

STATE OF IDAHO
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 #6](#) of the instructions.

Water Right/Claim No.	Split?	Leased to Water Supply Bank?	Water Right/Claim No.	Split?	Leased to Water Supply Bank?
63-9904	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: Reno T. Leighton
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Ying Rui
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or ☐ and/or
- 7091 N Spurwing Way Meridian ID 83646
Mailing address City State ZIP
- 408-5699192 helinji@yahoo.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: 8/17/2020
6. If the water right is leased to the Water Supply Bank changing ownership of a water right will reassign to the new owner any Water Supply Bank leases associated with the water right. Payment of revenue generated from any rental of a leased water right requires a completed [IRS Form W-9](#) for payment to be issued to an owner. A new owner for a water right under lease shall supply a W-9. Water rights with multiple owners must specify a designated lessor, using a completed [Lessor Designation](#) form. Beginning in the calendar year following an acknowledged change in water right ownership, compensation for any rental will go to the new owner(s).
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: Title, if applicable: _____ Date: 4/23/2021
 Signature of new owner/claimant Title, if applicable Date

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

For IDWR Office Use Only:

Received by LE Date 04/26/2021 Receipt No. W049341 Receipt Amt. \$25.00
 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 LE Processed by LE Date 11/09/2021

ELECTRONICALLY RECORDED
STAMPED FIRST PAGE NOW
INCORPORATED AS PART OF
THE ORIGINAL DOCUMENT

ADA COUNTY RECORDER Phil McGrane
BOISE IDAHO Pgs=2 NIKOLA OLSON
TITLEONE BOISE

2020-105242
08/17/2020 03:04 PM
\$15.00

20373782

Personal Representative's Deed

THIS DEED is made by The Estate of Faye Leighton, deceased, by Gerald Lee Leighton, as Personal Representative under Probate Case No. CV01-19-07821(hereinafter "Grantor"), to Ying Rui, a married woman (hereinafter "Grantee"), whose address is 7091 N. Spurwing Way, Meridian ID 83646.

WHEREAS, Grantor is the qualified personal representative of said Estate(s), filed as Case No. CV01-19-07821, in Ada County, Idaho;

NOW THEREFORE, for good and valuable consideration received, Grantor does hereby convey, release, remise and forever transfer unto Grantee all of Grantor's interest in the following described premises located at 2012 S Crystal Way, in the City of Boise, Ada County, Idaho more particularly described as:

Lot 5 in Block 1 of Crystal Park Subdivision, according to the official plat thereof, filed in Book 17 of Plats at Page(s) 1103, official records of Ada County, Idaho.

To have and to hold said premises, unto the said grantees, heirs and assigns forever.

Remainder of this page intentionally left blank.

20373782

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THIS DEED is made by The Estate of Faye Leighton, deceased, by Gerald Lee Leighton, as Personal Representative under Probate Case No. CV01-19-07821(hereinafter "Grantor"), to Ying Rui, a married woman (hereinafter "Grantee"), whose address is 7091 N. Spurwing Way, Meridian ID 83646.

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Remainder of this page intentionally left blank.

Dated this ____ day of August , 2020.

Estate of Faye Leighton

By: Gerald Lee Leighton AS PR
Gerald Lee Leighton, as personal representative

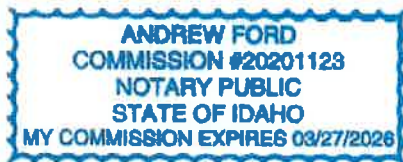
STATE OF Idaho

ss

COUNTY OF Ada

On this 17th day of August, 2020, before me, the undersigned, a notary public in and for said state, personally appeared, Gerald Lee Leighton, known or identified to me to be the person whose name is subscribed to the within instrument as the Personal Representative of the Estates of Faye Leighton, deceased, and acknowledged to me that he executed the same as such Personal Representative.

