

RECEIVED

MAY 28 2025

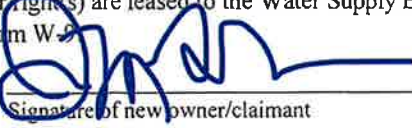
STATE OF IDAHO
DEPARTMENT OF WATER RESOURCESDEPT. OF WATER RESOURCES
EASTERN REGION

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?
22-12546 <i>OK</i>	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: Francis Williams
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Cooper's Hollow, LLC
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or
- 501 E. 5th Ave. Mount Dora FL 32747
Mailing address City State Zip
- 352-406-1763 jason@radsondempey.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: Dec. 12, 2021
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:  Manager 5/22/25
Signature of new owner/claimant Title, if applicable Date
Jason Radson
Print name

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

 Print name

Received by:  Date: 5/29/2025 For IDWR Office Use Only: Receipt No. E050885 Receipt Amt. \$25. -
 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:  Date: 6/2/2025

* Did not see that it was leased to the water supply bank.

Instrument # 272838

TETON COUNTY, IDAHO

12-09-2021 16:16:00 No. of Pages: 3

Recorded for: ALLIANCE TITLE - DRIGGS OFFICE

KIM KEELEY

Fee: \$15.00

Ex-Officio Recorder Deputy, Kim Keeley

Index to: DEED, WARRANTY



WARRANTY DEED

Alliance Title & Escrow, LLC Order No.:551291

FOR VALUE RECEIVED

Joseph B. Williams and Debra A. Heavens, husband and wife

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

Cooper's Hollow, LLC, a Florida limited liability company

whose current address is

PO Box 1538

Eustis, FL 32727

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

See attached Exhibit 'A'

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

And that (s)he will warrant and defend the same from all lawful claims whatsoever.

Dated: 10/12/21

Joseph B. Williams
Joseph B. Williams

Debra A. Heavens
Debra A. Heavens

State of California
County of Santa Cruz

On this 12 day of October, 20 21, before me, the undersigned, a Notary Public in and for said state, personally appeared Joseph B. Williams and Debra A. Heavens known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged that he/she/they 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.



Henry Sebat
Notary Public for the State of California
Residing at: 5930 Silver Leaf Rd, San Jose, CA
Commission Expires: 7/28/2025

EXHIBIT "A"

551291

Part of the South half of Section 5, Township 6 North, Range 45 East of the Boise Meridian, Teton County, Idaho, more particularly described as:

BEGINNING at the East quarter corner of Section 5 from which the West quarter corner of said section bears South 87°48'01" East 5379.68 feet, the basis of bearings for this description;

Thence South 01°02'44" East 648.95 feet along the East line of said section to intersection with the centerline of an existing gravel farm road, said intersection being witnessed by a 5/8" rebar and plastic cap stamped PLS 12222 which bears North 01°02'44" West 30.00 feet;

Thence along the centerline of said gravel farm road the following 10 courses:

- 1) South 84°29'16" West 109.40 feet;
- 2) South 81°43'59" West 144.05 feet to a point of curvature of a curve concave to the Southeast;
- 3) Southwesterly 180.11 feet along said curve through a central angle of 16°30'40" to the point of tangency, said curve having the following curve data: Radius = 625.00 feet, Chord Bearing = South 73°28'38" West, and a Chord Distance = 179.49 feet;
- 4) South 65°13'18" West 60.66 feet;
- 5) South 61°59'32" West 140.33 feet;
- 6) South 57°17'29" West 172.32 feet;
- 7) South 57°08'52" West 172.25 feet to a point of curvature of a curve concave to the Northwest;
- 8) Southwesterly 133.17 feet along said curve through a central angle of 30°31'15" to the point of tangency, said curve having the following curve data: Radius = 250.00 feet, Chord Bearing = South 72°24'29" West, and a Chord Distance = 131.60 feet;
- 9) South 87°40'07" West 169.31 feet;
- 10) South 81°30'41" West 161.73 feet to the intersection of this centerline and the West line of the East half of the Southeast quarter of said section;

