

RECEIVED

Jun 30, 2025

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

DEPARTMENT OF
WATER RESOURCES

NOTICE OF CHANGE IN WATER RIGHT OWNERSHIP

1. List the numbers of all water rights and/or adjudication claim records to be changed. If you only acquired a portion of the water right or adjudication claim, check "Yes" in the "Split?" column. If the water right is leased to the Water Supply Bank, check "Yes". If you are not sure if the water right is leased to the Water Supply Bank, see #7 of the instructions.

Water Right/Claim No.	Split?	Leased to Water Supply Bank?	Water Right/Claim No.	Split?	Leased to Water Supply Bank?
63-21100 ✓	Yes ☒	Yes ☐		Yes ☐	Yes ☐
SPLIT INTO	Yes ☐	Yes ☐		Yes ☐	Yes ☐
63-35747	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Audrey Pfenninger
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Hayden Homes Idaho, LLC, an Idaho limited liability company
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or
- 2464 SW Glacier Pl #110 Redmond OR 97756
Mailing address City State Zip
- 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: 11/01/2024
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

W FILE # 63-21100

8. Signature: David Woods Accounting Director 10/10/2024
Signature of new owner/claimant Title, if applicable Date
Print name
- Signature: _____
Signature of new owner/claimant Title, if applicable Date
Print name

Received by _____ Date 8-11-2025 For IDWR Office Use Only: Receipt No. C.122506 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 _____ Approved by _____ Processed by DM Date 8-25-25

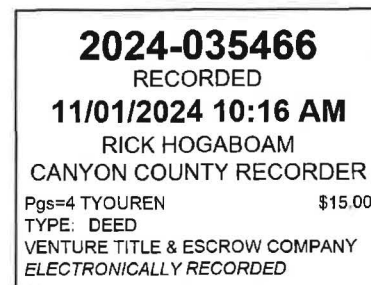
RECEIVED

jun 30, 2025

DEPARTMENT OF
WATER RESOURCES



File Number:V2412960



Warranty Deed

For value received,

Keyhole Park L.L.C., an Idaho limited liability company

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

Hayden Homes Idaho, LLC, an Idaho limited liability company

whose current address is 2464 SW Glacier Pl #110, Redmond, OR 97756

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

See Attached Exhibit A

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

Remainder of page intentionally left blank.

Dated: 10/17/2024

Keyhole Park L.L.C., an Idaho limited liability company

By: [Signature]
Drew Yoder, Member

State of Idaho,
County of Ada, ss:

This record was signed or acknowledged before me on this 17th day of
October 2024, by Drew Yoder, as Member of Keyhole
Park L.L.C., an Idaho limited liability company.

[Signature]
Notary Public
Residing In: Mendota, IL
My Commission Expires: 10/28/29
(seal)

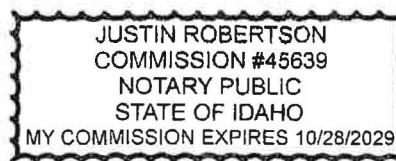


Exhibit A

Legal Description of the Premises

A parcel of land being a portion of the NW 1/4 NW 1/4 of Section 33, Township 3 North, Range 2 West, Boise Meridian, Nampa, Canyon County, Idaho, more particularly described as follows:

Commencing at the Northwest corner of said NW 1/4 NW 1/4, (section corner common to Sections 28, 29, 32, and 33), from which a found Brass Monument marking the Northeast corner of said NW 1/4, (North 1/4 corner) bears S. 89°21'07" E., a distance of 2648.41 feet;

Thence S. 89°21'07" E., a distance of 212.04 feet to the Northwest corner of Augusta Subdivision as on file in Book 20 of Plats at Page 5 in the Office of the Recorder of Canyon County, Idaho, recorded as Instrument No. 9220048;

Thence along the Westerly boundary of said Augusta Subdivision the following courses and distances:

Thence S. 01°16'01" E., a distance of 40.02 feet to the Southerly right of way of Lake Lowell Ave.;

Thence continuing S. 01°16'01" E., a distance of 245.69 feet to a found 5/8 inch diameter iron pin with no cap;

Thence S. 36°51'38" E., a distance of 212.91 feet to a found 5/8 inch diameter iron pin with illegible cap;