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



Andrew Ford
NOTARY PUBLIC
Residing at: Boise, Idaho
My Commission Expires: _____

David W. Hyde
HYDE, WETHERELL, BRAY
A PROFESSIONAL COMPANY
Owyhee Plaza, Suite 500
1109 Main Street
P.O. Box 139
Boise, Idaho 83701
Telephone: (208)343-1855
Facsimile: (208)343-4800

ADA COUNTY RECORDER
J. DAVID NAVARRO
BOISE, IDAHO

1999 MAY 11 PM 3:33
MAY 11 1999

RECORDED - REQUEST OF
Hyde, Wetherell, Bray
FEE 9.00 DEPUTY M. Pappas

99047697 11 1999

J. DAVID NAVARRO, Clerk
By MANDY WILSON
DEPUTY

RECEIVED

NOV 03 2021

WATER RESOURCES
WESTERN REGION

Attorneys for Personal Representative

IN THE DISTRICT COURT OF THE FOURTH JUDICIAL DISTRICT OF
THE STATE OF IDAHO, IN AND FOR THE COUNTY OF ADA

IN THE MATTER OF THE ESTATE OF)

RENO TRAWIN LEIGHTON,)

Deceased.)

Case No. SP IE 9900168M

DECREE VESTING ESTATE IN
SURVIVING SPOUSE
(I.C. 15-3-1205)

Upon consideration of the Petition for Summary Administration of Estate of Which Surviving Spouse is Sole Beneficiary filed by Faye Leighton, on April 8, 1999, the Court finds that:

1. The facts set forth in the petition are true.
2. The required notice has been given or waived.
3. The decedent, Reno Trawin Leighton died on March 11, 1999 domiciled in Ada County.
4. Venue is proper.
5. The decedent and Faye Leighton were duly married on September 27, 1933, and remained married until the date of decedent's death.
6. The surviving spouse, Faye Leighton, is the sole beneficiary of the decedent.

7. The decedent died testate, leaving a Will dated February 23, 1983. The Will was validly executed and is the Last Will of the decedent.
8. The schedule of property attached to this Decree is a full and complete inventory of the property owned by the decedent and properly characterizes the property as community or separate property.

THEREFORE, it is ordered, adjudged and decreed as follows:

1. Faye Leighton is the surviving spouse of the decedent and is the sole beneficiary of the decedent.
2. The property of the decedent described on the schedule attached to this Decree is hereby vested in and distributed to Faye Leighton free and clear of all right, title, claim or demand of any person or persons claiming or attempting to claim under the estate of the decedent as heir, devisee, or otherwise, except as a proper creditor.
3. The surviving spouse shall assume and be liable for any and all indebtedness that might be a claim against the estate of the decedent.
4. There shall be no administration of the estate of the decedent.

Dated: 5/11/99

ROBERT G. NEWHOUSE
MAGISTRATE

**Inventory of Property of
Reno Trawin Leighton, Deceased
As of Date of Death: March 11, 1999**

	Community Property	Separate Property
Real Estate (See Schedule A below)	\$80,000.00	\$ 0.00
First Security Checking Account	3,750.00	\$ 0.00
First Security Savings Account	20,500.00	\$ 0.00
1990 Ford Thunderbird Automobile	\$2,500.00	\$ 0.00
1981 AMC Automobile	\$1,000.00	\$ 0.00
Furniture, Furnishings and Personal Property	\$2,500.00	\$ 0.00
Encumbrances	(0.00)	(0.00)
TOTAL NET VALUE	<u>\$110,250.00</u>	<u>\$ 0.00</u>

Values of Community Property shown above is Decedent's one-half only.

(For example total value of the real property is \$160,000.00)

Schedule A - Real Estate

Item No.	Description	Community Property	Separate Property
1.	Home located at 2012 Crystal Way, Boise, Idaho, more particularly described as follows:	\$80,000.00	\$ 0.00

Lot 5, block 1, Crystal Park Subdivision, according to the official plat thereof, filed in Book 17 of Plats at Page 1103, records of Ada County, Idaho.

TOTALS

\$80,000.00 \$ 0.00

STATE OF IDAHO
COUNTY OF ADA
SS.

I, J. DAVID NAVARRO, CLERK OF THE DISTRICT COURT OF THE FOURTH JUDICIAL DISTRICT OF THE STATE OF IDAHO, IN AND FOR THE COUNTY OF ADA, DO HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT COPY OF THE ORIGINAL ON FILE IN THIS OFFICE.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS 11th DAY OF March, 1999.

