

STATE OF IDAHO  
DEPARTMENT OF WATER RESOURCES

**COPY RECEIVED**  
APR 05 2021  
WATER RESOURCES  
WESTERN REGION

**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? |
|-----------------------|------------------------------|------------------------------|-----------------------|------------------------------|------------------------------|
| <del>63-3176</del>    | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |                       | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |
| Cancelled 4/4/2021    | 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"/> |
|                       | 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: Broken Horn Development LLC  
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Ryan McCoy & Jamie Rautenberg  
New owner(s) as listed on the conveyance document Name connector ☒ and ☐ or ☐ and/or
- 6417 Dry Creek Rd Boise ID 83714  
Mailing address City State ZIP
- 916-432-0001 the ryan mccoy@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: 1-27-2021

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):
- ☐ \$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] 04/02/2021  
Signature of new owner/claimant Title, if applicable Date
- Signature: [Signature] 4/2/21  
Signature of new owner/claimant Title, if applicable Date

**For IDWR Office Use Only:**

Received by [Signature] Date 04.05.2021 Receipt No. W049271 Refunded 11/4/2021 - LE  
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 \_\_\_\_\_  
Receipt Amt. 25.00



File # 20396394

### Quitclaim Deed

For value received, **Ryan August McCoy, a single man**

Does hereby convey, release, remise, and forever quit claim unto

**Ryan August McCoy, a single man and Jamie Rautenberg, a single woman**

whose current address is 6417 W Dry Creek Rd Boise, ID 83714,

the following described premises:

A parcel of land being a portion of the Southwest One quarter of Section 31, Township 5 North, Range 2 East, Boise Meridian, Ada County, Idaho being more particularly described as follows:

Commencing at the Center One quarter corner of said Section 31, marked by an aluminum cap monument;  
Thence on the East-West mid-section line of said Section 31, North 89°02'41" West, 623.77 feet to a point on the Southwesterly right-of-way line of North Seaman Gulch Road and the POINT OF BEGINNING;  
Thence on said right-of-way line, South 32°52'31" East, 285.24 feet;  
Thence leaving said right-of-way line, South 50°49'52" West, 488.11 feet;  
Thence South 46°55'23" West, 171.46 feet;  
Thence South 42°20'47" East, 17.46 feet;  
Thence South 59°25'00" West, 72.29 feet to a point of curvature;  
Thence 17.70 feet on the arc of a curve to the left, having a radius of 175.00 feet, a central angle of 05°47'44", and whose long chord bears South 56°31'08" West, 17.69 feet;  
Thence North 36°22'38" West, 239.76 feet;  
Thence North 62°30'03" West, 227.96 feet;  
Thence North 20°03'16" East, 103.72 feet;  
Thence South 89°36'42" West, 35.07 feet;  
Thence North 05°42'38" East, 342.69 feet, to the Center-West One Sixteenth corner of said Section 31;

Thence on the East-West mid-section line of said Section 31, South 89°02'41" East, 723.97 feet to the POINT OF BEGINNING.

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

Remainder of this page intentionally left blank.

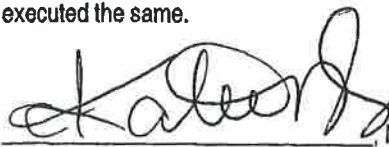
COPY

Date: 02/03/2021

  
\_\_\_\_\_  
Ryan August McCoy

State of 10, County of ada, ss.

On this 3rd day of February in the year of 2021, before me, the undersigned, a Notary Public in and for said State, personally appeared Ryan August McCoy known or identified to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same.

  
\_\_\_\_\_  
Notary Public

Residing at: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_  
(seal)

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

ADA COUNTY RECORDER Phil McGrane  
BOISE IDAHO Pgs=3 CHE FOWLER  
TITLEONE BOISE

2021-018584  
02/03/2021 03:11 PM  
\$15.00



**TitleOne**  
a title & escrow co.

Order Number: 20396394

### Warranty Deed

For value received,

**Joseph M. Watterson and Jill Watterson, husband and wife**

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

**Ryan August McCoy, a single man**

whose current address is 6417 W Dry Creek Rd Boise, ID 83714

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

A parcel of land being a portion of the Southwest One quarter of Section 31, Township 5 North, Range 2 East, Boise Meridian, Ada County, Idaho being more particularly described as follows:

Commencing at the Center One quarter corner of said Section 31, marked by an aluminum cap monument;  
Thence on the East-West mid-section line of said Section 31, North 89°02'41" West, 623.77 feet to a point on the Southwesterly right-of-way line of North Seaman Gulch Road and the POINT OF BEGINNING;  
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Warranty Deed - Page 1 of 3

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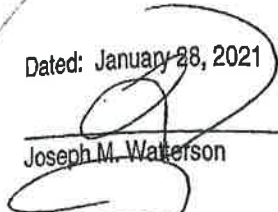
Warranty Deed - Page 1 of 3

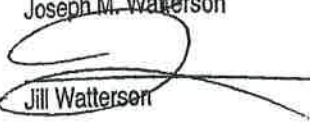
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Thence North 05°42'38" East, 342.69 feet, to the Center-West One Sixteenth corner of said Section 31;  
Thence on the East-West mid-section line of said Section 31, South 89°02'41" East, 723.97 feet to the POINT OF BEGINNING.