Thence South 00°30'04" East 1501.22 feet along said West line to the Southwest corner of said East half of the Southeast quarter, said point being marked by a 5/8" rebar and plastic cap stamped PLS 12222;

Thence North 88°49'15" West 1369.71 feet along the South line of said Southeast quarter to the

Southwest corner thereof, being marked by a 5/8" rebar and aluminum cap stamped PLS 12222;

Thence North 88°49'15" West 1467.93 feet along the South line of the Southwest quarter of said section to its intersection with the Easterly railroad right-of-way, said point being marked by a 5/8" rebar and plastic cap stamped PLS 12222;

Thence along said right-of-way the following 3 courses:

- 1) North 11°12'36" West 869.10 feet to a 5/8" rebar and plastic cap stamped PLS 12222;
- 2) North 78°47'24" East 25.00 feet to a 5/8" rebar and plastic cap stamped PLS 12222;
- 3) North 11°12'36" West 685.11 feet to a 5/8" rebar and plastic cap stamped PLS 12222;

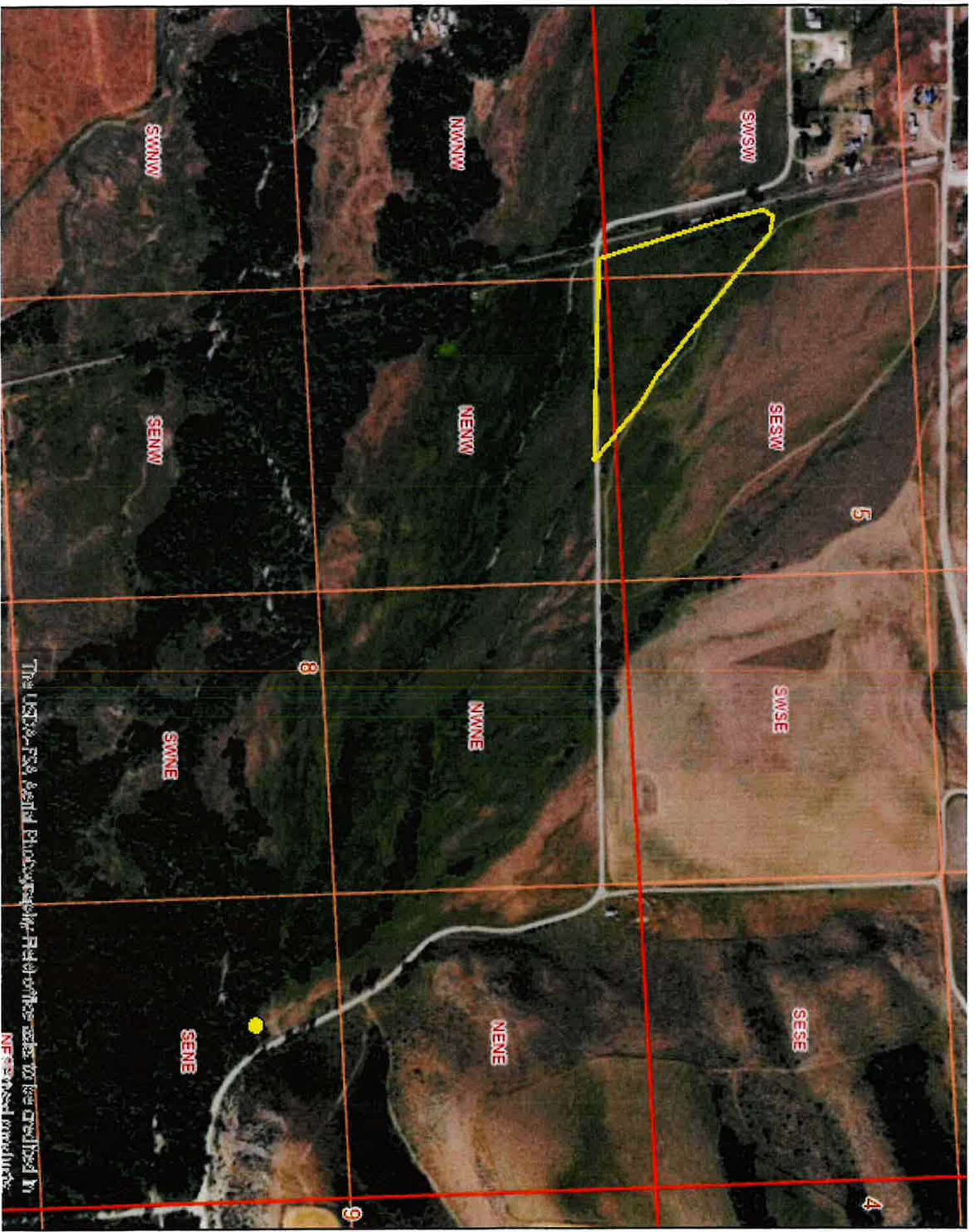
Thence South 88°18'56" East 391.71 feet to a point on the West line of the Northeast quarter of the Southwest quarter of said section, said point being marked by a 5/8" rebar and plastic cap stamped PLS 12222;