J. DAVID NAVARRO, CLERK

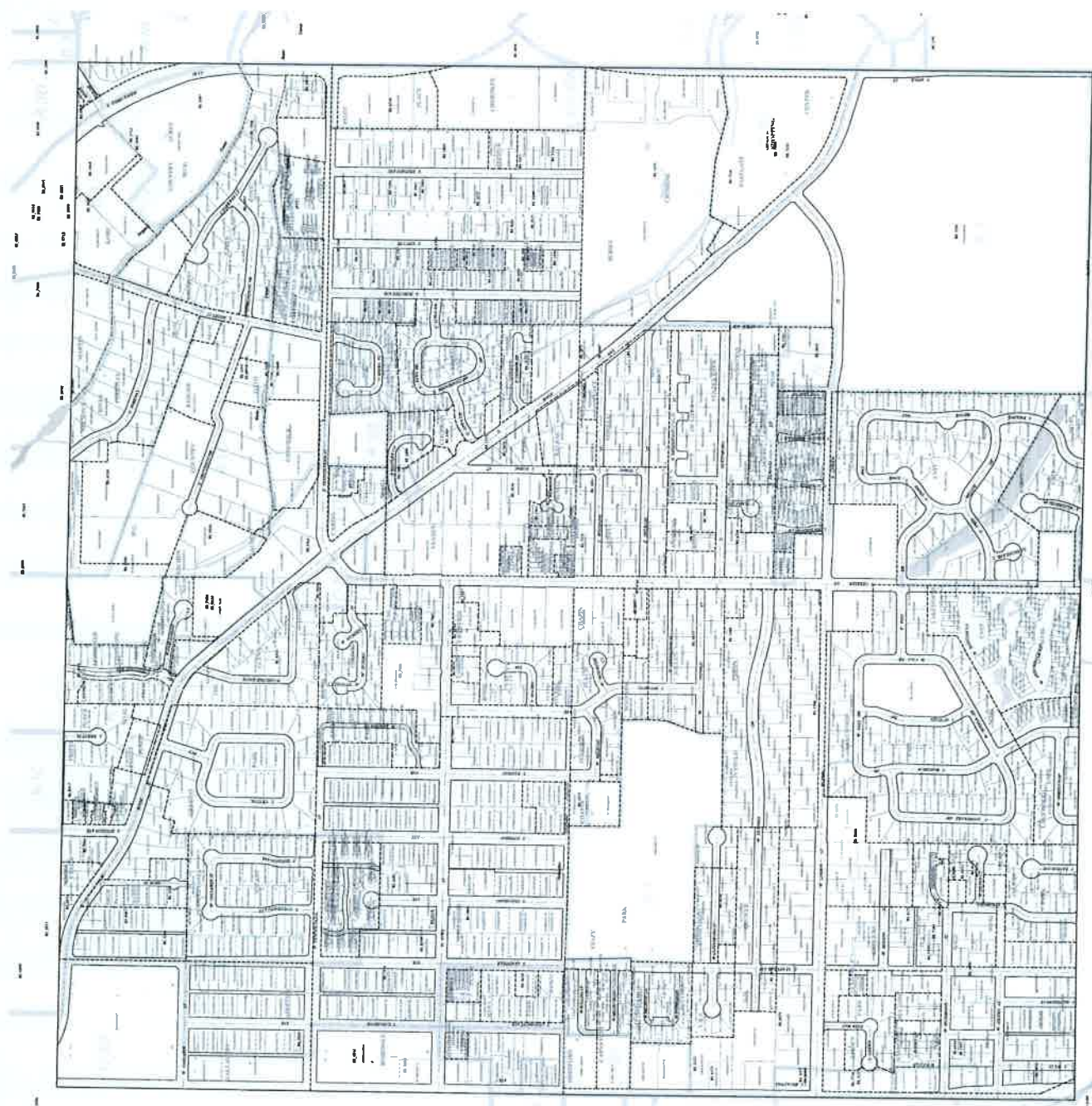
BY

Mandy Johnston
DEPUTY

SECTION 23, 13N R2E


 NORTH
 SCALE 1" = 500'
 0 100 200 300 400 500 600 700 800 900 1000

This map is not a warranty product.
 Ada County Office of the Assessor compiles property data from official records to make maps and publish the same. Errors and omissions are possible. However, there are no warranties made by the Assessor's Office. For more detailed information, please refer to the recorded documents concerning the property or properties in question.



