

JUL 08 2024

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

DEPT. 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?
65-10159	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: Vincent Mancini and Janet Mancini aka Mancini McCall, LLC

Name of current water right holder/claimant

3. New Owner(s)/Claimant(s): Lighthouse Holdings, LLC

New owner(s) as listed on the conveyance document

Name connector ☐ and ☐ or

P.O. Box 1552

Eagle

ID

83616

Mailing address

City

State

Zip

206-369-8920

brian@tonkadevco.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: July 2, 2024
6. Do you own the land identified as the water right place of use? Yes ☒ No ☐
- ☐ If no, attach evidence that written notice of the change of water right ownership has been delivered to the landowner of record.
7. This form must be signed and submitted with the following **REQUIRED** items:

- ☒ A copy of the conveyance document – warranty deed, quitclaim deed, court decree, contract of sale, etc. The conveyance document must include a legal description of the property or description of the water right(s) if no land is conveyed.
- ☒ Plat map, survey map or aerial photograph which clearly shows the place of use and point of diversion for each water right and/or claim listed above (if necessary to clarify division of water rights or complex property descriptions).
- ☒ Filing fee (see instructions for further explanation):
 - ☐ \$25 per undivided water right.
 - ☐ \$100 per split water right.
 - ☐ No fee is required for pending adjudication claims.
- ☐ 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: Brian Schwalbach Manager 7/2/2024 | 7:53 AM PDT

Signature of new owner/claimant Title, if applicable Date

Brian Schwalbach

Print name

Signature: _____

Signature of new owner/claimant Title, if applicable Date

Print name

Received by KM Date 7.8.24 For IDWR Office Use Only: Receipt No. C118602 Receipt Amt. \$ 25.00

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

Name on W-9 _____ Approved by _____ Processed by DM Date 7-19-24



Instrument # 2024-463813
Valley County, Cascade, Idaho
07/02/2024 01:30:26 PM No. of Pages: 2
Recorded for: AMERITITLE - CASCADE
Douglas Miller Fee: \$15.00
Deputy Reliott
Electronically Recorded

WARRANTY DEED

Order No.: 637920AM

FOR VALUE RECEIVED

Mancini McCall LLC, a Utah Limited Liability Company

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

Lighthouse Holdings, LLC, a Washington Limited Liability Company

whose current address is:

P.O.Box 1552
Eagle, ID 83616

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

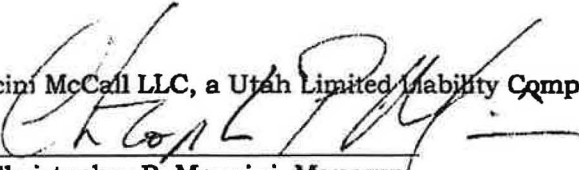
**Lot 6, Block 1 of Wilson's East Prong Subdivision, according to the official plat thereof, filed in
Official Records of Valley County, Idaho**

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: June 20, 2024

Mancini McCall LLC, a Utah Limited Liability Company

By:


Christopher P. Mancini, Manager

State of Idaho} ss
County of Valley}

On this 20 day of June, in the year 2024, before me, the undersigned, a Notary Public in and for said state, personally appeared Christopher P. Mancini, known or identified to me to be the Manager in the Limited Liability Company known as Mancini McCall LLC who executed the foregoing instrument, and acknowledged to me that he executed the same in said LLC name.

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



Notary Public for the State of Idaho
Residing at: New Meadows
Commission Expires: 7-18-2024

ROBIN RICHARDSON
Notary Public - State of Idaho
Commission Number 59586
My Commission Expires 07-18-2024

Instrument # 356889
VALLEY COUNTY, CASCADE, IDAHO
12-6-2010 01:18:31 No. of Pages: 3
Recorded for : WILLIAM L PRATER, LLC
ARCHE L BANBURY Fee: 16.00
Ex-Officio Recorder Deputy
Index to: QUITCLAIM DEED

WHEN RECORDED, PLEASE MAIL TO:

Mancini-McCall, LLC
8 East Hillside Avenue, #801
Salt Lake City, Utah 84103

QUIT-CLAIM DEED

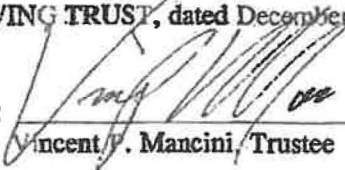
FOR AND IN CONSIDERATION OF Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, VINCENT P. MANCINI, in his capacity as Trustee of the VINCENT P. MANCINI FAMILY LIVING TRUST, dated December 7, 2000 and JANET K. MANCINI, in her capacity as Trustee of the JANET K. MANCINI FAMILY LIVING TRUST, dated December 7, 2000, Grantors, hereby QUIT-CLAIM unto

MANCINI McCALL, LLC, a Utah
limited liability company,

Grantee, whose address is 8 East Hillside Avenue, #801, Salt Lake City, Utah, 84103, the tract of real property situated in Valley County, State of Idaho, as more particularly described on Exhibit "A" which is attached hereto and incorporated herein by this reference.

IN WITNESS WHEREOF, said Grantors have executed this instrument this 18th day of November, 2010.

THE VINCENT P. MANCINI FAMILY
LIVING TRUST, dated December 7, 2000

By: 

Vincent P. Mancini, Trustee

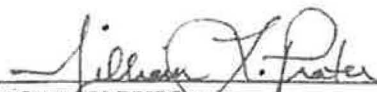
THE JANET K. MANCINI FAMILY
LIVING TRUST, dated December 7, 2000

By: 

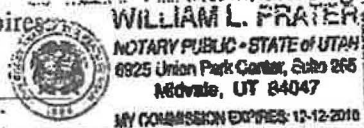
Janet K. Mancini, Trustee

STATE OF UTAH)
 : ss.
 COUNTY OF SALT LAKE)

On the 18th day of November, 2010, before me, the undersigned Notary, personally appeared Vincent P. Mancini, in his capacity as Trustee of the VINCENT P. MANCINI FAMILY LIVING TRUST, dated December 7, 2000, Grantor, who is personally known to me or who proved to me his identity through documentary evidence to be the person who signed the preceding document in my presence and who swore to me that his signature is voluntary and the document truthful.

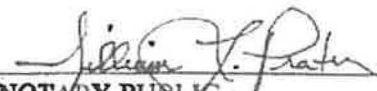

 NOTARY PUBLIC
 Residing at: Salt Lake County, Utah

My Commission Expires:



STATE OF UTAH)
 : ss.
 COUNTY OF SALT LAKE)

On the 18th day of November, 2010, before me, the undersigned Notary, personally appeared Janet K. Mancini, in her capacity as Trustee of the JANET K. MANCINI FAMILY LIVING TRUST, dated December 7, 2000, Grantor, who is personally known to me or who proved to me her identity through documentary evidence to be the person who signed the preceding document in my presence and who swore to me that her signature is voluntary and the document truthful.


 NOTARY PUBLIC
 Residing at: Salt Lake County, Utah

My Commission Expires:

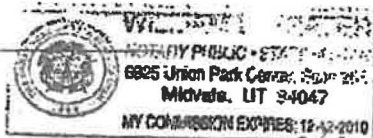


EXHIBIT "A"

Property Description

The following described property is located in Valley County, State of

Idaho:

All that certain lot, piece or parcel of land situate in Valley County, Idaho and shown as Lot Six, Block One, WILSON'S EAST PRONG SUBDIVISION, a Plat which is recorded in the Office of the Recorder of Valley County, Idaho.

1446\DEED.ID

WARRANTY DEED

For Value Received S. HATCH BARRETT AND CLAIRE F. BARRETT,
HUSBAND AND WIFE

the Grantors, do hereby grant, bargain, sell and convey unto
VINCENT MANCINI AND JANET MANCINI,
HUSBAND AND WIFE

whose address is: 1000 1st St. N. W. Washington, D. C. 20004
the grantee, the following described premises, to-wit:

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND SITUATE IN VALLEY COUNTY, IDAHO AND SHOWN AS LOT SIX, BLOCK ONE, WILSON'S EAST PRONG SUBDIVISION, A PLAT WHICH IS RECORDED IN THE OFFICE OF THE RECORDER OF VALLEY COUNTY, IDAHO.

