

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED

JUL 31 2023

WATER RESOURCES
WESTERN REGION

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?
2-10585	Yes ☒	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Hidden Valley Investments LLC
Name of current water right holder/claimant

3. New Owner(s)/Claimant(s): Steven K. Kramer & Ingrid P. Kramer, husband & wife
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or

7576 Hidden Valley Rd
Mailing address

Marsing ID 83639
City State Zip

208-505-0149
Telephone

stevekramer1@gmail.com
Email

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

5. Date you acquired the water rights and/or claims listed above: 10/10/2022

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.
- ☒ \$100 per split water right. IDWR
- 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 # 2-10585

8. Signature: Steven K. Kramer
Signature of new owner/claimant

Title, if applicable

Date

Steven K. Kramer
Print name

Signature: Ingrid P. Kramer
Signature of new owner/claimant

Title, if applicable

Date

INGRID P. KRAMER
Print name

Received by DM Date 7-31-23

For IDWR Office Use Only:

Receipt No. W051432Receipt Amt. \$ 100.00

Active in the Water Supply Bank? Yes ☐ No ☒

If yes, forward to the State Office for processing

W-9 received? Yes ☐ No ☐

Name on W-9

Approved by

Processed by MWDate 10/27/23

PRELIMINARY PLAT FOR HIDDEN VALLEY ESTATES NO. 5

A PART OF THE NW1/4 SW1/4 AND SE1/4 SW1/4 OF SECTION 23,
T. 2 N., R. 4 W., B.M.,
OWYHEE COUNTY, IDAHO
2020

Scale: 1"=100'



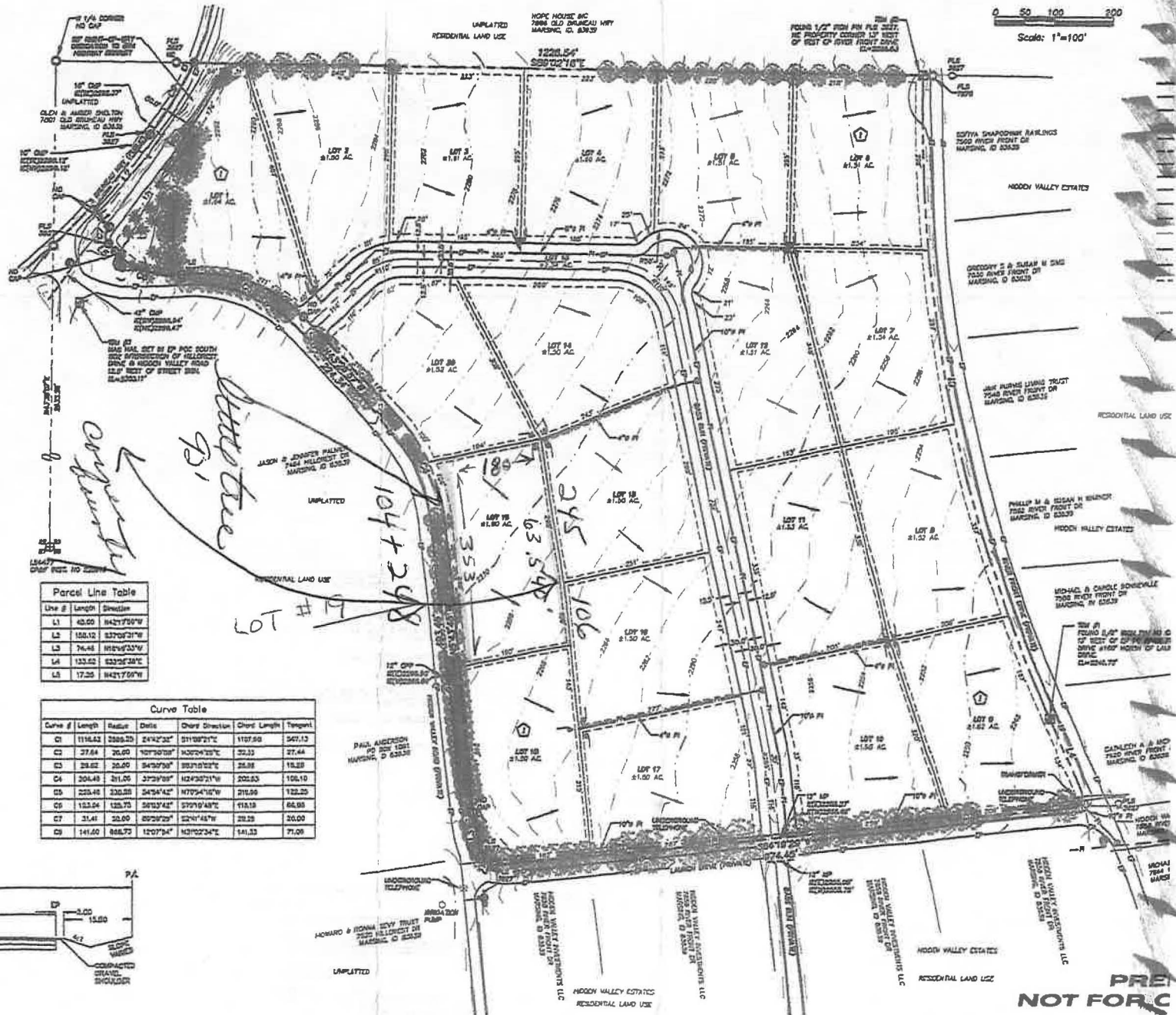
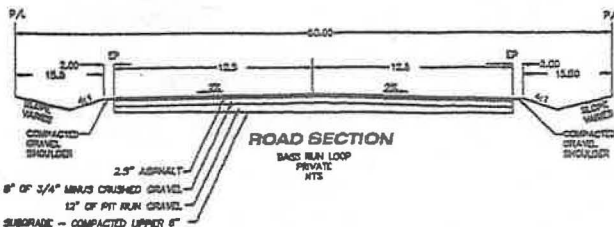
DEVELOPER
HIDDEN VALLEY INVESTMENTS, LLC
7858 RIVER FRONT DR
MARSHING, ID 83639
(208) 476-2774

