



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 Gary Spackman

June 2, 2022

LAKEMOOR WATER ASSOCIATION
9601 W STATE ST STE 203
BOISE ID 83714-4021

RE: Change in Ownership Water Right No: 63-32366

Dear Interested Party:

The Idaho Department of Water Resources (Department) received a Notice of Change in Water Right Ownership (Notice) from you on March 31, 2022 for the above referenced water rights. The Notice could not be processed because the correct deed was not received.

On April 28, 2022, the Department requested the required information from you. As of the date of this letter, the Department has not received the required information.

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 C & O Development Inc. under separate cover from the Idaho State Controller's Office. You may re-submit your request with the appropriate documents and fees.

If you have any questions regarding this matter, please contact me at (208) 287-4920 or debby.judd@idwr.idaho.gov.

Sincerely,

Debby Judd
Technical Records Specialist

Enclosures

Judd, Debbi

From: Judd, Debbi
Sent: Tuesday, May 31, 2022 9:59 AM
To: IdwrPayable
Subject: Refund request

TO: Fiscal

FROM: Debbi Judd

DATE: May 31, 2022

RE: Refund: Change in Ownership

Please refund \$100. Ownership change split returned unprocessed.

NAME: C & O DEVELOPMENT INC

ADDRESS: 6149 N MEEKER PL STE 110
BOISE ID 83713-1567

RECEIPT #: C112280

Thank you.
Debbi

Debbi Judd
Technical Records Specialist
debbi.judd@idwr.idaho.gov

Idaho Department of Water Resources
322 E Front St
PO Box 83720
Boise, ID 83720-0098
208-287-4920
www.idwr.idaho.gov

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED

MAR 31 2022

DEPARTMENT OF
WATER RESOURCES

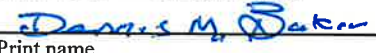
NOTICE OF CHANGE IN WATER RIGHT OWNERSHIP

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?
63-32366 ☒	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: B W Eagle, Inc
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Lakemoor Water Association
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or
- 9601 W State St, Ste 203 Boise ID 83714-4021
Mailing address City State Zip
- 208-939-6000 Ex 202 Shurie@dev-services.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: May 29, 2012 to October 14, 2014
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:   
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 3.31.22 For IDWR Office Use Only: Receipt No. C112280 Receipt Amt. 100

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 _____

A Portion of Pond 1 and All of Ponds 2, 6, 7 and 10 Of Lakemoor Subdivision



Based on 2021 NAIP Photography

Prepared by ERO 2-2022



Memorandum

Portion of Pond 1 is located within Lot 30 Block 7 in Lakemoor Subdivision No. 1

Pond 10 is located within Lot 1 Block 8 in Lakemoor Subdivision No. 3

Pond 6 is located within Lot 1 Block 9 in Lakemoor Subdivision No. 4

Pond 7 is located within Lot 4 Block 9 in Lakemoor Subdivision No. 4

Pond 2 is located within Lot 165 Block 7 in Lakemoor Subdivision No. 5

Copies of the deeds are attached.

Denver
1842 Clarkson St.
Denver, CO 80218
303.830.1188

Durango
1015 ½ Main Avenue
Durango, CO 81301
970.422.2136

Hotchkiss
P.O. Box 932
161 South 2nd St.
Hotchkiss, CO 81419
970.872.3020

Idaho
802 S Plaza Rd
Emmett, ID 83617
208.365.7684

www.eroresources.com

Consultants in
Natural Resources
and the Environment

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

ADA COUNTY RECORDER Christopher D. Rich AMOUNT 10.00 1
BOISE IDAHO 05/31/2012 02:31 PM
DEPUTY Victoria Bailey
Simplifile Electronic Recording
RECORDED-REQUEST OF
PIONEER TITLE COMPANY OF ADA C 112051809

ACCOMMODATION

WARRANTY DEED

FOR VALUE RECEIVED, D M B Development, LLC, an Idaho Limited Liability Company

Does (DO) HEREBY GRANT, BARGAIN, SELL AND CONVEY UNTO

Lakemoor Subdivision Homeowners Association, Inc., an Idaho Corporation

whose address is: 250 S. Beechwood # 120, Boise, Idaho 83709

The following described property in Ada County, State of IDAHO

More particularly described as follows, to wit:

Lot 1 Block 1, Lot 1 Block 2, Lot 1 Block 3, Lot 1 Block 4, Lot 1 Block 5, Lot 1 Block 6, and Lots 1, 2, 17, 30, 47 and 53 in Block 7 all in Lakemoor Subdivision No. 1, according to the Official Plat thereof, filed in Book 98 of Plats at Pages 12561 through 12566, official records of Ada County, Idaho, AND

Lots 55, 57 and 68 in Block 7 of Lakemoor Subdivision No. 2, according to the Official Plat thereof, filed in Book 98 of Plats at pages 12581 through 12584, official records of Ada County, Idaho.

