

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED

MAR 21 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?
~~65-23151~~	Yes ☐	Yes ☐		Yes ☐	Yes ☐
65-23152	Yes ☐	Yes ☐		Yes ☐	Yes ☐
65-23154	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: _____

Name of current water right holder/claimant

3. New Owner(s)/Claimant(s):

Tracy Family Trust

New owner(s) as listed on the conveyance document

Name connector ☐ and ☐ or

15 Quail Run

Garden Valley

ID

83622

Mailing address

City

State

Zip

(208) 315-7000

sharontracy2@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: _____
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 # 65-23152

8. Signature: _____

Signature of new owner/claimant

PAUL W. TRACY

Print name

Co trustee

Title, if applicable

March 1, 2022

Date

- Signature: _____

Signature of new owner/claimant

SHARON TRACY

Print name

Co trustee

Title, if applicable

Mar 1, 2022

Date

For IDWR Office Use Only:

Received by MJ

Date

3/21/22

Receipt No.

C112193

Receipt Amt.

\$50.00

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 gmh

Date

4-5-22

RECORDATION REQUESTED BY AND
WHEN RECORDED MAIL TO:

Sandra L. Clapp & Associates, P.A.
PO Box 2660
Eagle, Idaho 83616

SEND TAX NOTICES TO:

Tracey Family Trust
c/o Paul and Sharon Tracy, Co-Trustees
15 Quail Run
Garden Valley, Idaho 83622

Instrument # 278668

IDAHO CITY, BOISE COUNTY, IDAHO

3-8-2022 10:19:44 AM No. of Pages: 2

Recorded for : SANDRA L CLAPP & ASSOCIATES

MARY T. PRISCO

Fee: 15.00

Ex-Officio Recorder Deputy

Index to: DEEDS

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY

GRANT DEED

FOR VALUE RECEIVED, PAUL W TRACY and SHARON J TRACY, husband and wife (the "Grantors"), hereby grant, bargain, sell, and convey to PAUL WILLIAM TRACY and SHARON JEAN TRACY, as Co-Trustees of the TRACY FAMILY TRUST, under Trust Agreement dated March 1, 2022 (the "Grantee"), whose address is 15 Quail Run Rd., Garden Valley, Idaho 83622, the Grantors' interest in the real property situated in the County of Boise, State of Idaho, and more particularly described as follows:

Lot 7, of Quail Meadows Subdivision, According to the official
Plat thereof, recorded as Instrument No. 140144, records of Boise
County, Idaho.

TO HAVE AND TO HOLD the said premises with their appurtenances unto the said Grantee, its successors and assigns forever, subject to all covenants, conditions, reservations, and restrictions of record.

DATED this 1st day of March, 2022.

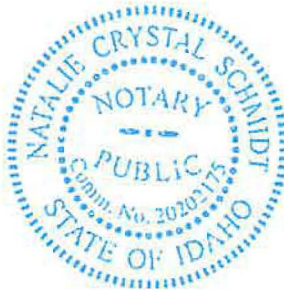

PAUL W TRACY


SHARON J TRACY

STATE OF IDAHO)
) ss.
County of Ada)

On this 1st day of March, 2022, before me, the undersigned notary public in and for said state, personally appeared PAUL W TRACY, known or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he 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.

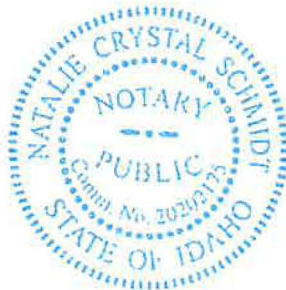



Notary Public for Idaho
Commission Expires: 06/15/26

STATE OF IDAHO)
) ss.
County of Ada)

On this 1st day of March, 2022, before me, the undersigned notary public in and for said state, personally appeared SHARON J TRACY, known or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she 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.




Notary Public for Idaho
Commission Expires: 06/15/26

stewart title®

WARRANTY DEED

For Value Received Terence L. Miller, Trustee and Teresa A. Miller, Trustee of the Miller
Revocable Living Trust dated March 11, 2008

the Grantor, hereby grants, bargains, sells, conveys and warrants unto

Paul W Tracy and Sharon J Tracy, Husband and wife

the grantee, whose current address is 15 Quail Run Road, Garden Valley, ID 83622
the following described premises, to wit:

Lot 7, of Quail Meadows Subdivision, According to the official Plat thereof, recorded as
Instrument No. 140144, records of Boise County, Idaho.

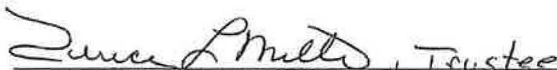
Parcel Number: RP001000000070

SUBJECT TO: Current General Taxes, a lien in the process of assessments, not yet due
or payable. Easements, restrictions, reservations, provisions of record, and assessments, if any.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said
Grantee, their heirs and assigns forever. And the said Grantor does hereby covenant to and with
the said Grantee, that it is the owner in fee simple of said premises, that said premises are free
from all encumbrances and that he will warrant and defend the same from all lawful claims
whatsoever.

Dated this 4th day of November, 2011.

