERNAL CAUSES ONLY			
DATE OF INJURY	TIME OF INJURY	PLACE OF INJURY	INJURY AT WORK?
LOCATION WHERE INJURY OCCURRED			
DESCRIPTION OF HOW INJURY OCCURRED			

This is a true and correct reproduction of the document officially registered and placed on file with the IDAHO BUREAU OF VITAL RECORDS AND HEALTH STATISTICS

DATE ISSUED: SEPTEMBER 21, 2016

This copy not valid unless prepared on engraved border displaying state seal and signature of the Registrar

James B. Galt
JAMES B. AYDELOTTE
STATE REGISTRAR



SVTC Order No. 04-20696

Instrument # 610004
HAILEY, BLAINE, IDAHO
2004-09-16 03:56:00 No. of Pages: 2
Recorded for: SUN VALLEY TITLE
MARSHA RIEMANN Fee: 6.00
Ex-Officio Recorder Deputy
Index to: WTYOCACORP DEED

WARRANTY DEED

FOR VALUE RECEIVED

JOHN D. MC GONIGAL AND ROSEMARY MC GONIGAL, HUSBAND AND WIFE

the grantors, do hereby grant, bargain, sell and convey unto

LGD VENTURES, LLC, A IDAHO LIMITED LIABILITY COMPANY

the grantees, whose current address is P.O. Box 6256
Sun Valley, ID 83354

the following described premises, in BLAINE COUNTY, IDAHO, to wit:

See Exhibit 'A'

SUBJECT TO: Taxes, easements, restrictions, reservations, assessments and encumbrances as shown of record, if any.

Grantors reserve unto themselves any and all water rights that are or may be appurtenant to this property. There are no water rights included in the sale of this property.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantees and their heirs and assigns forever. And the said Grantors do hereby covenant to and with the said Grantees, that they are the owners in fee simple of said premises; that said premises are free from all encumbrances and that they will warrant and defend the same from all lawful claims whatsoever.

Dated: September 14, 2004

John D. McGonigal
JOHN D. MC GONIGAL

Rosemary McGonigal
ROSEMARY MC GONIGAL



State of: Idaho
County of: Blaine

On this 14th day of September, 2004, Before me a Notary Public in and for said State, personally appeared JOHN D. MC GONIGAL and ROSEMARY MC GONIGAL 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.

Roxanne Ray
Notary Public
Residing at Ketchum
Comm. Expires 11-27-08

EXHIBIT 'A'

TOWNSHIP 1 SOUTH, RANGE 18 EAST, BOISE MERIDIAN, BLAINE COUNTY, IDAHO

SECTION 14: A parcel of land located within the SE¼, more particularly described as follows:

Commencing at a 5/8 inch rebar by P.L.S. 792, marking the northwest corner of said SE¼, SECTION 14, which point is also known as the Center ¼, SECTION 14, and is also the TRUE POINT OF BEGINNING; thence

North 89°38'44" East 2,095.60 feet along the North boundary of said SE¼, SECTION 14 to a 5/8 inch rebar by P.L.S. 792 on the westerly boundary of Idaho State Highway No. 75; thence

South 09°37'09" West 1,186.25 feet along said West boundary Highway No. 75 to a 5/8 inch rebar by P.L.S. 792; thence

South 46°27'46" West 1,353.52 feet along the northwest boundary of the sewer lagoon parcel owned by I.T.D. for the Timmerman Rest Stop to a highway right-of-way monument on the northerly boundary of Idaho State Highway No. 20; thence

South 82°31'28" West 933.45 feet along the northerly boundary of said Highway No. 20 to a found ½ inch rebar on the West boundary, said SE¼, SECTION 14; thence

North 00°14'35" East 2,210.41 feet along the West boundary of said SE¼, SECTION 14, to the TRUE POINT OF BEGINNING.



STATE OF IDAHO

CERTIFICATION OF VITAL RECORD

STATE OF IDAHO

IDAHO DEPARTMENT OF HEALTH AND WELFARE
BUREAU OF VITAL RECORDS AND HEALTH STATISTICS

DATE FILED BY STATE REGISTRAR:

State of Idaho
CERTIFICATE OF DEATH

STATE FILE NO. 2022-01270

02/01/2022

ONLY A COPY OF THIS DOCUMENT, CERTIFIED BY THE STATE REGISTRAR WITH THE DEPARTMENT OF HEALTH AND WELFARE, SHALL BE USED AS PROOF OF FACTS OF THIS DEATH. DO NOT SIGN, ALTER, OR ADD TO THIS DOCUMENT.

Local Reg. No.