ENGINEER/SURVEYOR
MASON & ASSOCIATES
824 3rd STREET SOUTH
SUITE B
NAMPA, ID 83451
(208) 454-0258

- NOTES:**
1. PROJECT DATA:
ZONE DESIGNATION: RESIDENTIAL
AREA: 6.51.75 ACRES
NO. OF SINGLE FAMILY RESIDENTIAL LOTS: 19
NO. OF COMMON LOTS: 1 ROADWAY LOT
MINIMUM LOT SIZE: 1.5 AC.
 2. IRRIGATION WATER TO BE SUPPLIED BY IDAHO DEPARTMENT OF WATER RESOURCES.
WATER RIGHT NUMBER 2-10085, HIDDEN VALLEY ESTATES WATER USER AGREEMENT
RENUMBER V INSTRUMENT NUMBER.
 3. THERE WILL BE A 12 FOOT WIDE IRRIGATION, DRAINAGE AND PUBLIC UTILITY EASEMENT
ALONG THE SUBDIVISION BOUNDARY. THERE WILL BE A 6 FOOT WIDE IRRIGATION,
DRAINAGE AND PUBLIC UTILITY EASEMENT ALONG REAR LOT LINES, AND SIDE LOT LINES
OF EACH RESIDENTIAL LOT, UNLESS OTHERWISE SHOWN.
 4. SEWER SHALL BE PROVIDED BY INDIVIDUAL SEPTIC SYSTEMS.
 5. DOMESTIC WATER SHALL BE BY INDIVIDUAL WELLS.
 6. LOT 13 BLOCK 1 IS A COMMON AREA FOR ROADWAY ACCESS AND WILL BE OWNED
AND MAINTAINED BY THE HIDDEN VALLEY ESTATES HOME OWNERS ASSOCIATION.
 7. LOTS 18 & 19 BLOCK 1 WILL HAVE ACCESS OFF OF HIDDEN VALLEY ROAD VIA
PRIVATE DRIVEWAY.
 8. LOTS 6, 7, 8 & 9 BLOCK 1 WILL HAVE ACCESS OFF OF RIVER FRONT DRIVE VIA
PRIVATE DRIVEWAY.