Reserving unto the Grantor all water rights appurtenant to the above described property including Thurman Mill Ditch Co. LTD and Warm Springs Irrigation Company.

TO HAVE AND TO HOLD the premises, with their appurtenances unto the said Grantee(s), and Grantee(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 reservations, restrictions, dedications, easements, rights of way and agreements, (if any) of record, and general taxes and assessments, including irrigation and utility assessments, (if any) for the current year, which are not yet due and payable, and that Grantor(s) will warrant and defend the same from all lawful claims whatsoever.

DATED: May, 29, 2012

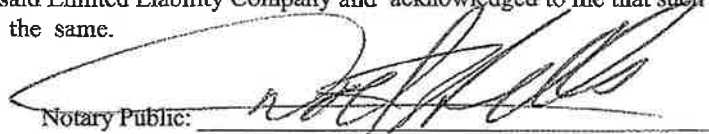
D M B Development, LLC.


Dennis M. Baker, Manager

STATE OF IDAHO)
) SS
COUNTY OF ADA)

On this 29th day of May, in the year of 2012 before me, the undersigned, a Notary Public in and for said state, personally appeared Dennis M. Baker Known or identified to me to be a member of the Limited Liability Company that executed the within instrument and the Managing Member who executed the instrument on behalf of said Limited Liability Company and acknowledged to me that such Limited Liability Company executed the same.




Notary Public:
Residing at: Nampa, Idaho
My commission expires: 10-28-2017



TitleOne
a title & escrow co.

PROPERTY INFORMATION

Date:

1/21/2022

Prepared By:

TitleOne Customer Service

Property Address:

E Colchester Dr Eagle 83616

Parcel Number:

R5125320010

Warmest Regards,

The TitleOne Team

TitleOne Corporation

www.TitleOneCorp.com

Disclaimer

Any property information contained in this email is subject to the following: This report is based on a search of our tract indexes of the county records. This is not a title or ownership report and no examination of the title to the property described has been made. For this reason, no liability beyond the amount paid for this report is assumed hereunder, and the company is not responsible beyond the amount paid for any errors and omissions contained herein.

Ada County Property Profile Information



Parcel ID: R5125320010

Property Addr: E Colchester Dr

Eagle ID 83616

Property Type: Other

Owner Information

Owner Name: Lakemoor Sub Hoa Inc

Second Owner:

Mail Addr: 9601 W State St # 203

Boise ID 83714

Assessor Information

Legal Desc: POR LOT 107 BLK 07 TCA 05-59
LAKEMOOR SUB NO 03

Subdivision: Lakemoor Sub No 03

Lot/Block: 107A / 7

Twn/Rng/Sec: 04N / 01E / 21

Acres: 1.26

Irrigation Dist:

Tax Code Area: 05-59

2021 Levy Rate: 0.0061

Zoning: City of Eagle-MU/DA

Homeowner

Exemption:



Treasurer Information

Year: 2019

Tax:

Year: 2020

Tax: \$7.00

Year: 2021

Tax: \$7.50

Assessor Categories

Year	Cat.	Description	Acres	Value
2021	259	COMMON AREA - NO VALUE	1.26	\$0.00
2021	259	COMMON AREA IMP - NO VALUE	1.26	\$0.00

Totals: 1.26

Land Information

Residential Acres:

Commercial
Acres:

Other Acres: 1.26

Street: Asphalt/Concrete

Water Source: Public

Sewer: Public

Sidewalks: No

Curbs and Gutters: No

View:

Water Influence: 2

Corner: No

Utilities: Underground

Topography: Level

Recreation:

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.

Ada County Property Profile Information



Parcel ID: R5125320020
Property Addr: E Colchester Dr
Eagle ID 83616
Property Type: Other

Owner Information

Owner Name: Lakemoor Sub Hoa Inc
Second Owner:
Mail Addr: 9601 W State St # 203
Boise ID 83714

Assessor Information

Legal Desc: POR LOT 107 BLK 07 TCA 05-101
LAKEMOOR SUB NO 03
Subdivision: Lakemoor Sub No 03
Lot/Block: 107B / 7
Twn/Rng/Sec: 04N / 01E / 21
Acres: 0.17
Irrigation Dist:
Tax Code Area: 05-101
2021 Levy Rate: 0.0061
Zoning: City of Eagle-MU/DA
Homeowner
Exemption:



Treasurer Information

Year: 2019	Tax:
Year: 2020	Tax: \$6.50
Year: 2021	Tax: \$7.00

Assessor Categories

Year	Cat.	Description	Acres	Value
2021	259	COMMON AREA - NO VALUE	0.17	\$0.00
2021	259	COMMON AREA IMP - NO VALUE	0.17	\$0.00

Totals: 0.17

Land Information

Residential Acres:	Commercial Acres:	Other Acres: 0.17	Street: Asphalt/Concrete
Water Source: Public	Sewer: Public	Sidewalks: No	Curbs and Gutters: No
View:	Water Influence: 2	Corner: No	Utilities: Underground
Topography: Level	Recreation:		

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Ada County Property Profile Information



Parcel ID: R5125320030
Property Addr: S Creek Pointe Ln
Eagle ID 83616
Property Type: Other

Owner Information

Owner Name: Lakemoor Sub Hoa Inc
Second Owner:
Mail Addr: 9601 W State St # 203
Boise ID 83714

Assessor Information

Legal Desc: POR LOT 108 BLK 07 TCA 05-59
LAKEMOOR SUB NO 03
Subdivision: Lakemoor Sub No 03
Lot/Block: 108A / 7
Twn/Rng/Sec: 04N / 01E / 21
Acres: 0.92
Irrigation Dist:
Tax Code Area: 05-59
2021 Levy Rate: 0.0061
Zoning:
Homeowner
Exemption:



Treasurer Information

Year: 2019	Tax:
Year: 2020	Tax: \$6.50
Year: 2021	Tax: \$7.00

Assessor Categories

Year	Cat.	Description	Acres	Value
2021	259	COMMON AREA - NO VALUE	0.92	\$0.00
2021	259	COMMON AREA IMP - NO VALUE	0.92	\$0.00
Totals:			0.92	

Land Information

Residential Acres:	Commercial Acres:	Other Acres: 0.92	Street: Asphalt/Concrete
Water Source: Public	Sewer: Public	Sidewalks: No	Curbs and Gutters: No
View:	Water Influence: 2	Corner: No	Utilities: Underground
Topography: Level	Recreation:		

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Ada County Property Profile Information



Parcel ID: R5125320040
Property Addr: S Creek Pointe Ln
Eagle ID 83616
Property Type: Other

Owner Information

Owner Name: Lakemoor Sub Hoa Inc
Second Owner:
Mail Addr: 9601 W State St # 203
Boise ID 83714

Assessor Information

Legal Desc: POR LOT 108 BLK 07 TCA 05-101
LAKEMOOR SUB NO 03
Subdivision: Lakemoor Sub No 03
Lot/Block: 108B / 7
Twn/Rng/Sec: 04N / 01E / 21
Acres: 0.76
Irrigation Dist:
Tax Code Area: 05-101
2021 Levy Rate: 0.0061
Zoning:
Homeowner
Exemption:



Treasurer Information

Year: 2019	Tax:
Year: 2020	Tax: \$6.50
Year: 2021	Tax: \$7.00

Assessor Categories

Year	Cat.	Description	Acres	Value
2021	259	COMMON AREA IMP - NO VALUE	0.76	\$0.00
2021	259	COMMON AREA - NO VALUE	0.76	\$0.00
Totals:			0.76	

Land Information

Residential Acres:	Commercial Acres:	Other Acres: 0.76	Street: Asphalt/Concrete
Water Source: Public	Sewer: Public	Sidewalks: No	Curbs and Gutters: No
View:	Water Influence: 2	Corner: No	Utilities: Underground
Topography: Level	Recreation:		

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Ada County Property Profile Information



Parcel ID: R5125320110
Property Addr: E Grove Creek Ln
Eagle ID 83616
Property Type: Other

Ada County Assessor

Owner Information

Owner Name: Lakemoor Sub Hoa Inc
Second Owner:
Mail Addr: 9601 W State St # 203
Boise ID 83714

Assessor Information

Legal Desc: LOT 114 BLK 07 LAKEMOOR SUB NO 03
Subdivision: Lakemoor Sub No 03
Lot/Block: 114 / 7
Twn/Rng/Sec: 04N / 01E / 21
Acres: 0.11
Irrigation Dist:
Tax Code Area: 05-101
2021 Levy Rate: 0.0061
Zoning: City of Eagle-MU/DA
Homeowner
Exemption:



Treasurer Information

Year: 2019	Tax:
Year: 2020	Tax: \$6.50
Year: 2021	Tax: \$7.00

Assessor Categories

Year	Cat.	Description	Acres	Value
2021	259	COMMON AREA - NO VALUE	0.11	\$0.00
2021	259	COMMON AREA IMP - NO VALUE	0.11	\$0.00