DECEDENT TYPE OR PRINT IN PERMANENT INK. DO NOT USE FELT TIP PENS. FOR INSTRUCTIONS SEE HANDBOOKS PARENTS INFORMANT DISPOSITION PLACE OF DEATH DATE OF DEATH CAUSE OF DEATH CERTIFIER IF DEATH WAS DUE TO OTHER THAN NATURAL CAUSES, THE CORONER MUST COMPLETE AND SIGN THE CERTIFICATE REGISTRAR	1. DECEDENT'S LEGAL NAME (Include AKA's if any) (First, Middle, Last, Suffix) ROSEMARY HOF MCGONIGAL 2. SEX FEMALE 3. SOCIAL SECURITY NUMBER [REDACTED] 4a. AGE Last Birthday: 87 (Years) 4b. UNDER 1 YEAR: 40 (Months) 4c. UNDER 1 DAY: 02/27/1934 5. DATE OF BIRTH (Mo/Day/Yr) 02/27/1934 6. BIRTHPLACE (City and State, Territory, or Foreign Country) JEROME, IDAHO 7a. RESIDENCE - STATE OR FOREIGN COUNTRY: IDAHO 7b. COUNTY: JEROME 7c. CITY OR TOWN: JEROME 7d. STREET AND NUMBER: 122 NORTH ROAD 7e. APT. NO.: 83338 7f. ZIP CODE: 83338 7g. INSIDE CITY LIMITS? ☒ Yes ☐ No 8. MARITAL STATUS AT TIME OF DEATH: ☐ Married ☐ Married, but separated ☐ Widowed ☐ Divorced ☐ Never married ☐ Unknown 9. SURVIVING SPOUSE'S NAME (If wife, give maiden name) 10. EVER IN U.S. ARMED FORCES? ☐ Yes ☐ No 11a. FATHER'S NAME (First, Middle, Last, Suffix): ALOYS HOF 11b. BIRTHPLACE (State, Territory, or Foreign Country): KANSAS 12a. MOTHER'S MARRIED NAME (First, Middle, Last, Suffix): ALICE MARSHALL 12b. BIRTHPLACE (State, Territory, or Foreign Country): IDAHO 13a. INFORMANT'S NAME (Type or print): MAUREEN A. PATTERSON 13b. RELATIONSHIP TO DECEDENT: PERSONAL REPRESENTATIVE 13c. MAILING ADDRESS (Street and Number, City, State, Zip Code): P.O. BOX 127 HAILEY, ID 83333 14. METHOD OF DISPOSITION: ☒ Burial ☐ Cremation ☐ Donation ☐ Entombment ☐ Removal from Idaho ☐ Other (Specify): 15. PLACE OF DISPOSITION (Name and address of cemetery, crematory, other place): TWIN FALLS CEMETERY 2511 KIMBERLY ROAD TWIN FALLS, IDAHO 83301 16. NAME AND COMPLETE ADDRESS OF FUNERAL FACILITY: FARNSWORTH MORTUARY 1343 SOUTH LINCOLN JEROME, IDAHO 83338 17a. SIGNATURE OF FUNERAL SERVICE LICENSEE OR PERSON ACTING AS SUCH: LUKE L. GOSNELL 17b. LICENSE NUMBER (If license): M1691 17c. WAS CORONER CONTACTED DUE TO CAUSE OF DEATH? ☒ Yes ☐ No 18a. IF DEATH OCCURRED IN A HOSPITAL: ☒ 18b. IF DEATH OCCURRED SOMEWHERE OTHER THAN A HOSPITAL: ☐ 18c. Other (Specify): 19. FACILITY NAME (If not facility, give street and number): 122 NORTH ROAD 20. CITY, TOWN, OR LOCATION OF DEATH, AND ZIP CODE: JEROME, ID 83338 21. COUNTY OF DEATH: JEROME 22. DATE OF DEATH (Mo/Day/Yr) (Specify month): Estimated 01/15/2022 - 01/16/2022 23. TIME OF DEATH (24hr): Estimated 21:30 - 09:00 24. DATE PROPOSED DEAD (Mo/Day/Yr) (Specify month): January 16, 2022 25. TIME PROPOSED DEAD (24hr): 09:29 26. PART I. Enter the chain of events—diseases, injuries, or complications—that directly caused the death. DO NOT enter terminal events such as cardiac arrest, respiratory arrest, or ventricular fibrillation without showing the etiology. DO NOT ABBREVIATE. Enter only one cause on a line. a. PENDING DUE TO (or as a consequence of) b. DUE TO (or as a consequence of) c. DUE TO (or as a consequence of) 27. PART II. Enter sequential conditions contributing to death (but not resulting in the underlying cause given in Part I) 28a. WAS AN AUTOPSY PERFORMED? ☒ Yes ☐ No 28b. WERE AUTOPSY FINDINGS AVAILABLE TO COMPLETE THE CAUSE OF DEATH? ☒ Yes ☐ No 29. DID TOBACCO USE CONTRIBUTE TO DEATH? ☐ Yes ☐ Probably ☒ No ☐ Unknown 30. IF FEMALE (Aged 15-54): ☒ Not pregnant within past year ☐ Not pregnant, but pregnant 43 days to 1 year before death ☐ Pregnant at time of death ☐ Not pregnant, but pregnant within 43 days of death ☐ Unknown if pregnant within the past year 31. MANNER OF DEATH: ☐ Natural ☐ Accident ☐ Suicide ☒ Pending investigation ☐ Could not be determined 32. DATE OF INJURY (Mo/Day/Yr) (Specify month): 02/01/2022 33. TIME OF INJURY (24hr): 09:00 34. PLACE OF INJURY (Decedent's home, farm, street, construction site, nursing home, restaurant, forest, etc.): 122 NORTH ROAD, JEROME, IDAHO 83338 35. INJURY AT WORK? ☐ Yes ☒ No 36. LOCATION OF INJURY: State: IDAHO City/Town or County: JEROME Zip Code: 83338 37. DESCRIBE HOW INJURY OCCURRED. IF TRANSPORTATION INJURY, STATE THE TYPE(S) OF VEHICLE(S) INVOLVED (Automobile, pickup, motorcycle, ATV, bicycle, etc.) 38. TRANSPORTATION: 38a. WAS DECEDENT: ☐ Driver/Operator ☐ Passenger ☐ Pedestrian ☐ Other (Specify): Other (Specify): 38b. WHAT SAFETY DEVICES(D) DID DECEDENT USE/EMPLOY? ☐ Seat belt ☐ Child safety seat ☐ Helmet ☐ Air bag ☐ None ☐ Unknown 39a. CERTIFIER (Check only one, based on official capacity for this certificate): ☐ PHYSICIAN ☐ PHYSICIAN ASSISTANT ☐ ADVANCED PRACTICE REGISTERED NURSE ☒ CORONER ☐ Other (Specify): 39b. LICENSE NUMBER: 1 / 21 / 2022 39c. DATE SIGNED: 1 / 21 / 2022 Signature and Title of Certifier: ELECTRONICALLY SIGNED: GERALD BRANT 40a. REGISTRAR'S SIGNATURE: James B. Aydelotte 40b. DATE SIGNED: 2 / 1 / 2022 GERALD BRANT, 300 NORTH LINCOLN JEROME, ID 83338
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This is a true and correct reproduction of the document officially registered and placed on file with the IDAHO BUREAU OF VITAL RECORDS AND HEALTH STATISTICS.

