

RECEIVED

STATE OF IDAHO  
DEPARTMENT OF WATER RESOURCES

NOV 08 2021

WATER RESOURCES  
WESTERN REGION

NOV 10 2021

## NOTICE OF CHANGE IN WATER RIGHT OWNERSHIP

DEPARTMENT OF  
WATER RESOURCES

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.

DEV

| Water Right/Claim No. | Split?                       | Leased to Water Supply Bank? | Water Right/Claim No. | Split?                       | Leased to Water Supply Bank? |
|-----------------------|------------------------------|------------------------------|-----------------------|------------------------------|------------------------------|
| 67-2368               | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |                       | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |
| 67-2307               | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |                       | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |
| 67-15412              | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |                       | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |
| 67-15413              | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |                       | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |
|                       | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |                       | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |

2. Previous Owner's Name: Bayless Manning  
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Kinghorn Ranch, LLC  
New owner(s) as listed on the conveyance document      Name connector ☐ and ☐ or
- 5489 E. Wildhorse Ln      Boise      ID      83712  
Mailing address      City      State      Zip  
208-681-7090      jake.kinghorn@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: 10-21-2021
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]      Member 10/18/21  
Signature of new owner/claimant      Title, if applicable      Date
- Signature: [Signature]      Member 10/18/21  
Signature of new owner/claimant      Title, if applicable      Date
- Print name: Jake Kinghorn  
Print name: Melissa Kinghorn

## For IDWR Office Use Only:

Received by LE      Date 11/8/2021      Receipt No. W049919      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 \_\_\_\_\_      Date \_\_\_\_\_

COPY

Instrument # 138588

COUNCIL, ADAMS, IDAHO

10-21-2021 12:05:21 PM No. of Pages: 4

Recorded for : TIMBERLINE TITLE & ESCROW

SHERRY WARD

Fee: 15.00

Ex-Officio Recorder Deputy

Index to: DEED

*Blaug*

WARRANTY DEED

For Value Received, VICKIE J. GREEN fka VICKIE J. KRUPP, an unmarried woman

the grantor, does hereby grant, bargain, sell and convey unto  
KINGHORN RANCH, LLC, an Idaho limited liability company

the grantee, whose current address is 5489 E. Wildhorse Ln, Boise, ID 83712

the following described premises, in Adams County, Idaho, to-wit:

SEE ATTACHED EXHIBIT 'A' MADE A PART HEREOF:

TO HAVE AND TO HOLD THE said premises, with their appurtenances unto the said Grantee, its heirs and assigns forever. And the said Grantor hereby covenants to and with the said Grantee, that she is the owner in fee simple of said premises; that she is free from all encumbrances excepting for all easements of record, rights of way, matters visible, and all matters of record and title and that she will warrant and defend the same from all lawful claims whatsoever.

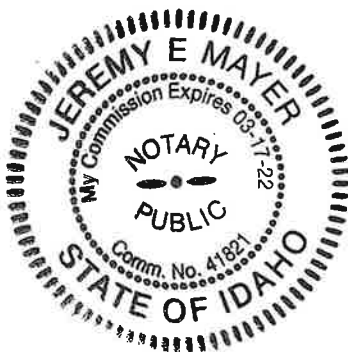
Date: October 13, 2021

*Vickie J. Green*

VICKIE J. GREEN fka VICKIE J. KRUPP

STATE OF *Idaho* )  
COUNTY OF *Latah* ) : ss

On this *15th* day of October, in the year of 2021, before me, a Notary Public in and for said State, personally appeared VICKIE J. GREEN fka VICKIE J. KRUPP known or identified to me to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same.



#21-1499

*Jeremy E. Mayer*  
Notary Public  
Residing at: *Genesee ID*  
Commission expires: *03/17/2022*

## EXHIBIT 'A'

Township 16 North, Range 1 West, Boise Meridian, Adams County, Idaho

Section 16: E1/2NE1/4

Sections 10 and 15: All that part of the SW1/4SW1/4 of Section 10 and the W1/2NW1/4 of Section 15 lying South of Council-Cuprum Road and West of the Weiser River.