Totals: 0.11

Land Information

Residential Acres:	Commercial Acres:	Other Acres: 0.11	Street: Asphalt/Concrete
Water Source: Public	Sewer: Public	Sidewalks: No	Curbs and Gutters: No
View:	Water Influence: 2	Corner: No	Utilities: Underground
Topography: Level	Recreation:		

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Ada County Property Profile Information



Parcel ID: R5125320330
Property Addr: S Creek Pointe Ln
Eagle ID 83616
Property Type: Other

Owner Information

Owner Name: Lakemoor Sub Hoa Inc
Second Owner:
Mail Addr: 9601 W State St # 203
Boise ID 83714

Assessor Information

Legal Desc: POR LOT 135 BLK 07 TCA 05-59
LAKEMOOR SUB NO 03 COMMON AREA
Subdivision: Lakemoor Sub No 03
Lot/Block: 135A / 7
Twn/Rng/Sec: 04N / 01E / 21
Acres: 0.10
Irrigation Dist:
Tax Code Area: 05-59
2021 Levy Rate: 0.0061
Zoning: City of Eagle-MU/DA
Homeowner
Exemption:



Treasurer Information

Year: 2019	Tax:
Year: 2020	Tax: \$6.50
Year: 2021	Tax: \$7.00

Assessor Categories

Year	Cat.	Description	Acres	Value
2021	259	COMMON AREA - NO VALUE	0.10	\$0.00
2021	259	COMMON AREA IMP - NO VALUE	0.10	\$0.00
Totals:			0.10	

Land Information

Residential Acres:	Commercial Acres:	Other Acres: 0.10	Street: Asphalt/Concrete
Water Source: Public	Sewer: Public	Sidewalks: No	Curbs and Gutters: No
View:	Water Influence: 2	Corner: No	Utilities: Underground
Topography: Level	Recreation:		

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Ada County Property Profile Information



Parcel ID: R5125320340
Property Addr: S Creek Pointe Ln
Eagle ID 83616
Property Type: Other

Owner Information

Owner Name: Lakemoor Sub Hoa Inc
Second Owner:
Mail Addr: 9601 W State St # 203
Boise ID 83714

Assessor Information

Legal Desc: POR LOT 135 BLK 07 TCA 05-101
LAKEMOOR SUB NO 03 COMMON AREA
Subdivision: Lakemoor Sub No 03
Lot/Block: 135B / 7
Twn/Rng/Sec: 04N / 01E / 21
Acres: 0.04
Irrigation Dist:
Tax Code Area: 05-59
2021 Levy Rate: 0.0061
Zoning: City of Eagle-MU/DA
Homeowner
Exemption:



Treasurer Information

Year: 2019	Tax:
Year: 2020	Tax: \$6.50
Year: 2021	Tax: \$7.00

Assessor Categories

Year	Cat.	Description	Acres	Value
2021	259	COMMON AREA - NO VALUE	0.04	\$0.00
2021	259	COMMON AREA IMP - NO VALUE	0.04	\$0.00
Totals:			0.04	

Land Information

Residential Acres:	Commercial Acres:	Other Acres: 0.04	Street: Asphalt/Concrete
Water Source: Public	Sewer: Public	Sidewalks: No	Curbs and Gutters: No
View:	Water Influence: 2	Corner: No	Utilities: Underground
Topography: Level	Recreation:		

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Ada County Property Profile Information



Parcel ID: R5125320420

Property Addr: S Creek Pointe Ln

Eagle ID 83616

Property Type: Other

Owner Information

Owner Name: Lakemoor Sub Hoa Inc

Second Owner:

Mail Addr: 9601 W State St # 203

Boise ID 83714

Assessor Information

Legal Desc: POR LOT 143 BLK 07 TCA 05-59
LAKEMOOR SUB NO 03

Subdivision: Lakemoor Sub No 03

Lot/Block: 143A / 7

Twn/Rng/Sec: 04N / 01E / 21

Acres: 0.62

Irrigation Dist:

Tax Code Area: 05-59

2021 Levy Rate: 0.0061

Zoning: City of Eagle-MU/DA

Homeowner

Exemption:

Ada County Assessor



Treasurer Information

Year: 2019

Tax:

Year: 2020

Tax: \$6.50

Year: 2021

Tax: \$7.00

Assessor Categories

Year	Cat.	Description	Acres	Value
2021	259	COMMON AREA - NO VALUE	0.62	\$0.00
2021	259	COMMON AREA IMP - NO VALUE	0.62	\$0.00

Totals: 0.62

Land Information

Residential Acres:

Commercial
Acres:

Other Acres: 0.62

Street: Asphalt/Concrete

Water Source: Public

Sewer: Public

Sidewalks: No

Curbs and Gutters: No

View:

Water Influence: 2

Corner: No

Utilities: Underground

Topography: Level

Recreation:

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Ada County Property Profile Information



Parcel ID: R5125320430

Property Addr: S Creek Pointe Ln

Eagle ID 83616

Property Type: Other

Owner Information

Owner Name: Lakemoor Sub Hoa Inc

Second Owner:

Mail Addr: 9601 W State St # 203

Boise ID 83714

Assessor Information

Legal Desc: POR LOT 143 BLK 07 TCA 05-101

LAKEMOOR SUB NO 03

Subdivision: Lakemoor Sub No 03

Lot/Block: 143B / 7

Twn/Rng/Sec: 04N / 01E / 21

Acres: 0.17

Irrigation Dist:

Tax Code Area: 05-101

2021 Levy Rate: 0.0061

Zoning: City of Eagle-MU/DA

Homeowner

Exemption:

Ada County Assessor



Treasurer Information

Year: 2019

Tax:

Year: 2020

Tax: \$6.50

Year: 2021

Tax: \$7.00

Assessor Categories

Year	Cat.	Description	Acres	Value
2021	259	COMMON AREA - NO VALUE	0.17	\$0.00
2021	259	COMMON AREA IMP - NO VALUE	0.17	\$0.00

Totals: 0.17

Land Information

Residential Acres:

Commercial
Acres:

Other Acres: 0.17

Street: Asphalt/Concrete

Water Source: Public

Sewer: Public

Sidewalks: No

Curbs and Gutters: No

View:

Water Influence: 2

Corner: No

Utilities: Underground

Topography: Level

Recreation:

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Ada County Property Profile Information



Parcel ID: R5125320620
Property Addr: S Eagle Rd
Eagle ID 83616
Property Type: Other

Owner Information

Owner Name: Lakemoor Hoa Inc
Second Owner:
Mail Addr: 9601 W State St #203
Boise ID 83714 - 4021

Assessor Information

Legal Desc: LOT 01 BLK 08 LAKEMOOR SUB NO 03
Subdivision: Lakemoor Sub No 03
Lot/Block: 1 / 8
Twn/Rng/Sec: 04N / 01E / 21
Acres: 0.58
Irrigation Dist:
Tax Code Area: 05-59
2021 Levy Rate: 0.0061
Zoning: City of Eagle-MU/DA
Homeowner
Exemption:



Treasurer Information

Year: 2019	Tax:
Year: 2020	Tax: \$6.50
Year: 2021	Tax: \$7.00

Assessor Categories

Year	Cat.	Description	Acres	Value
2021	259	COMMON AREA IMP - NO VALUE	0.58	\$0.00
2021	259	COMMON AREA - NO VALUE	0.58	\$0.00

Totals: 0.58

Land Information

Residential Acres:	Commercial Acres:	Other Acres: 0.58	Street: Asphalt/Concrete
Water Source: Public	Sewer: Public	Sidewalks: No	Curbs and Gutters: No
View:	Water Influence: 2	Corner: No	Utilities: Underground
Topography: Level	Recreation:		

Transfer Information

Rec. Date: 09/25/2019	Doc Num: 91659	Doc Type: Deed
Owner: Lakemoor Hoa Inc	Grantor: DMB DEV LLC	
Orig. Loan Amt:	Title Co: PIONEER TITLE CO/ADA	
Finance Type:	Loan Type:	Lender:

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

ACCOMMODATION SPECIAL WARRANTY DEED

D M B DEVELOPMENT, LLC, AN IDAHO LIMITED LIABILITY COMPANY

of BOISE, County of ADA, State of IDAHO, hereby CONVEY to

LAKEMOOR SUBDIVISION HOME OWNERS ASSOCIATION, INC.

Grantee, whose address is % Dennis M. Baker & Assoc., 250 S. Beechwood # 120, Boise, Idaho 83709

for the sum of TEN DOLLARS and other good and valuable consideration, the following described tract of land in Ada County, State of Idaho, to-wit:

Lots 107, 108, 114, 135, 143 in Block 7 and lot 1 in Block 8 of Lakemoor Subdivision No. 3, according to the official plat on record in the Ada Count Recorders Office filed in Book 104 on pages 141124 through 14119 as instrument no. 112069225, records of Ada Count, Idaho.

Excepting therefrom and reserving onto the Grantor herein, any and all appurtenant water rights and specifically any water rights in Thurman Mill Ditch Co., Ltd and Warm Springs Irrigation Company.

Subject to Covenants, conditions, restrictions and Easements apparent or of record and all applicable zoning laws and ordinances.