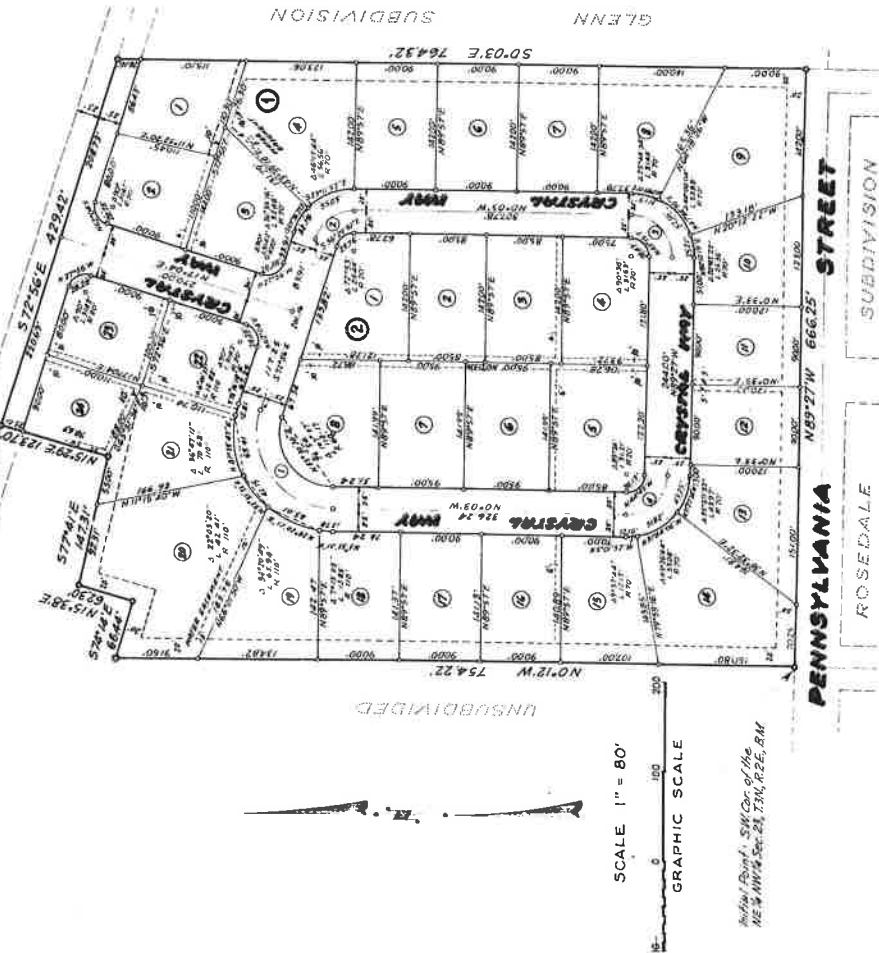
CRYSTAL PARK SUBDIVISION

A PART OF THE NE 1/4 OF THE NW 1/4 OF SECTION 23, T.3N, R.2E, B.M. ADA COUNTY, IDAHO.

HOFFMANN-FISKE & MILAR CONSULTING ENGINEERS

BOISE

AVENUE



CURVE DATA -- Δ OF STREETS

① Δ 107°07'	③ Δ 72°53'	⑤ Δ 90°56'	⑦ Δ 89°24'
T 115.03'	T 53.23'	T 45.47'	T 44.53'
L 158.91'	L 57.24'	L 71.16'	L 70.21'
R 65'	R 45'	R 45'	R 45'

- NOTES ---
- $\frac{1}{8}$ " Steel Bar - 30" Long Boundary.
 - $\frac{1}{2}$ " Steel Bar - 24" Long Lot Corners.
 - Indicates Drainage & Utility Easements

SETBACK LINES
20 Feet on Streets
5 Feet on Sides of Lots.