DATE ISSUED: **FEBRUARY 04, 2022**

This copy is not valid unless prepared on engraved border displaying state seal and signature of the Registrar
Rev 01/28/23

JAMES B. AYDELOTTE
STATE REGISTRAR

ANY ALTERATION OR ERASURE VOIDS THIS CERTIFICATE

Filed: 02/08/2022 16:38:29
Fifth Judicial District, Jerome County
Michelle Emerson, Clerk of the Court
By: Deputy Clerk - Peterson, Sandra

Kara M. Gleckler ISB #7743
CANYON RIVER LAW, LLP
Attorneys at Law
195 River Vista Place, Ste. 206
Twin Falls, Idaho 83301
Telephone: (208) 736-6000
Facsimile: (208) 736-6001
kara@canyonriverlaw.com
Attorney for Maureen McGonigal Patterson

Instrument # 2403750
JEROME COUNTY, JEROME, IDAHO
10-21-2024 02:48:01 PM No. of Pages: 2
Recorded for: FLYING S TITLE AND ESCROW - JEROME
CYRL LOOTENS Fee: \$13.00
Ex-Officio Recorder Deputy: jw
Electronically Recorded by Simplifile

IN THE DISTRICT COURT OF THE FIFTH JUDICIAL DISTRICT OF THE
STATE OF IDAHO, IN AND FOR THE COUNTY OF JEROME
MAGISTRATE DIVISION

IN THE MATTER OF THE ESTATE OF

ROSEMARY MCGONIGAL,

Deceased.

Case No. CV27-22-00114

LETTERS TESTAMENTARY
AND OATH

Maureen McGonigal Patterson is hereby appointed Personal Representative of the Estate of Rosemary McGonigal, with all authority pertaining thereto. Administration of the Estate is unsupervised.

These Letters are issued to evidence the appointment, qualification, and authority of the Personal Representative.

WITNESS: Magistrate of the District Court, County of Jerome, State of Idaho, with the seal of the Court affixed hereto.

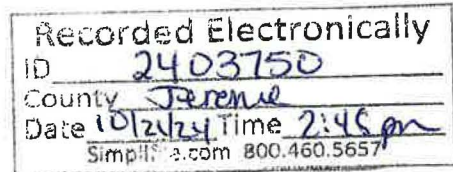
DATED: 2/8/2022 8:47:37 AM


MAGISTRATE JUDGE



Filed: 02/08/2022 16:38:29
Fifth Judicial District, Jerome County
Michelle Emerson, Clerk of the Court
By: Deputy Clerk - Peterson, Sandra

Kara M. Gleckler ISB #7743
CANYON RIVER LAW, LLP
Attorneys at Law
195 River Vista Place, Ste. 206
Twin Falls, Idaho 83301
Telephone: (208) 736-6000
Facsimile: (208) 736-6001
kara@canyonriverlaw.com
Attorney for Maureen McGonigal Patterson



IN THE DISTRICT COURT OF THE FIFTH JUDICIAL DISTRICT OF THE
STATE OF IDAHO, IN AND FOR THE COUNTY OF JEROME
MAGISTRATE DIVISION

IN THE MATTER OF THE ESTATE OF

ROSEMARY MCGONIGAL,

Deceased.