Parcel Line Table			
Line #	Length	Direction	
L1	42.00	N42°17'59"W	
L2	150.12	S77°09'31"W	
L3	76.46	N84°49'33"W	
L4	133.62	S33°35'38"E	
L5	17.25	N42°17'59"W	

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length Tangent
C1	116.63	3369.30	24°42'32"	S71°08'21"E	1187.89 247.12
C2	37.64	20.00	107°10'00"	N47°04'38"E	32.33 27.44
C3	29.62	20.00	94°39'30"	S70°10'07"E	25.38 19.89
C4	204.49	211.00	37°39'09"	N47°30'21"W	202.83 106.10
C5	235.46	230.50	54°54'42"	N70°54'10"W	216.98 122.20
C6	125.04	125.70	58°13'42"	S70°19'48"E	119.19 66.98
C7	31.41	20.00	89°29'29"	S24°44'48"W	29.25 20.00
C8	141.00	868.70	12°07'34"	N10°02'34"E	141.33 71.08



PRELIMINARY PLAT
NOT FOR CONSTRUCTION



PioneerTitleCo.
GOING BEYOND

8151 W. Rifleman Street
Boise, ID 83704

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

File No. 819053 GB/EM

WARRANTY DEED

For Value Received Hidden Valley Investments II, LLC, an Idaho Limited Liability Company
hereinafter referred to as Grantor, does hereby grant, bargain, sell, warrant and convey unto

Steven K. Kramer and Ingrid P. Kramer, husband and wife

hereinafter referred to as Grantee, whose current address is 3991 N Blue Wing Pl Garden City, ID 83714

The following described premises, to-wit:

Lot 19, Block 1, Hidden Valley Estates No. V, Owyhee County, Idaho, according to the plat thereof
recorded as Instrument No. 313514, records of Owyhee County.

To HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee(s), and
Grantees(s) heirs and assigns forever. And the said Grantor(s) does (do) hereby covenant to and with the
said Grantee(s), the Grantor(s) is/are the owner(s) in fee simple of said premises; that said premises are
free from all encumbrances EXCEPT those to which this conveyance is expressly made subject and those
made, suffered or done by the Grantee(s); and subject to U.S. Patent reservations, restrictions,
dedications, easements, rights of way and agreements, (if any) of record, and current years taxes, levies,
and assessments, includes irrigation and utility assessments, (if any) which are not yet due and payable,
and that Grantor(s) will warrant and defend the same from all lawful claims whatsoever.

Dated: October 10, 2022

Hidden Valley Investments II, LLC, an Idaho Limited Liability Company

By: Donald Mechling, Member
Donald Mechling, Member

Kathleen G. Mechling, Member
Kathleen Mechling, Member

Susan Warner, Member
Susan Warner, Member

Phillip Warner, Member
Phillip Warner, Member

State of IDAHO, County of Owyhee Canyon

This record was acknowledged before me on October 10, 2022 by Donald Mechling, Kathleen Mechling,
Susan Warner and Phillip Warner, as Members of Hidden Valley Investments II, LLC.

Barbara S. Negri
Signature of notary public
Commission Expires: 10-13-2022
Barbara S. Negri

BARBARA S. NEGRI
COMMISSION #43077
NOTARY PUBLIC
STATE OF IDAHO



8151 W. Rifleman Street
Boise, ID 83704

ELECTRONICALLY RECORDED-DO NOT
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PART OF THE ORIGINAL DOCUMENT

File No. 819053 GB/EM

Instrument # 313662
MURPHY, OWYHEE, IDAHO
2022-10-11 12:24:06 No. of Pages: 1
Recorded for: PIONEER TITLE COMPANY/OWYHEE
ANGELA BARKELL Fee: \$15.00
Ex-Officio Recorder Deputy: map
Index To: DEED WARRANTY
Electronically Recorded by Simplifile