See Instrument No. 62888, 1940
Recorded Book 27, page 29 of 1940 Records

Restrictions covering this plat are
repealed with the County Planning
Office on the 10th day of
1960. Witness my hand
at Boise, Idaho, this 10th day of 1960.

SCALE 1" = 80'
GRAPHIC SCALE

Initial Plat: SW 1/4 of the
NE 1/4 NW 1/4 Sec 23, T3N, R2E, B1M

CERTIFICATE OF OWNERS

This is to certify that the undersigned are the owners in fee simple of the property hereinbefore described; that the correct description of this tract is as follows: -- A part of the N² of the NW⁴ of Section 23, T.3 N., R.2 E., B.M., ADA COUNTY, IDAHO; more particularly described as follows: -- Beginning at the Southwest corner of the

NF-4 of the NW¼ of Section 23, T.3N., R.2E., B.M.,
thence N01°W 754.22 Feet; thence S74°14'E 668.4 Feet;
thence N15°38'E 623.50 Feet; thence S77°36'E 423.92 Feet;
thence N15°39'E 623.50 Feet; thence S77°36'E 423.92 Feet;
S00°E 764.32 Feet; thence N69°27' E 684.35 Feet to intersection
with the west right-of-way line.
The easements on said plot are hereby dedicated for public use forever,
and the easements on said plots as shown on said plat are hereby dedicated for public use forever.
No structures other than for such utility purposes are to be erected within the lines of said
easements.

10

James H. Penner
OWNER
Lester Barings
OWNER
Melvin Fletcher
OWNER

ACKNOWLEDGMENT

STATE OF IDAHO } SS
COUNTY OF ADA }

On this 20 day of JANUARY, 1960, before me, the undersigned, a Notary Public in and for said State, personally appeared JESSE K. HATCHER and MAXINE HATCHER, husband and wife, known to me to be the properly owners who executed the foregoing declaration, and acknowledged to me that they did execute the same.

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

[Signature]
NOTARY PUBLIC

ACKNOWLEDGEMENT

STATE OF IDAHO & ss
COUNTY OF BOA,

On this date, city of January 1965, before me, the undersigned, a Notary Public in and for said State, personally appeared Julie Bernagay and Linda Bernagay, a married couple, known to me to be the property owners who executed the foregoing declaration and acknowledgment, and that they did execute the same.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal and the date first above written.

day and year in this certificate first above written. *Yours*

NOTARY PUBLIC
Marilyn D. King

CITY ACCEPTANCE

The foregoing plan was duly accepted and approved by the CITY COUNCIL OF HOIST CITY, IDAHO, on this 15TH day of FEBRUARY, 1960.

Wm. H. Bayley

CERTIFICATE OF CITY ENGINEER

The undersigned hereby certifies that the property described in this plat lies within one mile of BOISE CITY, IDAHO; and the plat has been examined by the undersigned and is approved.

James L. Morris
CITY ENGINEER 140 C.E. 371

CERTIFICATE OF ENGINEER

This is to certify that I, JOHN L. HOFFMANN, a Registered Professional Engineer, made the survey of the land as described in the Certificate of Owners and designed herein as "CRYSTAL PARK SUBDIVISION" and that this plat is a true and correct representation of said survey as made and staked by me on said land.

[Signature]

ACKNOWLEDGEMENT

STATE OF IDAHO } ss
COUNTY OF ADA }

On this 14th day of April, 1960, before me, the undersigned, a Notary Public in and for said State, personally appeared JOHN L. HOFFMANN, known to me to be the person whose name is subscribed to the foregoing certificate, and acknowledged to me that he did execute 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.

W. G. Stiers
NOTARY PUBLIC

COUNTY COMMISSIONER'S APPROVAL

This is to certify that the foregoing plat has been accepted and approved this 1st day of February, 1959, by the BOARD OF COUNTY COMMISSIONERS of Adams County, Nebraska.

