

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED

SEP 08 2025

DEPT. OF WATER RESOURCES
SOUTHERN 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?
37-20572	Yes ☐	Yes ☐		Yes ☐	Yes ☐
37-20575	Yes ☐	Yes ☐		Yes ☐	Yes ☐
37-20579	Yes ☐	Yes ☐		Yes ☐	Yes ☐
37-20582	Yes ☐	Yes ☐		Yes ☐	Yes ☐
37-20585	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: JEFF & STELLA KEYS

Name of current water right holder/claimant

3. New Owner(s)/Claimant(s): Bike DREAM ESTATES LLC

New owner(s) as listed on the conveyance document

Name connector ☐ and ☐ or

BILL BUCKHORN DR

Mailing address

WALLEY

City

ID

State

83333

Zip

208-721-8408

Telephone

FER DELACRUZ M 38 @ 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: SEPTEMBER 4, 2025

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 # 37-20572

8. Signature: [Signature]

Signature of new owner/claimant

Title, if applicable

Date

FERMIN DE LA CRUZ

Print name

- Signature: [Signature]

Signature of new owner/claimant

Title, if applicable

Date

RUTH INCA

Print name

For IDWR Office Use Only:

Received by DM Date 9-8-2025

Receipt No. 3640766

Receipt Amt. \$125-

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 9-18-2025



PioneerTitleCo.
GOING BEYOND

491 N. Main Street, Suite 102
Ketchum, ID 83340

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

File No. 885987 /NB

Instrument # 714418

Blaine County, Hailey, Idaho

09/04/2025 04:08:38 PM No. of Pages: 2

Recorded for: PIONEER TITLE COMPANY OF BLAINE COUNTY

Stephen McDougall Graham Fee: \$15.00

Deputy gbrower

Electronically Recorded

WARRANTY DEED

For Value Received Jeffrey A. Keys and Sheila G. Keys, Trustees, The Jeffrey and Sheila Keys Trust, dated December 6, 2019

hereinafter referred to as Grantor, does hereby grant, bargain, sell, warrant and convey unto

Big Dream Estates, LLC, an Idaho limited liability company

hereinafter referred to as Grantee, whose current address is 811 Buckhorn Dr. Hailey, ID 83333

The following described premises, to-wit:

See Exhibit A attached hereto and made a part hereof.

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), that 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: 9-3-25

The Jeffrey and Sheila Keys Trust, dated December 6, 2019

By: Jeffrey A. Keys, Trustee

By: Sheila G. Keys, Trustee

State of Idaho, County of Blaine

This record was acknowledged before me on 9-3-25 by Jeffrey A. Keys and Sheila G. Keys, as Trustees of The Jeffrey and Sheila Keys Trust, dated December 6, 2019.

Nancy L. Anderson
Signature of notary public

Commission Expires: 10-27-26

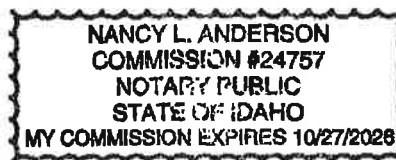


EXHIBIT A

**A PARCEL OF LAND LOCATED WITHIN THE N1/2NE1/4NW1/4 OF SECTION 36, TOWNSHIP 1 NORTH, RANGE 18 EAST, BOISE MERIDIAN, BLAINE COUNTY, IDAHO
more particularly described as follows:**

Commencing at the N1/4 corner of Section 36 and being the POINT OF BEGINNING; thence
S 00° 18' 30" East, 653.82 feet; thence
S 89° 59' 14" West, 1,331.47 feet; thence
N 00° 21' 26" West, 653.06 feet; thence
N 89° 57' 16" East, 1,332.01 feet back to the POINT OF BEGINNING.

Also known as Tax Lot 7596.

DRAWING NUMBER

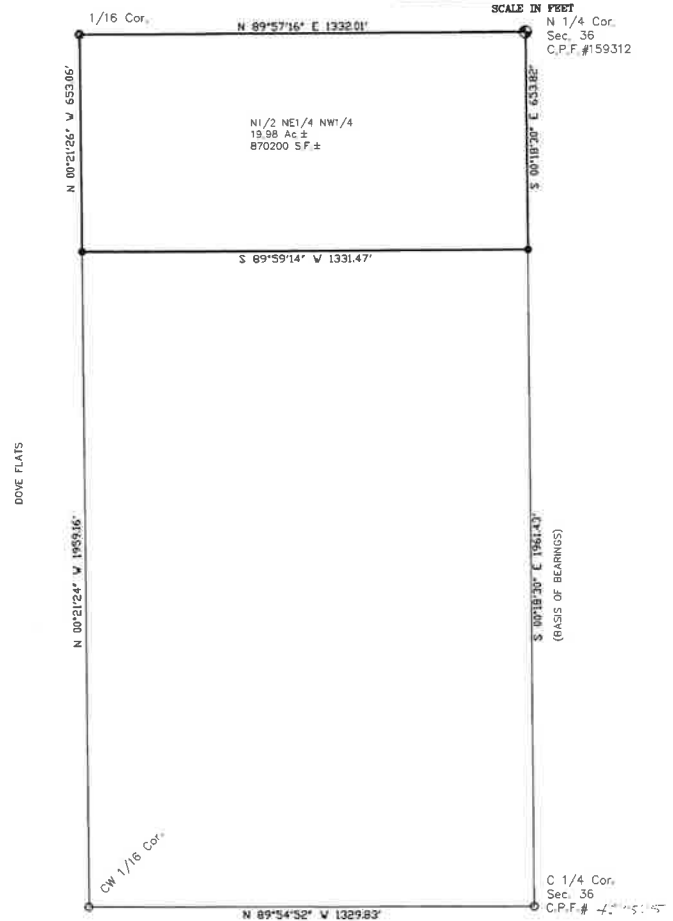
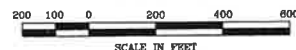
INSTRUMENT # 427516
BILL MOLYNEUX SURVEY
1/8 SECTION 36 T18 N., R18 E., B.M., BLAINE COUNTY, IDAHO
Ketchum, Idaho