Case No. CV27-22-00114

**LETTERS TESTAMENTARY
AND OATH**

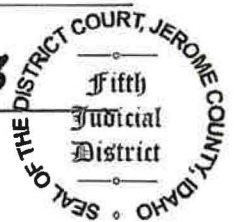
Maureen McGonigal Patterson is hereby appointed Personal Representative of the Estate of Rosemary McGonigal, with all authority pertaining thereto. Administration of the Estate is unsupervised.

These Letters are issued to evidence the appointment, qualification, and authority of the Personal Representative.

WITNESS: Magistrate of the District Court, County of Jerome, State of Idaho, with the seal of the Court affixed hereto.

DATED: 2/8/2022 8:47:37 AM


MAGISTRATE JUDGE



OATH

STATE OF IDAHO)
) ss.
County of Twin Falls)

Maureen McGonigal Patterson, being first duly sworn on oath, deposes and says:

I hereby accept the duties as Personal Representative of the Estate of Rosemary McGonigal and I do hereby solemnly swear that the duties of Personal Representative shall be performed according to law.

DATED this 7th day of February, 2022.

Maureen McGonigal Patterson
MAUREEN MCGONIGAL PATTERSON

SUBSCRIBED AND SWORN to before me this 7th day of February, 2022.



[Signature]
Notary Public for Idaho
Residing at: Twin Falls, ID
Commission Expires: 3/12/22 | 1/20/27

State of Idaho } ss.
County of Jerome
I hereby certify the foregoing to be a full, true and correct
copy of the original on file in the above entitled action.
Cyrl Lootens
Clerk of the District Court
10/9/2024 Deputy
Date

Fifth Judicial District
JEROME COUNTY, IDAHO



0005163928

**STATE OF IDAHO****Office of the secretary of state, Phil McGrane
CERTIFICATE OF ORGANIZATION LIMITED
LIABILITY COMPANY**

Idaho Secretary of State
PO Box 83720
Boise, ID 83720-0080
(208) 334-2301
Filing Fee: \$100.00

For Office Use Only

-FILED-

File #: 0005163928

Date Filed: 3/21/2023 1:38:55 PM

Certificate of Organization Limited Liability Company

Select one: Standard, Expedited or Same Day Service (see descriptions below) Expedited (+\$40; filing fee \$140)

1. Limited Liability Company Name

Type of Limited Liability Company

Limited Liability Company

Entity name

Willow Creek at Timmerman, LLC

2. The complete street address of the principal office is:

Principal Office Address

720 BUCKHORN DRIVE
HAILEY, ID 83333

3. The mailing address of the principal office is:

Mailing Address

PO BOX 127
HAILEY, ID 83333-0121

4. Registered Agent Name and Address

Registered Agent

Registered Agent

LEE RITZAU

Physical Address:

180 FIRST STREET WEST
SUITE 107
KETCHUM, ID 83340

Mailing Address:

PO BOX 1172
KETCHUM, ID 83340-1141

☒ I affirm that the registered agent appointed has consented to serve as registered agent for this entity.

5. Governors

Name	Address
MAUREEN A. PATTERSON	P.O. BOX 127 HAILEY, ID 83333
DAVID McGONIGAL	5876 W. BECKY DRIVE MERIDIAN, ID 83646
DENNIS McGONIGAL	P.O. BOX 228 BELLEVUE, ID 83313

Signature of Organizer:

MAUREEN PATTERSON

Sign Here

03/21/2023

Date



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

February 21, 2025

WILLOW CREEK AT TIMMERMAN LLC
PO BOX 127
HAILEY ID 83333-0121

Re: Change in Ownership for Water Right No(s): 37-655A, 37-21477, 37-22856, 37-22857

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)287-4921.

Sincerely,

Debra Mansfield
Technical Records Specialist 1

Enclosure(s)

IDAHO DEPARTMENT OF WATER RESOURCES
Proof Report

2/20/2025

Water Right 37-655A

Owner Type **Name and Address**
Current Owner WILLOW CREEK AT TIMMERMAN LLC
 PO BOX 127
 HAILEY, ID 83333-0121

Original Owner JOHN D MC GONIGAL
 PO BOX 102
 JEROME, ID 83338
 (208) 731-8830

Previous Owner ROSEMARY MC GONIGAL
 C/O MAUREEN A PATTERSON PO
 BOX 127
 HAILEY, ID 83333-0121
 (208) 720-5662

Priority Date: 7/1/1888

Basis: Decreed

Status: Active

Source
WILLOW CREEK
UNNAMED STREAM

Tributary
BIG WOOD RIVER
WILLOW CREEK

<u>Beneficial Use</u>	<u>From</u>	<u>To</u>	<u>Diversion Rate</u>	<u>Volume</u>
IRRIGATION	05/01	09/15	0.610 CFS	
STOCKWATER	01/01	12/31	0.010 CFS	
	<u>Total Diversion</u>		0.610 CFS	

Source and Point(s) of Diversion:

WILLOW CREEK	SWSWSW	Sec. 13, Twp 01S, Rge 18E, BLAINE County
UNNAMED STREAM	NWNESW	Sec. 13, Twp 01S, Rge 18E, BLAINE County

Place Of Use:

STOCKWATER within BLAINE County

			NE				NW				SW				SE				Totals
Twp	Rng	Sec	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	
01S	18E	14													X	X	X	X	

IRRIGATION within BLAINE County

			NE				NW				SW				SE			

IDAHO DEPARTMENT OF WATER RESOURCES

2/20/2025

Proof Report

Twp	Rng	Sec	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	Totals
01S	18E	14													2.3	22.0	14.0	1.5	39.8

Right Acre Limit: 39.80
POU Total Acres: 39.8

Conditions of Approval:

1. 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.
2. N08 The quantity of water decreed for this water right for stockwater use is not a determination of historical beneficial use.
3. N05 The quantity of water under this right for stockwater use shall not exceed 7530 gallons per day.
4. E55 Right Nos. 37-21477 and 37-655A are limited to the irrigation of a combined total of 39.85 acres in a single irrigation season.

Dates and Other Information:

Decreed Date: 1/26/2010

Water District Number: 37

Mitigation Plan: False

Combined Use Limits:

<u>Rate</u>	<u>Volume</u>	<u>Acres</u>	<u>Water Rights</u>
		39.9	37-655A ,37-21477

SubCase:

N/A

Water Supply Bank:

Lease ID: 3159

Lease Type: Application

Lease Status: Ready for Review

Lease Start Date: 1/1/2025

Lease End Date: 12/31/2029

Beneficial Use	Div Rate Leased	Div Volume Leased	Acre Limit Leased	Total Acres Leased
Irrigation	0.61			39.80
Stockwater	0.01			

IDAHO DEPARTMENT OF WATER RESOURCES

2/20/2025

Proof Report

Water Right 37-21477

Owner Type **Name and Address**
 Current Owner WILLOW CREEK AT TIMMERMAN LLC
 PO BOX 127
 HAILEY, ID 83333-0121

Original Owner JOHN D MC GONIGAL
 PO BOX 102
 JEROME, ID 83338
 (208) 731-8830

Previous Owner ROSEMARY MC GONIGAL
 C/O MAUREEN A PATTERSON PO
 BOX 127
 HAILEY, ID 83333-0121
 (208) 720-5662

Priority Date: 5/15/1881

Basis: Decreed

Status: Active

Source
 UNNAMED STREAM
 WILLOW CREEK

Tributary
 WILLOW CREEK
 BIG WOOD RIVER

<u>Beneficial Use</u>	<u>From</u>	<u>To</u>	<u>Diversion Rate</u>	<u>Volume</u>
IRRIGATION	05/01	09/15	0.670 CFS	
STOCKWATER	01/01	12/31	0.010 CFS	
	<u>Total Diversion</u>		0.670 CFS	

Source and Point(s) of Diversion:

UNNAMED STREAM	NWNESW	Sec. 13, Twp 01S, Rge 18E, BLAINE County
WILLOW CREEK	SWSWSW	Sec. 13, Twp 01S, Rge 18E, BLAINE County

Place Of Use:

STOCKWATER within BLAINE County

Twp	Rng	Sec	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	Totals
01S	18E	14													X	X	X	X	

IRRIGATION within BLAINE County

NE	NW	SW	SE
----	----	----	----

IDAHO DEPARTMENT OF WATER RESOURCES

2/20/2025

Proof Report

Twp	Rng	Sec	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	Totals
01S	18E	14													2.3	22.0	14.0	1.5	39.8

Right Acre Limit: 39.80
POU Total Acres: 39.8

Conditions of Approval:

1. This right is a split from former right 37-654.
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.
3. N08 The quantity of water decreed for this water right for stockwater use is not a determination of historical beneficial use.
4. N05 The quantity of water under this right for stockwater use shall not exceed 7530 gallons per day.
5. E55 Right Nos. 37-21477 and 37-655A are limited to the irrigation of a combined total of 39.85 acres in a single irrigation season.

Dates and Other Information:

Decreed Date: 9/24/2010

State or Federal: S

Water District Number: 37

Mitigation Plan: False

Combined Use Limits:

<u>Rate</u>	<u>Volume</u>	<u>Acres</u>	<u>Water Rights</u>
		39.9	37-655A, 37-21477

SubCase:

N/A

Water Supply Bank:

Lease ID: 3159

Lease Type: Application

Lease Status: Ready for Review

Lease Start Date: 1/1/2025

Lease End Date: 12/31/2029

Beneficial Use	Div Rate Leased	Div Volume Leased	Acre Limit Leased	Total Acres Leased
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IDAHO DEPARTMENT OF WATER RESOURCES

2/20/2025

Proof Report

Water Right 37-22856

Owner Type **Name and Address**
 Current Owner WILLOW CREEK AT TIMMERMAN LLC
 PO BOX 127
 HAILEY, ID 83333-0121