Thence North 00°35'33" East 37.41 feet to a point being marked by a 5/8" rebar and plastic cap stamped PLS 12222;

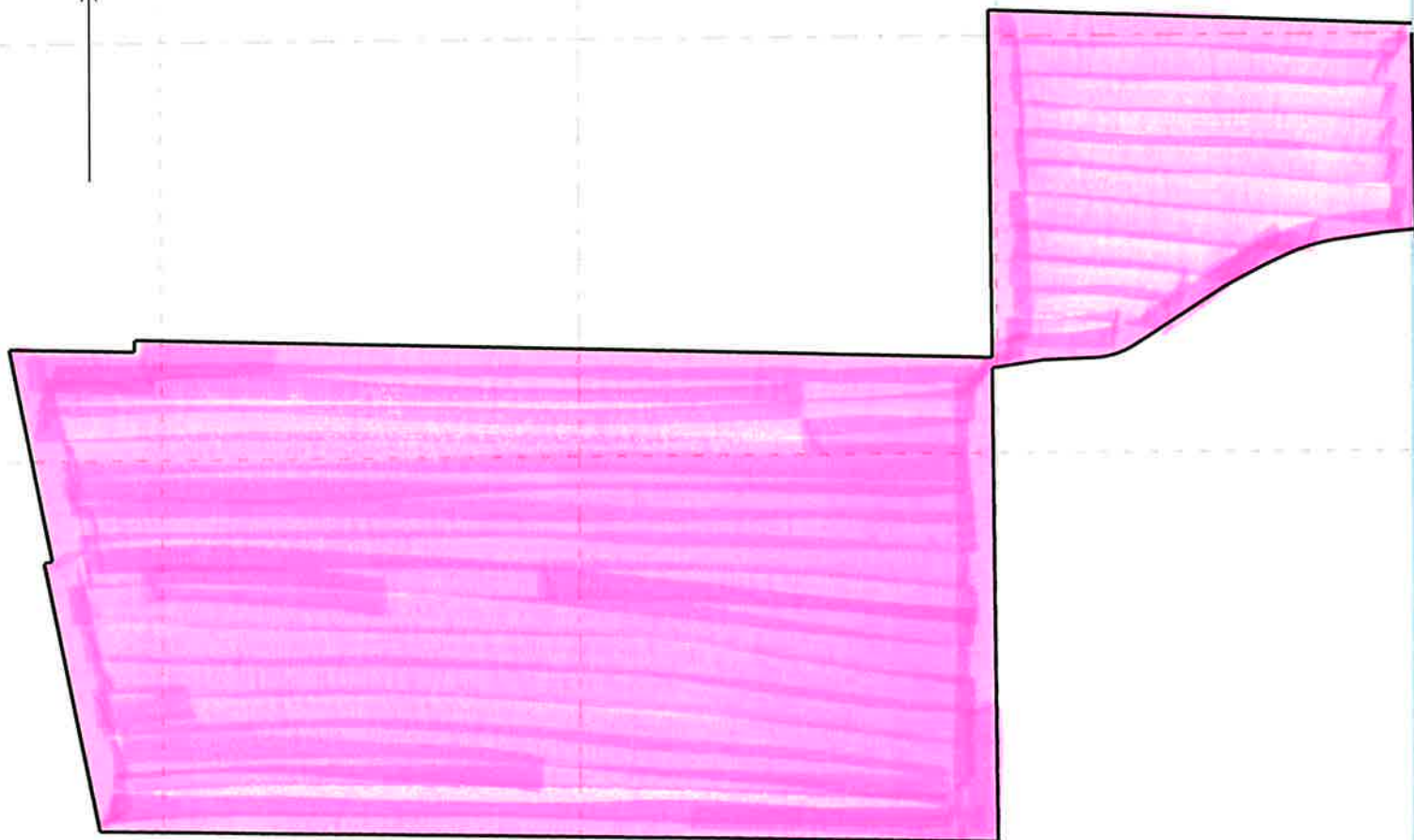
Thence South 88°18'00" East 2710.52 feet to a point on the West line of the East half of the Southeast quarter of Section 5, said point being marked by a 1/2" rebar and plastic cap stamped PLS 10781;