TO HAVE AND TO HOLD the premises with their appurtenances unto the said Grantees, 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 except the 1991 taxes and assessments and that they will warrant and defend the same from all lawful claims whatsoever.

Dated: 11/1/54
S. Hatch Barrett
 S. HATCH BARRETT

Claire F. Barrett
CLAIRE F. BARRETT

State of Idaho)
) ss
County of)

On the day of , 1991 before me, a notary public in and for said State, personally appeared
S. HATCH BARRETT AND CLAIRE F. BARRETT
known to me to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same.

Notary Public, Idaho
Commission Expires: 5/01/95

181234

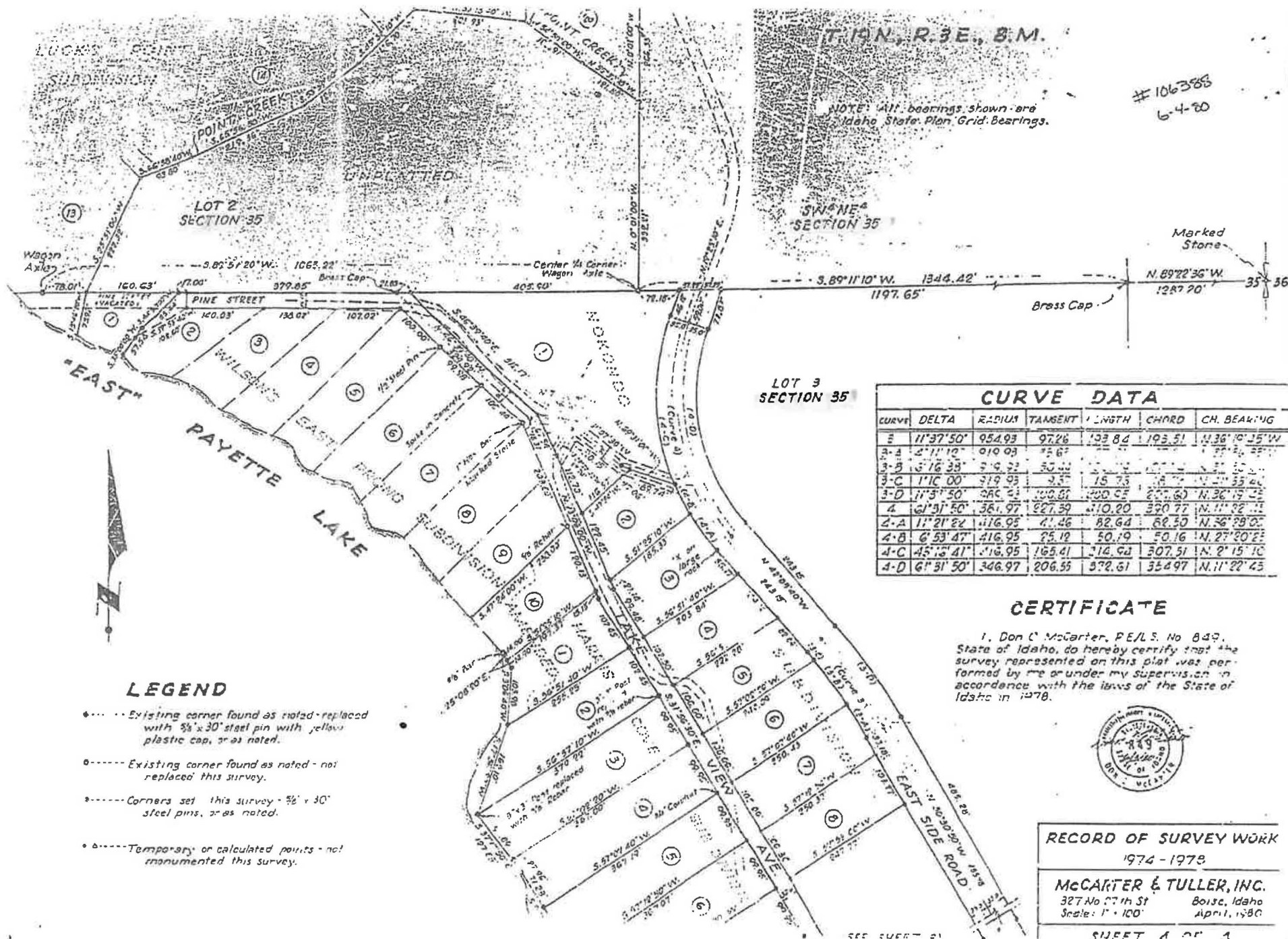
MOUNTAIN TITLE & ESCROW

REQUESTED BY: _____
RECORDED

JUL 2 1 33 PM '91

Doc & #6

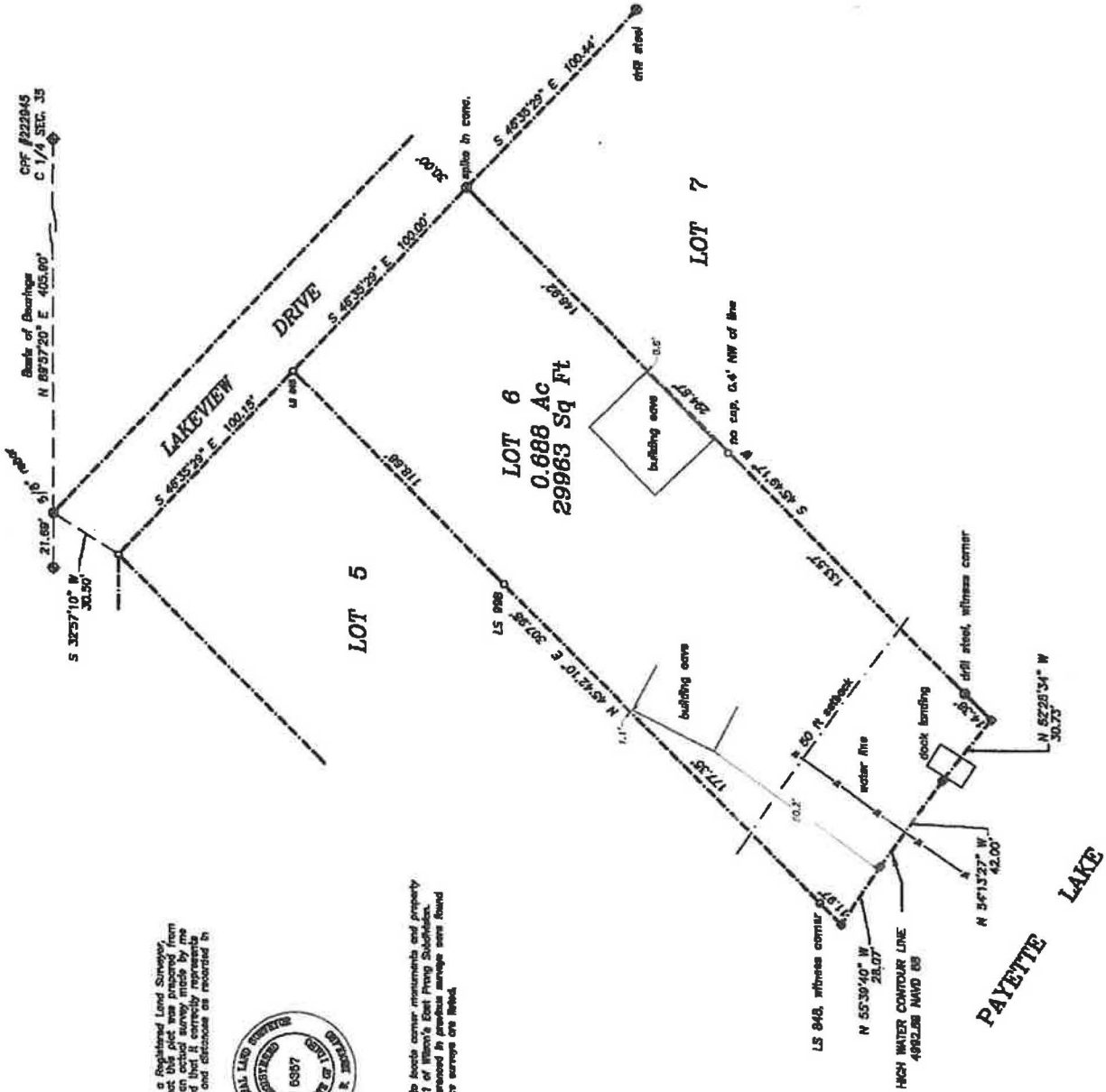
REC-3.57



#1063500
6-4-80

Book 14 Page 253
of Records of Survey
Last No 460408
05/17/2022

CHP #222945
C 1/4 SEC. 35
S 32°57'10" W 30.50'
N 88°37'20" E 405.00'



I, J. W. DeBlod, a Registered Land Surveyor, do hereby certify that this plat was prepared from notes taken during an actual survey made by me in May of 2022, and that it correctly represents said survey, and that the same and distances are correct as shown on record in said field notes.



SURVEY MONUMENTS:
This survey was done to locate corner monuments and property lines for Lot 5, Block 1 of Wilson's East Prong Subdivisions. Record monuments referenced in previous surveys were found and occupied. Reference surveys are shown.

RECORD OF SURVEY

attests in Government Lot 3
Section 30, T. 19 N., R. 3 E., B.M.,
Lot 6 Block 1, Wilson's East Prong Sub.
Book 1, Page 18 of Plans of Valley County
Idaho

for
MANCINI MCCALL LLC



RECEIVED

DEC 29 1998

WATER RESOURCES
WESTERN REGION

RECEIVED

STATE OF IDAHO
IDAHO DEPARTMENT OF WATER RESOURCES

MAY - 1 2001

NOTICE OF CHANGE OF WATER RIGHT OWNERSHIP

Please print or type. Attach pages with additional information. Instructions are on the back of this page.
Incomplete forms will be returned.

1. Water Right No(s).: 65-10159
Adjudication Claim No(s).: _____
2. The following REQUIRED information must be submitted with this form:
 - A. A copy of the most recent DEED, TITLE POLICY, CONTRACT OF SALE or other legal document indicating your ownership of the property and water rights or claims in question, WITH ATTACHED LEGAL DESCRIPTION.
AND
 - B. PLAT OF PROPERTY or SURVEY MAP for parcel of ten acres or less. (These are usually attached to your deed or on file with the county.)
OR
 - C. For water rights or adjudication claims involving ten or more irrigated acres, a USDA Farm Service Agency AERIAL PHOTO with irrigated acres outlined and point(s) of diversion clearly marked.