Original Owner JOHN D MC GONIGAL
 PO BOX 102
 JEROME, ID 83338
 (208) 731-8830

Previous Owner ROSEMARY MC GONIGAL
 C/O MAUREEN A PATTERSON PO
 BOX 127
 HAILEY, ID 83333-0121
 (208) 720-5662

Priority Date: 7/1/1888

Basis: Decreed

Status: Active

Source
 WILLOW CREEK
 UNNAMED STREAM

Tributary
 BIG WOOD RIVER
 WILLOW CREEK

<u>Beneficial Use</u>	<u>From</u>	<u>To</u>	<u>Diversion Rate</u>	<u>Volume</u>
IRRIGATION	05/01	09/15	0.450 CFS	
STOCKWATER	01/01	12/31	0.010 CFS	
	<u>Total Diversion</u>		0.450 CFS	

Source and Point(s) of Diversion:

WILLOW CREEK	SWSWSW	Sec. 13, Twp 01S, Rge 18E, BLAINE County
UNNAMED STREAM	NWNESW	Sec. 13, Twp 01S, Rge 18E, BLAINE County
WILLOW CREEK	SESESE	Sec. 14, Twp 01S, Rge 18E, BLAINE County

Place Of Use:

STOCKWATER within BLAINE County

Twp	Rng	Sec	NE				NW				SW				SE				Totals
			NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	
01S	18E	14																X	
01S	18E	23	X																

IDAHO DEPARTMENT OF WATER RESOURCES

2/20/2025

Proof Report

IRRIGATION within BLAINE County

			NE				NW				SW				SE				Totals
Twp	Rng	Sec	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	
01S	18E	14																3.0	3.0
01S	18E	23	26.0																26.0

Right Acre Limit: 29.00
POU Total Acres: 29.0

Conditions of Approval:

1. N05 The quantity of water under this right for stockwater use shall not exceed 5470 gallons per day.
2. N08 The quantity of water decreed for this water right for stockwater use is not a determination of historical beneficial use.
3. R05 Use of water under this right will be regulated by a watermaster with responsibility for the distribution of water among appropriators within a water district. At the time of this approval, this water right is within State Water District No. 37.
4. R43 The right holder shall maintain a measuring device and lockable controlling works of a type approved by the Department in a manner that will provide the watermaster suitable control of the diversion(s).
5. R63 This right when combined with all other rights shall provide no more than 0.02 cfs per acre nor more than 3.5 afa per acre at the field headgate for irrigation of the place of use.
6. X27 This right is limited to the irrigation of 28.95 acres within the authorized place of use in a single irrigation season.
7. X35 Rights 37-22856 and 37-22857 when combined shall not exceed a total diversion rate of 0.93 cfs, and the irrigation of 28.95 acres.
8. T07 The right holder shall accomplish the change authorized by this transfer within one year of the date of this approval.
9. T08 Failure of the right holder to comply with the conditions of this transfer is cause for the Director to rescind approval of the transfer.
10. 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.

Dates and Other Information:

Decreed Date: 1/26/2010
Water District Number: 37
Mitigation Plan: False

Combined Use Limits:

<u>Rate</u>	<u>Volume</u>	<u>Acres</u>	<u>Water Rights</u>
0.930		29.0	37-22856 ,37-22857

IDAHO DEPARTMENT OF WATER RESOURCES
Proof Report

2/20/2025

SubCase:

N/A

Water Supply Bank:

Lease ID: 3160

Lease Type: Application

Lease Status: Ready for Review

Lease Start Date: 1/1/2025

Lease End Date: 12/31/2029

Beneficial Use	Div Rate Leased	Div Volume Leased Acre Limit Leased	Total Acres Leased
Irrigation	0.45		29.00
Stockwater	0.01		

IDAHO DEPARTMENT OF WATER RESOURCES
Proof Report

2/20/2025

Water Right 37-22857

<u>Owner Type</u>	<u>Name and Address</u>
Current Owner	WILLOW CREEK AT TIMMERMAN LLC PO BOX 127 HAILEY, ID 83333-0121
Original Owner	JOHN D MC GONIGAL PO BOX 102 JEROME, ID 83338 (208) 731-8830
Previous Owner	ROSEMARY MC GONIGAL C/O MAUREEN A PATTERSON PO BOX 127 HAILEY, ID 83333-0121 (208) 720-5662

Priority Date: 5/15/1881

Basis: Decreed

Status: Active

<u>Source</u>	<u>Tributary</u>
UNNAMED STREAM WILLOW CREEK	WILLOW CREEK BIG WOOD RIVER

<u>Beneficial Use</u>	<u>From</u>	<u>To</u>	<u>Diversion Rate</u>	<u>Volume</u>
IRRIGATION	05/01	09/15	0.480 CFS	
STOCKWATER	01/01	12/31	0.010 CFS	
	<u>Total Diversion</u>		0.480 CFS	

Source and Point(s) of Diversion:

UNNAMED STREAM	NWNESW	Sec. 13, Twp 01S, Rge 18E, BLAINE County
WILLOW CREEK	SWSWSW	Sec. 13, Twp 01S, Rge 18E, BLAINE County
WILLOW CREEK	SESESE	Sec. 14, Twp 01S, Rge 18E, BLAINE County