Miller Revocable Living Trust dated March 11, 2008

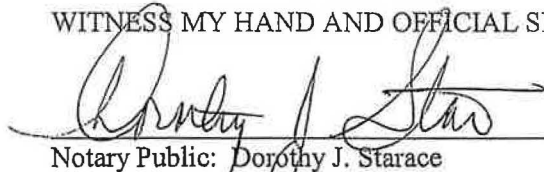

Terence L. Miller, Trustee


Teresa A. Miller, Trustee

STATE OF Idaho)
) ss.
COUNTY OF Ada)

On this 7th day of November, 2011, before me, the undersigned, a Notary Public, in and for said State, personally appeared Terence L. Miller and Teresa A. Miller known to me, and/or identified to me on the basis of satisfactory evidence, to be the Trustee's of Miller Revocable Living Trust u/t/a dated March 11, 2008 the Trust that executed the within instrument and acknowledged to me that he/she/they executed the same on behalf of said Trust.

WITNESS MY HAND AND OFFICIAL SEAL.



Notary Public: Dorothy J. Starace
Residing at: Meridian, Idaho
My commission expires January 27, 2015



RECORDATION REQUESTED BY AND
WHEN RECORDED MAIL TO:

Sandra L. Clapp & Associates, P.A.
PO Box 2660
Eagle, Idaho 83616

SEND TAX NOTICES TO:

Tracey Family Trust
c/o Paul and Sharon Tracy, Co-Trustees
15 Quail Run
Garden Valley, Idaho 83622

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY

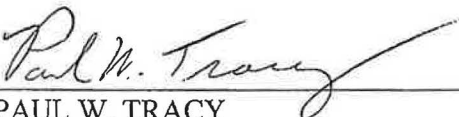
GRANT DEED

FOR VALUE RECEIVED, PAUL W. TRACY and SHARON J. TRACY, husband and wife (the "Grantors"), hereby grant, bargain, sell, and convey to PAUL WILLIAM TRACY and SHARON JEAN TRACY, as Co-Trustees of the TRACY FAMILY TRUST, under Trust Agreement dated March 1, 2022 (the "Grantee"), whose address is 15 Quail Run Rd., Garden Valley, Idaho 83622, the Grantors' interest in the real property situated in the County of Ada, State of Idaho, and more particularly described as follows:

Lot 20 in Block 3 of Snorting Bull Subdivision-Phase 1, according to the official plat thereof, filed in Book 81 of Plats at Pages 8764 through 8772, records of Ada County, Idaho.

TO HAVE AND TO HOLD the said premises with their appurtenances unto the said Grantee, its successors and assigns forever, subject to all covenants, conditions, reservations, and restrictions of record.

DATED this 1st day of March, 2022.

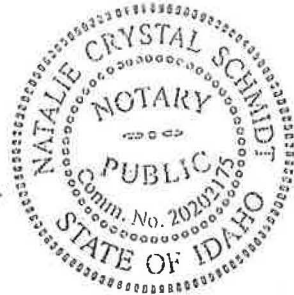

PAUL W. TRACY


SHARON J. TRACY

STATE OF IDAHO)
) ss.
County of Ada)

On this 1st day of March, 2022, before me, the undersigned notary public in and for said state, personally appeared PAUL W. TRACY, known or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he 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.

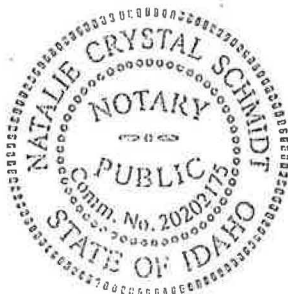


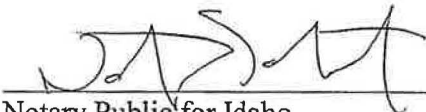

Notary Public for Idaho
Commission Expires: 06/15/26

STATE OF IDAHO)
) ss.
County of Ada)

On this 1st day of March, 2022, before me, the undersigned notary public in and for said state, personally appeared SHARON J. TRACY, known or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she 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.




Notary Public for Idaho
Commission Expires: 06/15/26



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 05, 2022

TRACY FAMILY TRUST
15 QUAIL RUN
GARDEN VALLEY ID 83622-5249

Re: Change in Ownership for Water Right No(s): 65-23152 & 65-21354

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) 287-4942.

Sincerely,

Jean Hersley
Technical Records Specialist 2

Enclosure(s)

c: Water District No. 65
Sandra L Clapp & Associates, PA

Hersley, Jean

From: Laurie Dalling <LDalling@clapp-legal.com>
Sent: Monday, April 4, 2022 1:18 PM
To: Hersley, Jean
Cc: Auriana Clapp
Subject: Re: Idaho Water Rights - 65-23154 and 65-23152 - Tracy Family Trust
Attachments: Grant Deed.pdf

Jean,

Per our conversation, you will be transferring the ownership of the water rights 65-23154 and 65-23152 to the Tracy Family Trust. Attached is a copy of the recorded Grant Deed showing the property has been transferred to the Tracy Family Trust. Once the ownership transfer has been completed, will you please send us confirmation. Thank you for your assistance.