3. Name and Address of Former Owner/Claimant S. HATCH + CLAIRE F. BARRETT
3023 LAKEWOOD WAY BOISE ID. 83706
4. New Owner/Claimant(s) VINCENT P. + JANET MANCINI
Name Connector (Check one): ☒ and, ☐ or, ☐ and/or
New Mailing Address 164 EAST 3900 SOUTH
City, State and ZIP Code SALT LAKE CITY, UTAH 84107
New Telephone Number (801) 534-1934
5. Date you acquired the property JULY 1, 1991
6. If you have acquired only a portion of the former owner's property, IDWR may need to split the water right(s) or adjudication claim(s). If this applies, describe in detail your portion of each water right or adjudication claim in the spaces below. If necessary, attach additional pages.
Number of acres you irrigate 5 Number and type of stock 6
Diversion rate in CFS _____ Number of homes 2 Other uses _____
If a water right or adjudication claim is being split and you are not sure how to identify your portion of the original right or claim, please contact the nearest IDWR office for assistance.
7. Signature of New Owner or Claimant(s) [Signature]
(Corporations or other organizations must submit a list of directors and/or officers demonstrating authority to sign form.)
8. For Snake River Basin Adjudication Claims: Please attach a Notice of Appearance completed by your attorney, if you wish IDWR to correspond with him or her for all matters related to your claims..