Place Of Use:

STOCKWATER within BLAINE County

			NE				NW				SW				SE				Totals
Twp	Rng	Sec	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	
01S	18E	14																X	
01S	18E	23	X																

IDAHO DEPARTMENT OF WATER RESOURCES
Proof Report

2/20/2025

IRRIGATION within BLAINE County

Twp	Rng	Sec	NE				NW				SW				SE				Totals
			NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	
01S	18E	14																3.0	3.0
01S	18E	23	26.0																26.0

Right Acre Limit: 29.00
POU Total Acres: 29.0

Conditions of Approval:

1. N05 The quantity of water under this right for stockwater use shall not exceed 5470 gallons per day.
2. N08 The quantity of water decreed for this water right for stockwater use is not a determination of historical beneficial use.
3. R05 Use of water under this right will be regulated by a watermaster with responsibility for the distribution of water among appropriators within a water district. At the time of this approval, this water right is within State Water District No. 37.
4. R43 The right holder shall maintain a measuring device and lockable controlling works of a type approved by the Department in a manner that will provide the watermaster suitable control of the diversion(s).
5. R63 This right when combined with all other rights shall provide no more than 0.02 cfs per acre nor more than 3.5 afa per acre at the field headgate for irrigation of the place of use.
6. X27 This right is limited to the irrigation of 28.95 acres within the authorized place of use in a single irrigation season.
7. X35 Rights 37-22856 and 37-22857 when combined shall not exceed a total diversion rate of 0.93 cfs, and the irrigation of 28.95 acres.
8. T07 The right holder shall accomplish the change authorized by this transfer within one year of the date of this approval.
9. T08 Failure of the right holder to comply with the conditions of this transfer is cause for the Director to rescind approval of the transfer.
10. 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.

Dates and Other Information:

Decreed Date: 9/24/2010
State or Federal: S
Water District Number: 37
Mitigation Plan: False

Combined Use Limits:

<u>Rate</u>	<u>Volume</u>	<u>Acres</u>	<u>Water Rights</u>
0.930		29.0	37-22856 ,37-22857

IDAHO DEPARTMENT OF WATER RESOURCES
Proof Report

2/20/2025

SubCase:

N/A

Water Supply Bank:

Lease ID: 3160

Lease Type: Application

Lease Status: Ready for Review

Lease Start Date: 1/1/2025

Lease End Date: 12/31/2029

Beneficial Use	Div Rate Leased	Div Volume Leased Acre Limit Leased	Total Acres Leased
Irrigation	0.48		29.00
Stockwater	0.01		

Hersley, Jean

From: Maureen Patterson <maureenworks4u@gmail.com>
Sent: Thursday, February 20, 2025 10:30 AM
To: IDWR File; Mansfield, Debra
Cc: DennisMcgonigal; vonnieGrun
Subject: Water Rights Deed requested by IDWR
Attachments: Rosemary recorded Deed for Water Rights IDWR.pdf

CAUTION: This email originated outside the State of Idaho network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact your agency service desk with any concerns.

Here is the recorded Deed requested by IDWR to change the owner from the Estate of Rosemary McGonigal to Timmerman at Willow Creek LLC for Water Rights Numbers 37-655A and 37-21477.

Please let me know if you need anything further to accomplish this.

Maureen

--
Maureen McGonigal Patterson
Idaho Mountain Real Estate
P. O. Box 127
Hailey, ID 83333
(208) 720-5662



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

February 04, 2025

WILLOW CREEK AT TIMMERMAN LLC
PO BOX 127
HAILEY ID 83333-0121

RE: Change in Ownership for Water Right No(s): 37-655A, 37-21477

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:

- 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 has received your additional documentation showing the court granting the Estate of John D McGonigal to Rosemary McGonigal. We also received the Warranty Deed (Instrument No. 510004) that shows water rights 37-655A and 37-21477 were *not* conveyed to the current landowner with the property in 2004.

After reviewing your documents, the Department found that we still need documentation showing the conveyance of the water rights 37-655A and 37-21477 to Willow Creek at Timmerman LLC. The documentation we have been provided shows these rights are still the property of Rosemary McGonigal. We will need a deed showing the conveyance of water rights 37-655a and 37-21477 from Rosemary McGonigal to Willow Creek at Timmerman LLC to proceed.

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

Also, please note that water right holders are required to report any change of ownership and/or mailing address to the Department within 120 days of the change. Forms to update 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)287-4921.

Sincerely,

Debra Mansfield
Technical Records Specialist 1

Enclosure(s)

Hersley, Jean

From: Maureen Patterson <maureenworks4u@gmail.com>
Sent: Friday, January 17, 2025 4:41 PM
To: IDWR File
Cc: DennisMcgonigal; vonnieGrun
Subject: Water Rights 37-655A & 37-21477 Attn: Debra Mansfield Willow Creek at Timmerman LLC
Attachments: Rosemary IDWR Willow Creek info - name change.pdf; deathCertJohnMcGonigal.pdf; John decree vesting estate in surviving spouse Rosemary (1).pdf; John and Rosemary Deed to LGD Ventures.pdf; Rosemary Death certificate.pdf; Rosemary Letters Testamentary.pdf

CAUTION: This email originated outside the State of Idaho network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact your agency service desk with any concerns.