WITNESS the hand of said grantors, this 30th day of August, 2012.

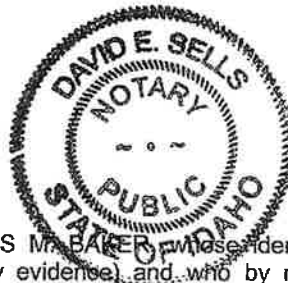
D M B Development, LLC, an Idaho
Limited liability Company


DENNIS M. BAKER, Manager

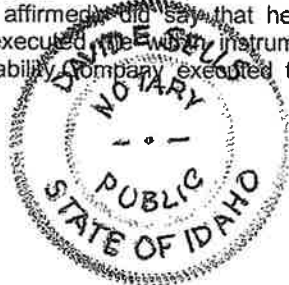
STATE OF IDAHO)

COUNTY OF ADA)

:SS



On the 30th day of August, 2012, personally appeared before me DENNIS M. BAKER, whose identity is personally known to me (or proved to me on the basis of satisfactory evidence) and who by me duly sworn (or affirmed) did say that he is a member of D M B Development, LLC and the managing member that executed the 112069225 instrument and said Dennis M. Baker acknowledged to me that said Limited Liability Company executed the same.




Notary Public
Residing at: Nampa, Idaho
Commission expires: 10-28-2017



TitleOne
a title & escrow co.

PROPERTY INFORMATION

Date:

1/21/2022

Prepared By:

TitleOne Customer Service

Property Address:

E Colchester Dr Eagle 83616

Parcel Number:

R5125330010

Warmest Regards,

The TitleOne Team

TitleOne Corporation

www.TitleOneCorp.com

Disclaimer

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Ada County Property Profile Information



Parcel ID: R5125330010
Property Addr: E Colchester Dr
Eagle ID 83616
Property Type: Other

Owner Information

Owner Name: Lakemoor Hoa Inc
Second Owner:
Mail Addr: 9601 W State St # 203
Boise ID 83714

Assessor Information

Legal Desc: LOT 157 BLK 07 LAKEMOOR SUB NO 04
Subdivision: Lakemoor Sub No 04
Lot/Block: 157 / 7
Twn/Rng/Sec: 04N / 01E / 21
Acres: 0.72
Irrigation Dist:
Tax Code Area: 05-59
2021 Levy Rate: 0.0061
Zoning: City of Eagle-MU/DA
Homeowner
Exemption:



Treasurer Information

Year: 2019	Tax:
Year: 2020	Tax: \$6.50
Year: 2021	Tax: \$7.00

Assessor Categories

Year	Cat.	Description	Acres	Value
2021	259	COMMON AREA IMP - NO VALUE	0.72	\$0.00
2021	259	COMMON AREA - NO VALUE	0.72	\$0.00

Totals: 0.72

Land Information

Residential Acres:	Commercial Acres:	Other Acres: 0.72	Street: Asphalt/Concrete
Water Source: Public	Sewer: Public	Sidewalks: Yes	Curbs and Gutters: Yes
View:	Water Influence:	Corner: No	Utilities: Underground
Topography: Level	Recreation:		

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.

Ada County Property Profile Information



Parcel ID: R5125330020
Property Addr: E Colchester Dr
Eagle ID 83616
Property Type: Other

Owner Information

Owner Name: Lakemoor Hoa Inc
Second Owner:
Mail Addr: 9601 W State St # 203
Boise ID 83714

Assessor Information

Legal Desc: LOT 01 BLK 09 LAKEMOOR SUB NO 04
Subdivision: Lakemoor Sub No 04
Lot/Block: 1 / 9
Twn/Rng/Sec: 04N / 01E / 21
Acres: 3.73
Irrigation Dist:
Tax Code Area: 05-59
2021 Levy Rate: 0.0061
Zoning: City of Eagle-MU/DA
Homeowner
Exemption:



Treasurer Information

Year: 2019	Tax:
Year: 2020	Tax: \$8.00
Year: 2021	Tax: \$8.50

Assessor Categories

Year	Cat.	Description	Acres	Value
2021	259	COMMON AREA - NO VALUE	3.73	\$0.00
2021	259	COMMON AREA IMP - NO VALUE	3.73	\$0.00

Totals: 3.73

Land Information

Residential Acres:	Commercial Acres:	Other Acres: 3.73	Street: Asphalt/Concrete
Water Source: Public	Sewer: Public	Sidewalks: Yes	Curbs and Gutters: Yes
View:	Water Influence:	Corner: No	Utilities: Underground
Topography: Level	Recreation:		

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Ada County Property Profile Information



Parcel ID: R5125330030
Property Addr: E Fishing Creek Ln
Eagle ID 83616
Property Type: Other