Thence S. 33°52'58" E., a distance of 69.04 feet to the POINT OF BEGINNING;

Thence continuing S. 33°52'58" E., a distance of 119.82 feet to a found 5/8 inch diameter iron pin stamped "LS 4998";

Thence S. 36°32'04" E., a distance of 350.45 feet to a found 5/8 inch diameter iron pin stamped "LS 4998";

Thence S. 43°56'06" E., a distance of 133.79 feet;

Thence S. 51°03'45" E., a distance of 532.50 feet to a found 1/2 inch diameter iron pin with no cap marking the Southwest corner of said Augusta Subdivision and also being the Northerly boundary of Oakmont Subdivision No. 3 as on file in Book 25 of Plats at Page 19 in the Office of the Recorder of Canyon County, Idaho, recorded as Instrument No. 9813569;

Thence along the Northerly boundary of said Oakmont Subdivision No. 3, N. 89°10'21" W., a distance of 99.38 feet to a found 5/8 inch diameter iron pin with no cap marking the Northeast

corner of Muirfield Subdivision as on file in Book 23 of Plats at Page 19 in the Office of the Recorder of Canyon County, Idaho, recorded as Instrument No. 9620349;

Thence along the Northerly boundary of said Muirfield Subdivision, N. 89°10'21" W., a distance of 304.87 feet to a found 5/8 inch diameter iron pin with illegible cap marking the Southeast corner of Brookwood Estates Subdivision as on file in Book 28 of Plats at Page 49 in the Office of the Recorder of Canyon County, Idaho, recorded as Instrument No. 200040110;

Thence along the Easterly boundary of said Brookwood Estates Subdivision, N. 48°06'07" W., a distance of 335.55 feet to a found 5/8 inch diameter iron pin stamped "Brownell PLS 8960" marking the Northeast corner of said Brookwood Estates Subdivision;

Thence leaving said Brookwood Estates Subdivision, N. 48°10'22" W., a distance of 112.68 feet to a found 5/8 inch diameter iron pin stamped "KHC PLS 9895";

Thence N. 42°34'34" W., a distance of 206.31 feet to a found 5/8 inch diameter iron pin stamped "KHC PLS 9895";

Thence N. 42°38'44" W., a distance of 238.36 feet to a found 1/2 inch diameter iron pin with no cap;

Thence N. 54°58'58" E., a distance of 313.25 feet to the POINT OF BEGINNING.

State of Idaho
Department of Water Resources

Water Right

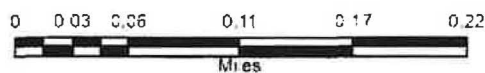
63-21100

STOCKWATER

The map depicts the place of use for the water use listed above and point(s) of diversion of this right as currently derived from interpretations of the paper records and is used solely for illustrative purposes. Discrepancies between the computer representation and the permanent document file will be resolved in favor of the actual water right documents in the water right file.