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

July 22, 2024

LIGHTHOUSE HOLDINGS, LLC
PO BOX 1552
EAGLE ID 83616-9102

Re: Change in Ownership for Water Right No(s): **65-10159**

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

7/22/2024

Water Right 65-10159

<u>Owner Type</u>	<u>Name and Address</u>
Current Owner	LIGHTHOUSE HOLDINGS, LLC PO BOX 1552 EAGLE, ID 83616-9102 (206) 369-8920
Original Owner	CLAIRE F BARRETT 3023 LAKEWOOD WY BOISE, ID 83706 (208) 342-1344
Original Owner	S HATCH BARRETT 3023 LAKEWOOD WY BOISE, ID 83706 (208) 342-1344

Priority Date: 12/1/1975

Basis: Decreed

Status: Active

Source

GROUND WATER

Tributary

Beneficial Use

DOMESTIC

From

1/01

To

12/31

Diversion Rate

0.040 CFS

Volume

1.2 AF

Total Diversion

0.040 CFS

1.2 AF

Source and Point(s) of Diversion:

GROUND WATER

SESE

Sec. 35, Twp 19N, Rge 03E, VALLEY County

Place Of Use:

DOMESTIC within VALLEY 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	
19N	03E	35																X	

Conditions of Approval:

1. N13 THE QUANTITY OF WATER UNDER THIS RIGHT SHALL NOT EXCEED 13,000 GALLONS PER DAY.
2. N11 THE QUANTITY OF WATER DECREED FOR THIS WATER RIGHT IS NOT A DETERMINATION OF HISTORICAL BENEFICIAL USE.

IDAHO DEPARTMENT OF WATER RESOURCES
Proof Report

7/22/2024

3. PARCEL NO. RP 003280010060 A PROPERTY ALSO KNOWN AS LOT 6,
BLOCK 1, WILSON EAST PRONG SUBDIVISION.

Comments:

1 DMansfield 7/22/2024 Change in Ownership
Updated Ownership of this right using documentation that was previously returned by IDWR through human error. The Ownership of this water right should have been changed to Vincent P Mancini and Janet Mancini through an ownership change submitted in 1998. The historical POU for this right is T19 R03E in the NE1/4SW1/4 and the NW1/4SE1/4 of Sec 35.

Dates and Other Information:

Decreed Date: 10/23/1998
Civil Case Number: 39576
Judicial District: FIFTH
State or Federal: S
Water District Number: EXC
Mitigation Plan: False

Combined Use Limits:

N/A

SubCase:

N/A

Water Supply Bank:

N/A

Mansfield, Debra

From: Mansfield, Debra
Sent: Monday, July 22, 2024 10:39 AM
To: Brian Schwalbach
Subject: Confirmation for Change in Ownership and Transfer information, 65-10159
Attachments: application-for-transfer-of-a-water-right.pdf; 6rjz01_ (2).pdf; Confirmation for Change in Water Right Ownership, 65-10159.pdf

Hello, Brian,

Please see the attached confirmation letter for your change in Water Right Ownership for water right 65-10159. This confirmation letter is also being mailed to you via USPS per Department procedure.

~

Regarding the needed Transfer for water right 65-10159

Also, attached above is also a blank Application for Transfer of a Water Right.

The legal decree for this water right names the place of use to be T19 R03E in the SESE quarter-quarter of Section 35. The *actual* place of use, and the location of Lot 6, Block 1 of Wilson's East Prong Subdivision, is: T19 R03E in the NESW quarter-quarter and the NWSE quarter-quarter of Section 35

The Section **A. PURPOSE OF TRANSFER** includes three questions. For question 2 you will select yes and supply an explanation for why you the \$50 filing fee applies to this Transfer of water right.