EXCEPTING THEREFROM a parcel of land in the SW1/4SW1/4 of Section 10 and the NW1/4NW1/4 of Section 15 more particularly described as follows:

Beginning at the Section corners of Sections 10, 11, 14 and 15 which is a brass cap;

Thence North 89 degrees 46'39" West 2644.62 feet to a point;

Thence North 82 degrees 40'29" West 1689.85 feet to the REAL POINT OF BEGINNING;

Thence South 30 degrees 40'13" East 78.50 feet to a point;

Thence South 17 degrees 58'12" East 81.38 feet to a point;

Thence South 05 degrees 13'38" East 40.32 feet to a point;

Thence South 14 degrees 06'15" East 152.24 feet to a point;

Thence South 00 degrees 54'42" East 133.95 feet to a point;

Thence South 14 degrees 58'49" West 97.66 feet to a point;

Thence North 75 degrees 51'12" West 270.24 feet to a point;

Thence South 17 degrees 38'06" West 11.30 feet to a point;

Thence North 73 degrees 17'40" West 314.79 feet to a point;

Thence North 05 degrees 47'27" East 126.54 feet to a point;

Thence North 87 degrees 44'12" East 226.05 feet to a point;

Thence North 10 degrees 29'55" East 337.96 feet to a point;

Thence North 85 degrees 02'09" East 150.64 feet to a point;

Thence South 24 degrees 41'57" East 38.32 feet to a point;

Thence South 30 degrees 40'13" East 35.00 feet to the REAL POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM a parcel of land in the SW1/4SW1/4 of Section 10 more particularly described as follows:

Commencing on the South line of the County Road from Council to Cuprum as it was constructed and exists under Highway Project S-3894(2) at its point of the intersection of the West line of said Section 10;

Thence South along the West line of said Section 10 to the SW corner of said Section 10;

Thence East along the South line of said Section 10 a distance of 725 feet;

Thence North 09 degrees 20' East 381 feet, more or less, to the South line of said County Road;

Thence Northwesterly along the South line of said County Road to the POINT AND PLACE OF BEGINNING;

AND ALSO EXCEPTING THEREFROM

Township 16 North, Range 1 West, Boise Meridian, Adams County, Idaho

Sections 15 and 10: A parcel of land located in the NW1/4 of Section 15 and the SW1/4SW1/4 of Section 10, more particularly described as follows:

Commencing at the Southwest corner of Section 10 marked by an aluminum cap;

Thence S 71° 22'15" E 1140.98 feet more or less to the intersection of a centerline of a gravel access road as it exists in April of 2004, and an East-West fenceline, the Real Point of Beginning;

Thence along the centerline of said gravel road the following courses and distances:

Along a non-tangent curve to the right 134.43 feet having a radius of 135.74 feet, tangents of 73.31 feet, a delta of 56° 44'39" and a long chord which bears S 27° 46'59" W 129.01 feet;

Thence S 56° 09'18" W 94.12 feet;

Thence along a non-tangent curve to the left 169.65 feet having a radius of 380.70 feet, tangents of 86.26 feet, a delta of 25° 31'58" and a long chord which bears S 43° 20'51" W 168.25 feet;

Thence S 29° 24'34" W 183.31 feet;

Thence S 35° 17'45" W 175.20 feet;

EXHIBIT 'A' continued

Thence leaving said gravel road S 26° 35'17" W 589.00 feet to a point on the toe of a natural bench;  
Thence along said toe South 61° 17'30" E 966.43 feet to the Westerly bank of the Weiser River;  
Thence along said bank the following courses and distances:

Thence N 07° 07'09" E 287.80 feet;

Thence N 03° 04'49" W 282.68 feet;

Thence N 01° 37'58" E 214.25 feet;

Thence N 05° 48'43" W 180.00 feet;

Thence N 20° 47'22" W 282.45 feet;

Thence N 05° 15'11" W 232.79 feet;

Thence N 20° 52'18" E 132.30 feet to a point on an East-West fenceline;

Thence along said fenceline N 88° 28'16" W 72.92 feet to the Real Point of Beginning.

TOGETHER WITH AND SUBJECT TO an access easement more particularly described as follows:

Township 16 North, Range 1 West, Boise Meridian, Adams County, Idaho

Sections 15 and 10: A strip of land located in the NW1/4 of Section 15 and the SW1/4SW1/4 of Section 10, being 25 feet East and West of the following described centerline, more particularly described as follows:

Commencing at the Southwest corner of Section 10 marked by an aluminum cap;

Thence S 71° 22'15" E 1140.98 feet more or less to the intersection of a centerline of a gravel access road as it exists in April of 2004, and an East-West fenceline, the Real Point of Beginning;

Thence along the centerline of said gravel road the following courses and distances:

Thence along a non-tangent curve to the right 134.43 feet having a radius of 135.74 feet, tangents of 73.31 feet, a delta of 56° 44'39" and a long chord which bears S 27° 46'59" W 129.01 feet;

Thence S 56° 09'18" W 94.12 feet;

Thence along a non-tangent curve to the left 169.65 feet having a radius of 380.70 feet, tangents of 86.26 feet, a delta of 25° 31'58" and a long chord which bears S 43° 20'51" W 168.25 feet;

Thence S 29° 24'34" W 183.31 feet;

Thence S 35° 17'45" W 175.20 feet to a point on the Southerly toe of Hornet Creek, the Point of Terminus.