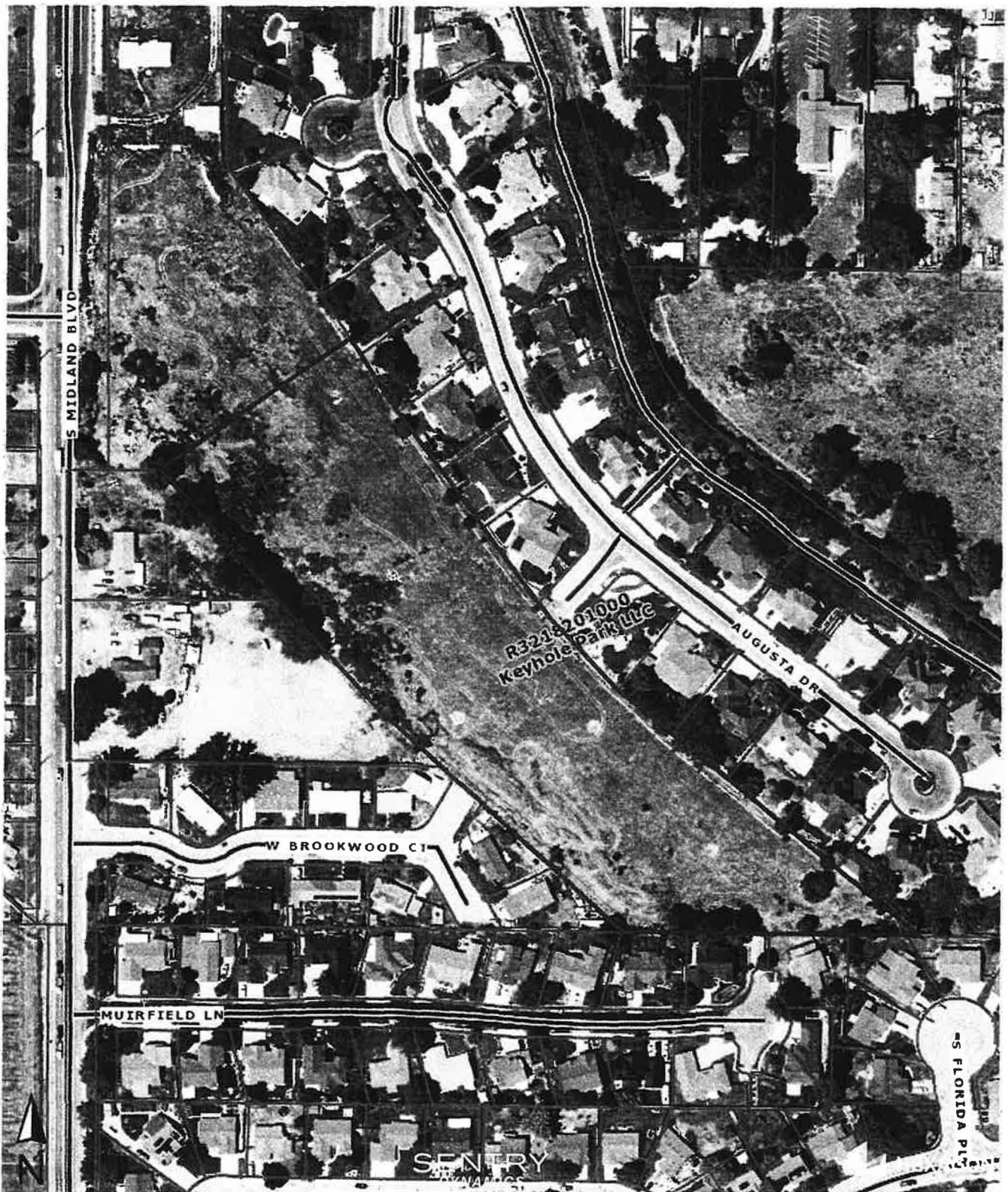
Date created: 10/5/2024



Legend

- Quarter Quarters
- PLS Sections
- Townships
- Place of Use Boundary
- Point of Diversion






VENTURE
 TITLE & ESCROW

This map/plat is being furnished as an aid in locating the herein described land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.



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

August 26, 2025

HAYDEN HOMES IDAHO LLC
2464 SW GLACIER PL STE 110
REDMOND OR 97756-7731

Re: Change in Water Right Ownership: 63-21100 (Split into 63-21100 and **63-35747**),

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.

Please note, on August 20, 2025 the Department mailed out correspondence requesting the required \$100 filing fee for your split change in ownership. After that correspondence was sent the Department located a duplicate Notice of Change in Water Right Ownership that was received with the appropriate filing fees on August 11, 2025. The Department is applying the fee received on August 11, 2025 to your split change in ownership received on June 30, 2025. The Department is returning your duplicate Notice and supporting documents that was received on August 11, 2025. You will find it enclosed with this letter along with your receipt for this split change in ownership.

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

Debra Mansfield
Technical Records Specialist 1

CC: AUDREY PFENNINGER

Enclosures: Water Right Report for Water Right 63-25747, Receipt C122506, Duplicate Notice of Change in Ownership with supporting documents



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

August 20, 2025

HAYDEN HOMES IDAHO LLC
2464 SW GLACIER PL STE 110
REDMOND OR 97756-7731

RE: Change in Ownership for Water Right No(s): 63-21100

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:

- Filing Fee of \$100 per water right for changes resulting from division of a water right

There was no filing fee received with your Notice. On June 27, 2025 the Department refunded your previously submitted fee that was referenced with your supporting documentation. I have included your referenced payment document and the Department's receipt record showing the refunded transaction, for your reference.