NUMBER

SCALE: 1" = 200'



RECORD OF SURVEY FOR
BILL MOLYNEUX
LOCATED WITHIN
SECTION 36, T.1 N., R.18 E., B.M., BLAINE COUNTY, IDAHO
MAY 1999



LEGEND

- Found Brass Cap
- Found 5/8" Rebar
- Found 1/2" Rebar
- Found 3/4" Rebar
- Set 5/8" Rebar, L.S. 3621

COUNTY RECORDER'S CERTIFICATE

STATE OF IDAHO } ss 427526
COUNTY OF BLAINE }
This is to certify that foregoing plat was filed in the
office of the Recorder of Blaine County, Idaho on this
day of May 11, 1999, at 4:27 PM, and duly recorded in the
Record of Survey Book at page
Richard D. Fosbury
Ex-officio Recorder

CERTIFICATE OF SURVEYOR

I hereby certify that I am a Registered Land Surveyor
in the State of Idaho and that this map is a true and
accurate representation of a survey done under my
direct supervision.

Richard D. Fosbury
5/11/99

Richard D. Fosbury, P.L.S. 792

RECORD OF SURVEY FOR
BILL MOLYNEUX
GALENA ENGINEERING, INC.
KETCHUM, IDAHO

SHEET 1 OF 1
Job No. 4500-02



0006413312

**STATE OF IDAHO***Office of the secretary of state, Phil McGrane***REINSTATEMENT ANNUAL REPORT**

Idaho Secretary of State
PO Box 83720
Boise, ID 83720-0080
(208) 334-2301
Filing Fee: \$30.00

*For Office Use Only***-FILED-**

File #: 0006413312

Date Filed: 8/25/2025 4:18:48 PM

B1042-5491 08/25/2025 4:18 PM Received by Office of the Idaho Secretary of State

Reinstatement Annual Report Form

Select one: Standard, Expedited or Same Day Service (see descriptions below)

Same Day Service (+\$100; filing fee \$130)

Current Entity Name

Big Dream Estates LLC

The file number of this entity on the records of the Idaho Secretary of State is:

0005414252

Organized under the laws of:

IDAHO

Entity Type:

Limited Liability Company (D)

Entity Subtype:

Limited Liability Company Subtype

Limited Liability Company

Limited Liability Company Name:

Limited Liability Company name

Big Dream Estates LLC

The registered agent on record is:

Registered Agent

Fermin De La Cruz
Registered Agent

Physical Address

811 BUCKHORN DRIVE
HAILEY, ID 83333

Mailing Address

811 BUCKHORN DR
HAILEY, ID 83333-8722

The mailing address of the entity is:

811 BUCKHORN DR
HAILEY, ID 83333-8722

The physical address of the entity is:

811 BUCKHORN DR
HAILEY, ID 83333-8722

Limited Liability Company Managers and Members

Name	Title	Address
Fermin De La Cruz	Member	811 BUCKHORN DRIVE HAILEY, ID 83333
Ruth M Inca	Member	811 BUCKHORN DRIVE HAILEY, ID 83333

The Application for Reinstatement must be signed by a governor.

Title:

member

Fermin De La Cruz

Sign Here

08/25/2025

Date



IDAHO DEPARTMENT OF
WATER RESOURCES

Southern Region • 650 Addison Ave W, Suite 500 • Twin Falls, ID 83301-5858

Phone: 208-736-3033 • Fax: 208-736-3037 • Email: southerninfo@idwr.idaho.gov • Web: idwr.idaho.gov

Governor Brad Little

Director Mathew Weaver

September 18, 2025

BIG DREAM ESTATES LLC
811 BUCKHORN DR
HAILEY ID 83333-8722

Re: Change in Ownership for Water Right No(s): 37-20572, 37-20575, 37-20579, 37-20582
and 37-20585

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 208-293-9908.

Sincerely,

Denise Maline

Administrative Assistant 1

Enclosure(s)

c: Pioneer Title Company of Blaine County, Ketchum, Idaho (File #885987)
Water District 37