TOGETHER WITH AND SUBJECT TO a road easement located in the NW1/4NW1/4 of Section 15 and the SW1/4SW1/4 of Section 10, said township and range, by a centerline survey more particularly described as follows:

Beginning at the Section corners of Sections 10, 11, 14 and 15 which is a brass cap;

Thence North 89 degrees 46'39" West 2644.62 feet to a point;

Thence North 82 degrees 40'29" West 1689.85 feet to a point;

Thence North 30 degrees 40'13" West 35.00 feet to a point;

Thence North 24 degrees 41'57" West 38.32 feet to a point;

Thence South 85 degrees 02'09" West 79.04 feet to the REAL POINT OF BEGINNING;

Thence South 08 degrees 01'08" West 118.34 feet to a point;

Thence South 04 degrees 46'48" West 310.60 feet to a point;

Thence South 13 degrees 09'22" West 77.43 feet to a point;

Thence South 28 degrees 15'58" West 64.85 feet where the centerline intersects with the South boundary of said described parcel of land.

TOGETHER WITH AND SUBJECT TO a road easement located in the NW1/4NW1/4 of Section 15 and in the SW1/4SW1/4 of Section 10, said township and range, with a 60 foot right-of-way described as follows:

Beginning at the Section corners of Sections 10, 11, 14 and 15 which is a brass cap;

Thence North 89 degrees 46'39" West 2644.62 feet to a point;

Thence North 82 degrees 40'29" West 1689.85 feet to the REAL POINT OF BEGINNING;

Thence South 30 degrees 40'13" East 78.50 feet to a point;

Thence South 17 degrees 58'12" East 81.38 feet to a point;

Thence South 05 degrees 13'38" East 40.32 feet to a point;

Thence South 14 degrees 06'15" East 152.24 feet to a point;

Thence South 00 degrees 54'42" East 133.95 feet to a point;

Thence South 14 degrees 58'49" West 97.66 feet to a point;

Thence North 75 degrees 51'12" West 60.00 feet to a point;

EXHIBIT 'A' continued

Thence North 14 degrees 58'49" East 87.00 feet to a point;  
Thence North 00 degrees 54'42" West 127.50 feet to a point;  
Thence North 14 degrees 06'15" West 139.00 feet to a point;  
Thence North 05 degrees 13'38" West 50.00 feet to a point;  
Thence North 17 degrees 58'12" West 66.50 feet to a point;  
Thence North 30 degrees 40'13" West 128.00 feet to a point;  
Thence North 24 degrees 41'38" West 40.06 feet to a point;  
Thence North 85 degrees 02'09" East 62.25 feet to a point;  
Thence South 24 degrees 41'57" East 38.32 feet to a point;  
Thence South 30 degrees 40'13" East 35.00 feet to the REAL POINT OF BEGINNING.

**GREEN**

RP16N01W091200

RP16N01W101800

RPC00000108400

RP16N01W160001

RP16N01W151301

RP16N01W153400

RPC00000155401

RP16N01W167200

RP16N01W155500

RP16N01W155000

RP16N01W157965

RP16N01W158350

RP16N01W156125

0 420 840 1260 1680 ft

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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](mailto:idwrinfo@idwr.idaho.gov) • Website: [idwr.idaho.gov](http://idwr.idaho.gov)

**Governor Brad Little**

**Director Gary Spackman**

December 2, 2021

KINGHORN RANCH LLC  
5489 E WILDHORSE LN  
BOISE ID 83712-7602

Re: Change in Water Right Ownership: 67-2307 (Split into 67-2307 and **67-15412**), and 67-2368 (Split into 67-2368 and **67-15413**)

Dear Water Right Holder:

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.

**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 [debbi.judd@idwr.gov](mailto:debbi.judd@idwr.gov).

Sincerely,

Debbi Judd

Technical Records Specialist

Enclosures

c. Water District 67 – via email  
Bayless Manning