I am sending these attachments to this email per the request of Debra Mansfield. Please get these to her.

Debra, I assume you will use the body of the previous email to give you information and history you need.

Thanks and lmk if you need anything else, Maureen

--
Maureen McGonigal Patterson
Idaho Mountain Real Estate
P. O. Box 127
Hailey, ID 83333
(208) 720-5662

Hersley, Jean

From: Maureen Patterson <maureenworks4u@gmail.com>
Sent: Monday, January 13, 2025 9:19 PM
To: IDWRInfo
Subject: WR# 37-8118 City of Hailey ownership property (Attn Debra Mansfield)
Attachments: HaileyIDWRletter.pdf

CAUTION: This email originated outside the State of Idaho network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact your agency service desk with any concerns.

Hi Debra,

See the attached letter - cover letter talks about the Willow Creek At Timmerman LLC that I am a part of and need to get you additional paperwork (and I will) and the rest of the pages are relative for the City of Hailey that just purchased a parcel in Hailey that these sheets are for (I was the real estate agent on that transaction) - talk about a small world!!!

So I forwarded this all to the City of Hailey, their attorney, the Seller and Escrow Officer so they all have the enclosure info...but, is there a letter addressed to them relative to these enclosures that you can forward to me and I can forward to all the parties involved?

Feel free to call or email with any questions...

Thanks Maureen

Maureen McGonigal Patterson
Idaho Mountain Real Estate
P. O. Box 127
Hailey, ID 83333
(208) 720-5662



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

RECEIVED

Jan 13, 2025

DEPARTMENT OF
WATER RESOURCES

January 10, 2025

WILLOW CREEK AT TIMMERMAN LLC
PO BOX 127
HAILEY ID 83333-0121

Re: Change in Ownership for Water Right No(s): 37-655A, 37-21477, 37-22856 & 37-22857

Dear Water Right Holder(s):

The Department of Water Resources (Department) acknowledges the receipt of correspondence changing ownership of water rights **37-22856** and **37-22857** 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.

Regarding Water Rights 37-655A & 37-21477:

Water rights 37-655A and 37-21477 are appurtenances of Parcel PIN RP01S18014061C, located in Section 14, Township 01 South, Range 18 East, Blaine County, Idaho. The Quitclaim Deeds we received with your Notice do not include this parcel in the conveyed legal description. The Department will need additional documentation showing the conveyance of water rights 37-655A and 37-21477 from the current owner, ROSEMARY MCGONIGAL C/O MAUREEN A PATTERSON, to you.

Because the Department cannot process the Notice for water rights 37-655A and 37-21477 without proper documentation, we will hold any action on these rights pending receipt of the necessary information. If we do not receive the necessary information within 30 days we will issue a refund for these two rights and the ownership change will not be processed.

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
Technical Records Specialist 1

Enclosure(s)



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

January 08, 2025

WILLOW CREEK AT TIMMERMAN LLC
PO BOX 127
HAILEY ID 83333-0121

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Sincerely,

Debra Mansfield
Technical Records Specialist 1

Enclosure(s)



BROCKWAY
ENGINEERING
P.L.L.C.

Hydraulics

Hydrology

Water Resources

December 19th, 2024

Ms. Mary Condon
Idaho Department of Water Resources
P.O. Box 83720
Boise, ID 83720-0098

Re: Water Supply Bank Lease Applications and Change of Ownership; 37-655A, 37-21477, 37-22856 and 37-22857.

Dear Mary,

On behalf of Rosemary McGonigal, Brockway Engineering is submitting Water Supply Bank (WSB) lease applications for all portions of water rights 37-655A, 37-21477, 37-22856 and 37-22857 starting in 2025 and ending at the end of 2029. All four of these water rights are currently leased to the WSB through the end of 2024. Rosemary McGonigal recently passed away and Maureen Patterson was appointed to represent her estate. Documents relating to the estate and subsequent ownership change form are attached. A signed W-9 has also been included with this submission.

Also attached is a check in the amount of \$1,100.00 dollars, \$500.00 to cover the lease fees for 37-655A and 37-21477, \$500.00 to cover the lease fees for 37-22856 and 37-22857, and \$100.00 to cover the cost of the un-split change of ownership for the four water rights. Please copy our office on all correspondence regarding these water supply bank lease applications. Thank you for your assistance on this matter.

Regards,

Sue Hayes for Zach Latham
Zach Latham, M.S., Hydrologist

Enclosures: (4) Signed WSB Lease Applications and W9 Form.
(4) IDWR Water Right Maps.
(1) Signed Change of Ownership Form and Associated Docs.
(1) Brockway Engineering Check # 18338

Cc: Maureen Patterson

CHARLES E.
BROCKWAY,
PH.D., P.E.

CHARLES G.
BROCKWAY,
PH.D., P.E.

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