Marion E. Wright
CHAIRMAN

COUNTY SURVEYOR'S CERTIFICATE

This is to certify that the undersigned has checked the foregoing plot and computations for making the same, and has determined that they comply with the laws of this State relating thereto.

Dated this 14 day of January, 1960

CO. 15 J. A. N. 100

COUNTY RECORDER'S CERTIFICATE DISTRICT No. 1674844

This is to certify that the foregoing plat was filed for record in the office of the
 RECORDER of Ada County, Idaho, this 9th day of March, 1960, at 9:20 A.M.
 at the request of Gene F. Hatcher, and duly recorded in Plat Book: 17, at
 page 103-1104. JF RD

Liberalism
EX OFFICIO RECORD

Grace Handley
DEFINITY



IDAHO DEPARTMENT OF
WATER RESOURCES

Western Region • 2735 W Airport Way • Boise, ID 83705-5082

Phone: 208-334-2190 • Fax: 208-334-2348 • Email: westerninfo@idwr.idaho.gov • Web: idwr.idaho.gov

Governor Brad Little

Director Gary Spackman

November 09, 2021

YING RUI
7091 N SPURWING WAY
MERIDIAN ID 83646-5178

Re: Change in Ownership for Water Right No(s): 63-9904

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) 334-2190.

Sincerely,

Lynne Evans
Office Specialist II

Enclosure(s)

IDAHO DEPARTMENT OF WATER RESOURCES
Proof Report

11/9/2021

Water Right 63-9904

Owner Type **Name and Address**
Current Owner YING RUI
7091 N SPURWING WAY
MERIDIAN, ID 83646-5178
(408) 569-9192

Original Owner RENO T LEIGHTON
2012 CRYSTAL WAY
BOISE, ID 83706

Priority Date: 5/1/1982

Basis: License

Status: Active

Source
GROUND WATER

Tributary

<u>Beneficial Use</u>	<u>From</u>	<u>To</u>	<u>Diversion Rate</u>	<u>Volume</u>
DOMESTIC	1/01	12/31	0.040 CFS	1.2 AF
	<u>Total Diversion</u>		0.040 CFS	1.2 AF

Source and Point(s) of Diversion

GROUND WATER NENW Sec. 23, Twp 03N, Rge 02E, ADA County

Place Of Use

DOMESTIC within ADA County

			NE				NW				SW				SE				Totals
Twp	Rng	Sec	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	
03N	02E	23					X												

Conditions of Approval:

Dates and Other Information

Licensed Date: 5/12/1988

Water District Number: TBD

Mitigation Plan: False

Combined Use Limits

N/A

SubCase:

N/A

Water Supply Bank:

N/A



IDAHO DEPARTMENT OF
WATER RESOURCES

Western Region • 2735 W Airport Way • Boise, ID 83705-5082

Phone: 208-334-2190 • Fax: 208-334-2348 • Email: westerninfo@idwr.idaho.gov • Web: idwr.idaho.gov

Governor Brad Little

Director Gary Spackman

October 14, 2021

YING RUI
7091 N SPURWING WAY
MERIDIAN ID 83646-5178

RE: Change in Ownership for Water Right No(s): 63-9904

Dear Interested Parties:

The Department of Water Resources (Department) acknowledges receipt of your Notice of Change in Water Right Ownership (Notice).

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

- Evidence of Water Right Ownership: copy of Deed, Title Policy, Contract of Sale, or other legal document indicating your ownership of the property and/or water rights in question

The Grantor on your submitted deed, the Estate of Faye Leighton, does not match the name of the currently recorded water right owner, Reno T. Leighton. The Department will need to establish a chain of title in order to process your request. Please submit any deeds, wills, or other conveyance documents used to transfer the property from Reno T. Leighton to Faye Leighton.

Because the Department cannot process the Notice without proper documentation, we will hold any action on your Notice pending receipt of the necessary information. If we do not receive the necessary information within 30 days we will return your Notice and all attachments and your Notice will not be processed.

Also, please note that permit holders 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.

If you have any questions regarding this matter, please contact me at (208) 334-2190.

Sincerely,

Lynne Evans
Office Specialist II