Thence North 00°30'30" West 1099.10 feet along said West line to the Northwest corner of the East half of the Southeast quarter, said point being marked by a 1/2" rebar and plastic cap stamped PLS 10781;

Thence South 87°48'01" East 1345.95 feet along the North line of said East half of the Southeast quarter to the POINT OF BEGINNING.



The USGS, FSA, and other agencies are in the process of
NEP and other



272838 Joseph B Williams + Debra A Heavens To
Cooper Hollow LLC.

5/29/2025

Scale: 1 inch= 571 feet

File:

Tract 1: 131.4483 Acres, Closure: s01.0221e 30.01 ft. (1/454), Perimeter=13625 ft.

01 /se,ne,5,6n,45e
02 s01.0244e 648.95
03 n01.0244w 30.00
04 s84.2916w 109.40
05 s81.4359w 144.05
06 Lt, r=625.00, delta=016.3040, arc=180.11, chord=s73.2838w
07 s65.1318w 60.66
08 s61.5932w 140.33
09 s57.1729w 172.32
10 s57.0852w 172.25
11 Rt, r=250.00, delta=030.3115, arc=133.17, chord=s72.2429w 131.60
12 s87.4007w 169.31
13 s81.3041w 161.73
14 s00.3004e 1501.22

15 n88.4915w 1369.71
16 n88.4915w 1467.93
17 n11.1236w 869.10
18 n78.4724e 25
19 n11.1236w 685.11
20 s88.1856e 391.71
21 n00.3533e 37.41
22 s88.1800e 2710.52
23 n00.3030w 1099.10
24 s87.4801e 1345.95



IDAHO DEPARTMENT OF
WATER RESOURCES

Eastern Region • 900 N Skyline Drive, Suite A • Idaho Falls, ID 83402-1718

Phone: 208-525-7161 • Fax: 208-525-7177 • Email: easterninfo@idwr.idaho.gov • Web: idwr.idaho.gov

Governor Brad Little

Director Mathew Weaver

June 02, 2025

COOPERS HOLLOW LLC
501 E 5TH AVE
MOUNT DORA FL 32757-5623

Re: Change in Ownership for Water Right No(s): 22-12546

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) 497-3787.

Sincerely,

Jonie Baily
Technical Records Specialist 1

Enclosure(s)

Cc: WATER DISTRICT 01