Laurie Dalling
Paralegal

Sandra L. Clapp & Associates, P.A.

1025 S. Bridgeway Pl, Suite 180

P.O. Box 2660

Eagle, Idaho 83616

Telephone: [\(208\) 938-2660](tel:(208)938-2660)

Facsimile: [\(208\) 938-2674](tel:(208)938-2674)

Email: ldalling@clapp-legal.com



SANDRA L. CLAPP
ASSOCIATES, P.A.

CONFIDENTIALITY NOTICE:

This transmission is intended only for the use of the individual(s) named as recipients. It may contain information that is privileged, confidential and/or protected from disclosure under applicable law including, but not limited to, the attorney client privilege and/or work product doctrine. If you are not the intended recipient of this transmission, please notify the sender immediately by telephone. Do not deliver, distribute or copy this transmission, disclose its contents, or take any action in reliance on the information it contains. Any tax advice given in this email is informal and is based on the information contained in this email, which we have neither verified nor fully evaluated in light of known or anticipated circumstances. This informal advice is not intended or written to be used for the purpose of avoiding tax penalties and cannot be used for that purpose. Formal tax advice for that purpose is provided only upon completion of a formal, written tax opinion in compliance with Treasury Circular 230. This electronic mail is covered by The Electronic Communications Privacy Act, 18 United States Code sections 2510-2521 and is legally privileged. Any attached documents and their contents are sent in the form in which they are transmitted. Sandra L. Clapp & Associates, P.A. is not responsible for any changes or alterations after original transmission.



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

March 23, 2022

PAUL W TRACY
SHARON J TRACY
15 QUAIL RUN
GARDEN VALLEY ID 83622-5249

RE: Change in Ownership Water Right No(s): 65-23151 and 65-23152

Dear Interested Parties:

The Department of Water Resources (Department) acknowledges receipt of your Notice of Change in Water Right Ownership (Notice) filed on your behalf by Sandra L. Clapp Associates, PA.

Our review of your Notice indicates that additional information is required before the Department can process the change.

1. Water right 65-23151 is not a valid water right and will not be updated to your names. This right was split into water rights 65-23516 & 65-23517 in 2012. Neither of these water rights is appurtenant to your property known as Lot 7, Quail Meadows Subdivision.
2. Water right 65-23154 is appurtenant to the property known as Lot 7, Quail Meadows Subdivision. The Department can add this to your ownership change request if you would like this water right updated to your name. No additional fee will be required since the Department already received a fee for 65-23151, which is not a valid water right.
3. The warranty deed provided to the Department conveys Lot 7, Quail Meadows Subdivision to Paul W Tracy and Sharon J Tracy, not to the Tracy Family Trust. The Department will update the water right records to Paul W Tracy and Sharon J Tracy unless additional documentation is provided that conveyed the property to the Tracy Family Trust.
4. The Department also received a Grant Deed that conveyed property known as Lot 20, Block 3, Snorting Bull Subdivision. There are no water rights appurtenant to this property. The Department will return this deed when your ownership change is complete.

Because the Department cannot process the Notice without proper information, we will hold any action on your notice pending receipt of the requested information. If we do not receive the requested information within 30 days, we will update the ownership of 65-23152 and request a refund of \$25 for the water right that was not updated.

Also, please note that landowners are required to report any change of ownership and/or mailing address to the Department within 120 days of the change. Forms to assign ownership or update your address are available from any office of the Department or on the Department's website, www.idwr.idaho.gov.

If you have any questions regarding this matter, please contact me at (208) 287-4942.

Sincerely,

Jean Hersley
Technical Records Specialist 2

Hersley, Jean

From: Hersley, Jean
Sent: Wednesday, March 23, 2022 1:48 PM
To: sharontracy2@gmail.com; carnold@clapp-legal.com
Subject: Tracy request for information for Ownership Change of water rights
Attachments: Tracy request for information.docx

Please see the attached letter. The requested information can be provided by responding to this email. Please let me know if you have any questions. Thank you.

*Jean Hersley
Technical Records Specialist II
Idaho Dept Water Resources
(208) 287-4942*

SANDRA L. CLAPP
ASSOCIATES, P.A.

RECEIVED
MAR 21 2022
DEPARTMENT OF
WATER RESOURCES

March 18, 2022

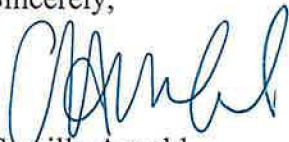
IDWR State Office
PO Box 83720
Boise, Idaho 83720-0098

Re: P. & S. Tracey
SLC File No.: 52274.1

To whom it may concern:

Please process the enclosed water rights transfer form. Enclosed is a \$50.00 check to account for two (2) water rights transfers. If there are questions, please call attorney Auriana Clapp-Younngren of our firm at (208) 938-2660. Please provide confirmation once the transfer has been completed. Thank you in advance.

Sincerely,



Camille Arnold
Legal Secretary
carnold@clapp-legal.com

Enclosures

1025 S. Bridgeway Place
Suite 180
PO Box 2660
Eagle, Idaho 83616

Phone: 208.938.2660
Fax: 208.938.2674

www.clapp-legal.com