Ada County Assessor

Owner Information

Owner Name: Lakemoor Hoa Inc
Second Owner:
Mail Addr: 9601 W State St # 203
Boise ID 83714

Assessor Information

Legal Desc: LOT 02 BLK 09 LAKEMOOR SUB NO 04
Subdivision: Lakemoor Sub No 04
Lot/Block: 2 / 9
Twn/Rng/Sec: 04N / 01E / 21
Acres: 3.54
Irrigation Dist:
Tax Code Area: 05-60
2021 Levy Rate: 0.0060
Zoning:
Homeowner Exemption:



Treasurer Information

Year: 2019	Tax:
Year: 2020	Tax: \$8.00
Year: 2021	Tax: \$8.50

Assessor Categories

Year	Cat.	Description	Acres	Value
2021	259	COMMON AREA IMP - NO VALUE	3.54	\$0.00
2021	259	COMMON AREA - NO VALUE	3.54	\$0.00

Totals: 3.54

Land Information

Residential Acres:	Commercial Acres:	Other Acres: 3.54	Street: Asphalt/Concrete
Water Source: Public	Sewer: Public	Sidewalks: Yes	Curbs and Gutters: Yes
View:	Water Influence:	Corner: No	Utilities: Underground
Topography: Level	Recreation:		

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Ada County Property Profile Information



Parcel ID: R5125330040

Property Addr: E Colchester Dr

Eagle ID 83616

Property Type: Other

Owner Information

Owner Name: Lakemoor Hoa Inc

Second Owner:

Mail Addr: 9601 W State St # 203

Boise ID 83714

Assessor Information

Legal Desc: LOT 03 BLK 09 LAKEMOOR SUB NO 04

Subdivision: Lakemoor Sub No 04

Lot/Block: 3 / 9

TwN/Rng/Sec: 04N / 01E / 21

Acres: 8.05

Irrigation Dist:

Tax Code Area: 05-60

2021 Levy Rate: 0.0060

Zoning: City of Eagle-MU/DA

Homeowner

Exemption:

Ada County Assessor



Treasurer Information

Year: 2019

Tax:

Year: 2020

Tax: \$10.50

Year: 2021

Tax: \$11.00

Assessor Categories

Year	Cat.	Description	Acres	Value
2021	259	COMMON AREA IMP - NO VALUE	8.05	\$0.00
2021	259	COMMON AREA - NO VALUE	8.05	\$0.00

Totals: 8.05

Land Information

Residential Acres:

Commercial
Acres:

Other Acres: 8.05

Street: Asphalt/Concrete

Water Source: Public

Sewer: Public

Sidewalks: Yes

Curbs and Gutters: Yes

View:

Water Influence:

Corner: No

Utilities: Underground

Topography: Level

Recreation:

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ACCOMMODATION

WARRANTY DEED

FOR VALUE RECEIVED, D M B Development, LLC

Does (DO) HEREBY GRANT, BARGAIN, SELL AND CONVEY UNTO

Lakemoor Homeowners Association, Inc.

whose address is: 250 S. Beechwood No. 120, Boise, Idaho 83709

The following described property in Ada County, State of IDAHO

More particularly described as follows, to wit:

Lot 157 in Block 7 and lots 1, 2, and 3 in Block 9 of Lakemoor No. 4 Subdivision, according to the official plat thereof recorded in the office of the Ada county Recorder December 26, 2013 as instrument no. 113136881 in Book 106 at pages 14621 through 14630, Official records of Ada County, Idaho, AND

Reserving onto the Grantor any and all water rights appurtenant to said property including the Thurman Mill and Warms Springs Ditch.

TO HAVE AND TO HOLD the premises, with their appurtenances unto the said Grantee(s), and Grantee(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 reservations, restrictions, dedications, easements, rights of way and agreements, (if any) of record, and general taxes and assessments, including irrigation and utility assessments, (if any) for the current year, which are not yet due and payable, and that Grantor(s) will warrant and defend the same from all lawful claims whatsoever.

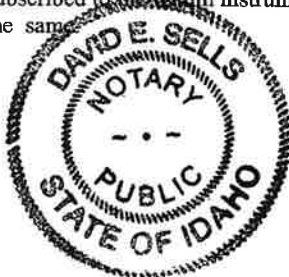
DATED: February 10, 2014

D M B Development, LLC

Dennis M. Baker, Manager

STATE OF IDAHO)
) SS
COUNTY OF ADA)

On this 11th day of February, in the year of 2014 before me, the undersigned, a Notary Public in and for said state, personally appeared Dennis M. Baker Known or identified to me to be the Manager of D M B Development, LLC, an Idaho Limited Liability Company and the person who's name is subscribed to the within instrument and acknowledged to me that said Limited Liability Company executed the same.