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Grantees(s) heirs and assigns forever. And the said Grantor(s) does (do) hereby covenant to and with the
said Grantee(s), the Grantor(s) is/are the owner(s) in fee simple of said premises; that said premises are
free from all encumbrances EXCEPT those to which this conveyance is expressly made subject and those
made, suffered or done by the Grantee(s); and subject to U.S. Patent reservations, restrictions,
dedications, easements, rights of way and agreements, (if any) of record, and current years taxes, levies,
and assessments, includes irrigation and utility assessments, (if any) which are not yet due and payable,
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Donald Mechling, Member

Kathleen G. Mechling, Member
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Susan Warner, Member
Susan Warner, Member

Phillip Warner, Member
Phillip Warner, Member

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Barbara S. Negri
Signature of notary public
Commission Expires: 10-13-2022
Palma, ID

BARBARA S. NEGRI
COMMISSION #43077
NOTARY PUBLIC
STATE OF IDAHO

313662



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

October 27, 2023

STEVEN K KRAMER
7576 HIDDEN VALLEY RD
MARSING ID 83639-8230

Re: Change in Water Right Ownership: 2-10585 (Split into 2-10585 and **2-10657**),

Dear Water Right Holder(s):

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

Your portion of each water right(s) has a specified point of diversion, nature of use and place of use. If you plan to change the authorized point of diversion, nature of use, or place of use, including adding a new point of diversion, you must file an Application for Transfer of Water Right. If you do not plan to change any elements of your water right, then no further action is required at this time.

The portion of the water right retained by the original right holder retains the original water right number. The Department is sending the original right holder a copy of this letter and a computer-generated report showing the changes to the original water right.

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

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

If you have any questions concerning the enclosed information, please contact me at (208) 605-4632.

Sincerely, *Marcelina Williams*

Marcelina Williams
Water Resource Agent

c: HIDDEN VALLEY INVESTMENTS LLC



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

October 27, 2023

HIDDEN VALLEY INVESTMENTS LLC
7858 RIVER FRONT DR
MARSING, ID 83639-8236

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Sincerely, *Marcelina Williams*

Marcelina Williams
Water Resource Agent



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idwr.idaho.gov

Governor Brad Little

Director Matt Weaver

September 06, 2023

STEVEN K KRAMER & INGRID P KRAMER
7576 HIDDEN VALLEY RD
MARSING ID 83639-8230

RE: Change in Ownership Water Right No(s): 2-10585

Dear Interested Parties:

The Idaho Department of Water Resources (Department) received a Notice of Change in Water Right Ownership (Notice) from you on July 31, 2023 for the above referenced water right. The Notice could not be processed because Owyhee County has not updated the parcel data for Hidden Valley Estates, therefore your Warranty Deed, which provides a parcel number, cannot be used to update the Water right. When Owyhee County has updated their parcel data information then IDWR will have the data necessary to assist with this change. You may keep in contact with Owyhee County for updates on their parcel data.

The Department is returning your Notice of Change in Water Right Ownership and the attachments. A refund of \$100 has been requested and will be mailed to STEVEN K KRAMER under separate cover from the Idaho State Controller's Office. You may re-submit your request with the appropriate documents and fees when the County's data reflects your Deed's parcel.

If you have any questions regarding this matter, please contact me at (208)605-4620.

Sincerely,

Debra Mansfield
Office Specialist II

Enclosure(s)

MEMORANDUM

TO: Water Right Files: 2-10585

FROM: Debra Mansfield

DATE: 8-11-2023

RE: Change in Water Right Ownership

The Department received a Notice of Change in Water Right Ownership from Steven K Kramer & Ingrid P Kramer on 07-31-2023 for WR No. 2-10585.

The Notice was submitted as a split for WR No. 2-10585. When reviewing the Warranty Deed submitted by the applicants, I found that the parcel data provided in the deed does not match the data currently on file for Owyhee County.

The subdivision, Hidden Valley Estates, is currently under development. The Assessor's Office for Owyhee County does not reflect the new parcel data for the subdivision's lots yet.

On 8-3-2023 I spoke with Stevn K Kramer on the phone. I explained that we cannot use the deed provided for this split, at this time, because the evidence does not match the county's current data. He understands the situation and knows it could take several months before this data is updated.

We are waiting for the Owyhee County Assessor's Office to update their parcel data before completing the Kramer's Notice.