A. PURPOSE OF TRANSFER

- | | | |
|---|---|--|
| 1. ☐ Change point of diversion | ☐ Add diversion point(s) | ☐ Change place of use |
| ☐ Change nature of use | ☐ Change period of use | ☐ Other _____ |

2. Is this a transfer for changes pursuant to Idaho Code § 42-221.O.8?

If yes, ☐ attach an explanation and any supporting documentation labeled as **Part 1A.2.**

3. Describe your proposal in narrative form, including a detailed description of non-irrigation uses to justify (i.e. number of stock, etc.), and provide additional explanation of any other items on the application. Attach necessary and label it **Part 1A.3.**

Page 2

I have attached a copy of this water right's claim backfile so you can see the original documentation that the Barrett's submitted for this water right. On pages 5 & 7 of the backfile you can see where the SESE1/4SE1/4 was marked by the Barrett's, but they also filled in the lot and block information for the subdivision on page 7.

If you need any additional help filling out the transfer application, please contact our front desk and ask for the water rights agent of the day, (208)287-4800.

Thank you,

Debra Mansfield | Technical Records Specialist 1
IDWR – State Office
322 E Front St, Boise ID 83702-7371
(208) 287-4921 | Debra.Mansfield@idwr.idaho.gov



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

July 10, 2024

LIGHTHOUSE HOLDINGS, LLC
PO BOX 1552
EAGLE ID 83616-9102

RE: Change in Ownership for Water Right No(s): **65-10159**

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

During our review of the documentation you submitted we found that we will need further documentation to proceed. Water right 65-10159 was decreed to Claire F Barrett and S Hatch Barrett by the SRBA on October 23, 1998. I have enclosed a copy of this decree for your reference.

This means that any supporting documentation used for this ownership change must post-date the decree date of 10/23/1998. The warranty deed that shows the conveyance of property from S Hatch & Claire F Barrett to Vincent & Janet Mancini is dated July 1, 1991. The Department will need a different deed showing the conveyance of this water right from the decreed owners to you to complete this change.

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

If you have any questions regarding this matter, please contact me at (208)287-4921.

Sincerely,

Debra Mansfield
Technical Records Specialist 1

Enclosure(s)

Mansfield, Debra

From: Mansfield, Debra
Sent: Tuesday, July 9, 2024 10:27 AM
To: brian@tonkadevco.com
Subject: RE: Received Notice of Change in Water Right Ownership, 65-10159
Attachments: Regarding Received Change in Ownership, 65-10159.pdf

Hello,

Please see the attached letter regarding your received Notice of Change in Water Right Ownership for water right 65-10159. This letter with enclosures is also being mailed to you via USPS per Department procedure.

You may submit additional documentation electronically to: file@idwr.idaho.gov

I cannot receive documentation through this email, but feel free to respond with any questions you may have regarding your ownership change.

Thank you,

Debra Mansfield | Technical Records Specialist 1
IDWR – State Office
322 E Front St, Boise ID 83702-7371
(208) 287-4921 | Debra.Mansfield@idwr.idaho.gov



507 E Pine St. McCall, ID 83638
(208)634-6363 (208)634-8403

RECEIVED

JUL 08 2024

DEPT. OF WATER RESOURCES

Idaho Department of Water Resources
PO Box 83720
Boise, ID 83720-0098

RE: Escrow # 637920AM
Property: 2217 Lakeview Ave, McCall, ID 83638
Parties: Lighthouse Holdings, LLC, a Washington Limited Liability Company

We are enclosing the following documents and/or funds for the parties referenced above:

Checks in the amount of \$25.00 for Transfer of Existing Water Right, and \$100.00 for the creation of a new water right.

Copies of past vesting deeds and recently recorded Warranty Deed evidencing chain of title

Please feel free to contact us with any questions.

Sincerely,

Stacy Kriz

Escrow Officer

Enclosures