



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

April 22, 2022

TERRY G TURNER
DENISE E TURNER
21841 RODEO LN
WILDER ID 83676-5074

Re: Change in Water Right Ownership: 63-3176 and 63-3548 (Split into 63-3548 and **3-35256**)

Dear Water Right Holders:

The Department of Water Resources (Department) acknowledges the receipt of correspondence changing ownership of a portion of the above referenced water rights to you. The Department has modified its records based on the information received and has enclosed a computer-generated report for you. Water right 63-3176 was not updated as it is not appurtenant to the property described in the deed, therefore a refund of \$100 has been requested and will arrive under separate cover from the State Controller's Office

Your portion of each water right 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.

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) 287-4920 or debby.judd@idwr.idaho.gov.

Sincerely,

Debbi Judd
Technical Records Specialist

Enclosures

c: BROKEN HORN DEVELOPMENT LLC

Judd, Debbi

From: Judd, Debbi
Sent: Thursday, April 21, 2022 1:58 PM
To: IdwrPayable
Subject: Refund request

TO: Fiscal
FROM: Debbi Judd
DATE: April 21, 2022
RE: **Refund: Change in Ownership**

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

NAME: TERRY OR DENISE TURNER
ADDRESS: 21841 RODEO LN
WILDER ID 83676-5074

RECEIPT #: C112150

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 15 2022

NOTICE OF CHANGE IN WATER RIGHT OWNERSHIP

DEPARTMENT OF
WATER RESOURCES

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. DE ✓

Water Right/Claim No.	Split?	Leased to Water Supply Bank?	Water Right/Claim No.	Split?	Leased to Water Supply Bank?
not appropriate 63-3176 ✓	Yes ☒	Yes ☐		Yes ☐	Yes ☐
63-3548 ✓	Yes ☒	Yes ☐		Yes ☐	Yes ☐
63-35256	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Broken Horn Development LLC
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Terry Turner or Denise Turner
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or
- 21841 Rodeo LN Wilder ID 83676
Mailing address City State Zip
530-518-6855 deturner61@gmail.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: 11/9/21
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

8. Signature: Terry Turner Title, if applicable _____ Date 3/15/22
 Signature of new owner/claimant
Terry E. Turner
 Print name

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

 Print name

For IDWR Office Use Only:
 Received by Ku Date 3/15/22 Receipt No. 2112150 Receipt Amt. \$200
 Active in the Water Supply Bank? Yes ☐ No ☐ If yes, forward to the State Office for processing
 Name on W-9 _____ Approved by _____ Processed by dy Date 4/21/2022 W-9 received? Yes ☐ No ☐



Order Number: 21406647

Warranty Deed

For value received,

Broken Horn Development LLC, an Idaho limited liability company

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

Denise E. Turner and Terry G. Turner, wife and husband

whose current address is 21841 Rodeo Ln. Wilder, ID 83676

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

See Exhibit A, attached hereto and incorporated herein.

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.



TitleOne
a title & escrow co.

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Remainder of page intentionally left blank.

EXHIBIT A
LEGAL DESCRIPTION OF THE PREMISES

Lot 1 in Block 2 of Broken Horn Subdivision No. 1, according to the official plat thereof, filed in Book 121 of Plats at Pages 18850 through 18853, records of Ada County, Idaho.



Handwritten signature or initials, possibly "JL" or "JL 48".



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Dated: June 14, 2021

Broken Horn Development LLC, an Idaho limited liability company

Susan J. Coles Managing Member
by: Susan J. Coles, Managing Member

MANAGING MEMBER
by: James D. Coles, Managing Member

State of Idaho, County of Ada, ss.

On this 15th day of June, 2021, before me, the undersigned, a Notary Public in and for said State, personally appeared James D. Coles & Susan J. Coles, known or identified to me to be managing members of the limited liability company that executed the within instrument and acknowledged to me that they executed the same for and on behalf of said limited liability company and that such limited liability company executed it.

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

[Signature]
Notary Public for Idaho
Residing In: Boise, ID
My Commission Expires: 7/11/24



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LC

WR Ownership Change Turner

Approx Parcel

Legend

- 63-3548
- Parcels
- Township/Range
- Sections
- QQ
- 63-3176

1046R

2022 Property Details for Parcel R1093250180	
Main Menu Home Assessor Main Page Help Index FAQ About Us Contact Us Disclaimer	2022 ▾ Change Year Need Help? Email the Appraiser Assigned to this Parcel Back to Parcel Search Print View Details Valuation Tax Districts Taxes Characteristics Sketch
	Parcel: R1093250180 Year: 2022 Parcel Status: Active in 2022 Primary Owner: TURNER DENISE E Zone Code: RR Total Acres: 10.018 Tax Code Area: 334 Instrument Number: 2021162871 Assessor ID: LOT 01 BLK 02 BROKEN HORN SUB NO 01  View Interactive Map of this Parcel Address: 6196 W RED POLL DR BOISE , ID 83714 Subdivision: BROKEN HORN SUB NO 01 Land Group Type: SUB Township/Range/Section: 5N2E31
Contact Us Disclaimer	

IDWR



Ada County Assessor Land Records/GIS

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Property Search

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Land Characteristics for Parcel R1093250180

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Residential Acres: 10.018

Commercial Acres: 0.0

Other Acres Acres: 0.0

Street: Asphalt/Concrete

SideWalks: N

Curb-Gutters: N

Corner: N

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1DWR

Ada County Assessor

This map is a user generated static output from an Internet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION OR LEGAL PURPOSES.