Notary Public: [Signature]
Residing at: Nampa, Idaho
My commission expires: 10-28-2017



TitleOne
a title & escrow co.

PROPERTY INFORMATION

Date:

1/21/2022

Prepared By:

TitleOne Customer Service

Property Address:

S Creek Pointe Ln Eagle 83616

Parcel Number:

R5125350010

Warmest Regards,

The TitleOne Team

TitleOne Corporation

www.TitleOneCorp.com

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Ada County Property Profile Information



Parcel ID: R5125350010

Property Addr: S Creek Pointe Ln

Eagle ID 83616

Property Type: Other

Owner Information

Owner Name: Lakemoor Hoa Inc

Second Owner:

Mail Addr: 9601 W State St # 203

Boise ID 83714

Assessor Information

Legal Desc: LOT 158 BLK 07 LAKEMOOR SUB NO 05

Subdivision: Lakemoor Sub No 05

Lot/Block: 158 / 7

Twn/Rng/Sec: 04N / 01E / 21

Acres: 1.03

Irrigation Dist:

Tax Code Area: 05-59

2021 Levy Rate: 0.0061

Zoning:

Homeowner

Exemption:

Ada County Assessor



Treasurer Information

Year: 2019

Tax:

Year: 2020

Tax: \$7.00

Year: 2021

Tax: \$7.50

Assessor Categories

Year	Cat.	Description	Acres	Value
2021	259	COMMON AREA - NO VALUE	1.03	\$0.00
2021	259	COMMON AREA IMP - NO VALUE	1.03	\$0.00

Totals: 1.03

Land Information

Residential Acres:

Commercial
Acres:

Other Acres: 1.03

Street: Asphalt/Concret
e

Water Source: Public

Sewer: Public

Sidewalks: Yes

Curbs and Gutters: Yes

View:

Water Influence: 4

Corner: No

Utilities: Underground

Topography: Level

Recreation:

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Ada County Property Profile Information



Parcel ID: R5125350020

Property Addr: S Creek Pointe Ln

Eagle ID 83616

Property Type: Other

Owner Information

Owner Name: Lakemoor Hoa Inc

Second Owner:

Mail Addr: 9601 W State St # 203

Boise ID 83714

Assessor Information

Legal Desc: LOT 159 BLK 07 LAKEMOOR SUB NO 05

Subdivision: Lakemoor Sub No 05

Lot/Block: 159 / 7

Twn/Rng/Sec: 04N / 01E / 21

Acres: 0.16

Irrigation Dist:

Tax Code Area: 05-59

2021 Levy Rate: 0.0061

Zoning: City of Eagle-MU/DA

Homeowner

Exemption:



Treasurer Information

Year: 2019

Tax:

Year: 2020

Tax: \$6.50

Year: 2021

Tax: \$7.00

Assessor Categories

Year	Cat.	Description	Acres	Value
2021	259	COMMON AREA - NO VALUE	0.16	\$0.00
2021	259	COMMON AREA IMP - NO VALUE	0.16	\$0.00

Totals: 0.16

Land Information

Residential Acres:

Commercial
Acres:

Other Acres: 0.16

Street: Asphalt/Concrete

Water Source: Public

Sewer: Public

Sidewalks: Yes

Curbs and Gutters: Yes

View:

Water Influence: 4

Corner: No

Utilities: Underground

Topography: Level

Recreation:

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Ada County Property Profile Information



Parcel ID: R5125350080

Property Addr: S Creek Pointe Ln

Eagle ID 83616

Property Type: Other

Assessor Information

Legal Desc: LOT 165 BLK 07 LAKEMOOR SUB NO 05

Subdivision: Lakemoor Sub No 05

Lot/Block: 165 / 7

Section: 21

Acres: 5.23 Acres

Irrigation Dist:

Tax Code Area: 05-59

2021 Levy Rate: 0.0061

Zoning: City of Eagle-MU/DA

Exemptions: (\$0.00)

Ada County Assessor



Treasurer Information

Year: 2019

Tax:

Year: 2020

Tax: \$9.00

Year: 2021

Tax: \$9.50

Land Information

Residential Acres:

Commercial Acres:

Other Acres: 5.23

Street: Asphalt/Concrete

Sidewalks: Yes

Curbs and Gutters: Yes

Water Source: Public

Sewer: Public

View:

Water Influence: 4

Water Frontage:

Corner: No

Utilities: Underground

Topography: Level

Recreation:

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Notary Public: [Signature]
Residing at: Nampa, Idaho
My commission expires: 10-28-2017