Effective July 1, 2000, the legislature enacted House Bill No. 545 requiring a filing fee for a change in water right ownership. The fee is \$25 per water right, except for ownership changes resulting in the division of a water right, which is \$100 per water right. All ownership change notices received after June 30, 2000 must include the appropriate filing fees in order to be processed. We have determined that the filing fee for your notice will be **\$100**.

Because the Department cannot process the Notice without proper fees, we will hold any action on your notice pending receipt of the necessary fees. If we do not receive the necessary fees 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

Debra Mansfield
Technical Records Specialist 1

Enclosure(s)

DATE: 11/1/2024

BUYER/SELLER: Hayden Homes Idaho, LLC, an Idaho limited liability company/Keyhole P...

PROPERTY ADDRESS: NNA Lake Lowell Ave, Nampa, ID 83686

PAYEE: Idaho Department of Water Resources

FILE: V2412960

SETTLEMENT DATE: 11/1/2024

CHECK AMOUNT: \$100.00

3000

11/1/2024: Water Right Transfer Fee to Idaho Department of Water Resources

\$100.00

Venture Title & Escrow Company
1800 S. Bonito Way, Suite 200
Meridian, ID 83642
208-515-7740

US Bank
3475 N. Eagle Road
Meridian, ID 83646
92-372/1231

3000

November 01, 2024

PAY One Hundred and 00/100

VOID

\$100.00
Dollars

TO THE Idaho Department of Water Resources
ORDER 322 E Front St
OF Boise, ID 83705

Taylor Russell

MEMO V2412960

⑈3000⑈ ⑆123103729⑆ 153356973120⑈

DATE: 11/1/2024

BUYER/SELLER: Hayden Homes Idaho, LLC, an Idaho limited liability company/Keyhole P...

PROPERTY ADDRESS: NNA Lake Lowell Ave, Nampa, ID 83686

PAYEE: Idaho Department of Water Resources

FILE: V2412960

SETTLEMENT DATE: 11/1/2024

CHECK AMOUNT: \$100.00

3000

11/1/2024: Water Right Transfer Fee to Idaho Department of Water Resources

\$100.00



JUSTIN ROBERTSON
Founder | Escrow Officer

justin.robertson@ventureidaho.com
W: 208-515-7756 | F: 208-567-2432

ventureidaho.com
1800 S. Bonito Way, Suite 200 • Meridian, Idaho 83642

****Please Read:** Your safety is our priority. To protect against Cyber Fraud, take precautions before wiring funds. Make sure to contact the intended recipient at a trusted number prior to sending any funds. If changes are made to wire instructions, make sure to re-confirm the information with the intended recipient prior to sending funds. The content of this email should be assumed to be confidential. If you are not the intended recipient, please delete this email from your system and notify our office immediately. It is strictly forbidden to share any part of this message with any third party without the consent of the sender.

Mansfield, Debra

From: Beck, Catalina
Sent: Monday, June 30, 2025 2:15 PM
To: Mansfield, Debra
Subject: Fw: V2412960: Water Right 63-21100
Attachments: IDWR.pdf; V2412960_WD-1_Recorded.pdf; Check_3000.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Get [Outlook for iOS](#)

From: IDWRInfo <idwrinfo@idwr.idaho.gov>
Sent: Monday, June 30, 2025 2:12:30 PM
To: Beck, Catalina <Catalina.Beck@idwr.idaho.gov>
Subject: FW: V2412960: Water Right 63-21100

Hi Catalina,

Here are some documents for a Change of Ownership.

Thank you,

Bea

From: Justin Robertson <justin.robertson@ventureidaho.com>
Sent: Monday, June 30, 2025 1:58 PM
To: IDWRInfo <idwrinfo@idwr.idaho.gov>
Subject: V2412960: Water Right 63-21100

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.

Good afternoon,

Please see the attached requested conveyance deed along with the water right transfer and check that was mailed in. Please let us know if you need anything further.

Best Regards,

Our office will be closed on Friday, July 4th in observance of Independence Day.