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.

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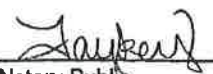
Dated: January 28, 2021

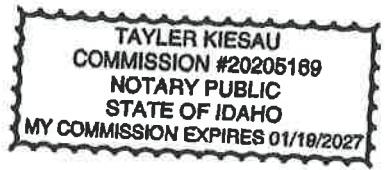
  
\_\_\_\_\_  
Joseph M. Watterson

  
\_\_\_\_\_  
Jill Watterson

State of Idaho, County of ada, ss.  
February

On this 3<sup>rd</sup> day of January in the year of 2021, before me, the undersigned, a Notary Public in and for said State, personally appeared Joseph M. Watterson and Jill Watterson, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same.

  
\_\_\_\_\_  
Notary Public  
Residing In: ada county  
My Commission Expires: 01/19/2027  
(seal)



ROS 1123

## Record of Survey Property Boundary Adjustment Lot Consolidation for

## Broken Horn Development, LLC

Situated In a portion of the SW 1/4 of Section 31,  
Township 5 North, Range 2 East, Bolse Meridian,  
Ada County, Idaho  
2018

### Certificate of Ada County Recorder

STATE OF IDAHO

COUNTY OF ADA

INSTRUMENT NUMBER 2018-0121681

AT 1:00 PM, JANUARY 11, 2018, I, PHIL MCGRAW, CLERK OF THE COUNTY OF ADA, IDAHO, HAVE FILED FOR RECORD THE ABOVE AND SIGNED INSTRUMENT.

*Phil McGraw*  
CLERK OF THE COUNTY OF ADA

*Phil McGraw*  
CLERK OF THE COUNTY OF ADA

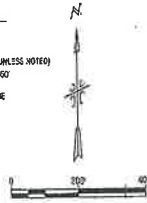
### Certificate of Surveyor

I, MICHAEL J. FERRERA, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, LICENSED BY THE STATE OF IDAHO, AND THAT THIS MAP HAS BEEN PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION, AND THAT THIS MAP IS AN ACCURATE REPRESENTATION OF SAID SURVEY.



### Legend

- FOUND BRASS CAP MONUMENT
- FOUND ALUMINUM CAP MONUMENT
- FOUND SVP MONUMENT (PLS TO IS UNLESS NOTED)
- SET BY STEEL PIN W/ CAP W/ 1550
- WELL HEAD
- OVERALL PROPERTY BOUNDARY LINE
- NEW PARCEL BOUNDARY LINE
- PARCEL LINE TO BE ADJUSTED
- SECTION LINE
- RIGHT-OF-WAY LINE
- ROADWAY EASEMENT LINE
- 1/2 LINE



### Referenced Survey Table:

- R1. RECORD OF SURVEY No. 355, INSTRUMENT #1218833, RECORDS OF ADA COUNTY.
- R2. RECORD OF SURVEY No. 1655, BOOK 2, PAGE 1655, RECORDS OF ADA COUNTY.
- R3. RECORD OF SURVEY No. 1781, INSTRUMENT #114028738, RECORDS OF ADA COUNTY.
- R4. RECORD OF SURVEY No. 3085, INSTRUMENT #1213110, RECORDS OF ADA COUNTY.
- R5. RECORD OF SURVEY No. 2146, INSTRUMENT #1003350, RECORDS OF ADA COUNTY.
- R6. HOUSTON SPRINGS SUBDIVISION ORIGINAL PLAT, BOOK 77, PAGE 801, RECORDS OF ADA COUNTY.
- R7. HOUSTON SPRINGS SUBDIVISION 4TH ADDITION, BOOK 91, PAGE 1060, RECORDS OF ADA COUNTY.
- R8. CLAYTON SPRINGS SUBDIVISION, BOOK 81, PAGE 837, RECORDS OF ADA COUNTY.
- R9. REMOVABLE SUBDIVISION, BOOK 15, PAGE 1130, RECORDS OF ADA COUNTY.

### Line Table

| LINE | BEARING     | LENGTH |
|------|-------------|--------|
| L1   | S49°03'54"E | 131.89 |
| L2   | S29°19'02"E | 27.18  |
| L3   | S42°20'47"E | 17.45  |
| L4   | R33°22'58"W | 229.78 |
| L5   | N82°00'03"W | 227.69 |
| L6   | N00°00'18"E | 103.72 |
| L7   | S89°00'42"W | 35.07  |

### Curve Table

| CURVE | LENGTH | RADIUS | DELTA     | CHORD BEARING | CHORD LENGTH |
|-------|--------|--------|-----------|---------------|--------------|
| C1    | 155.29 | 643.26 | 9°18'50"  | S87°17'42"E   | 155.08       |
| C2    | 153.49 | 868.72 | 10°07'19" | S48°13'28"E   | 153.29       |
| C3    | 1.62   | 888.79 | 0°00'02"  | S59°20'04"E   | 1.62         |
| C4    | 142.88 | 345.87 | 29°24'46" | S37°22'11"E   | 141.57       |
| C5    | 11.20  | 175.00 | 8°47'44"  | S58°31'08"W   | 17.89        |

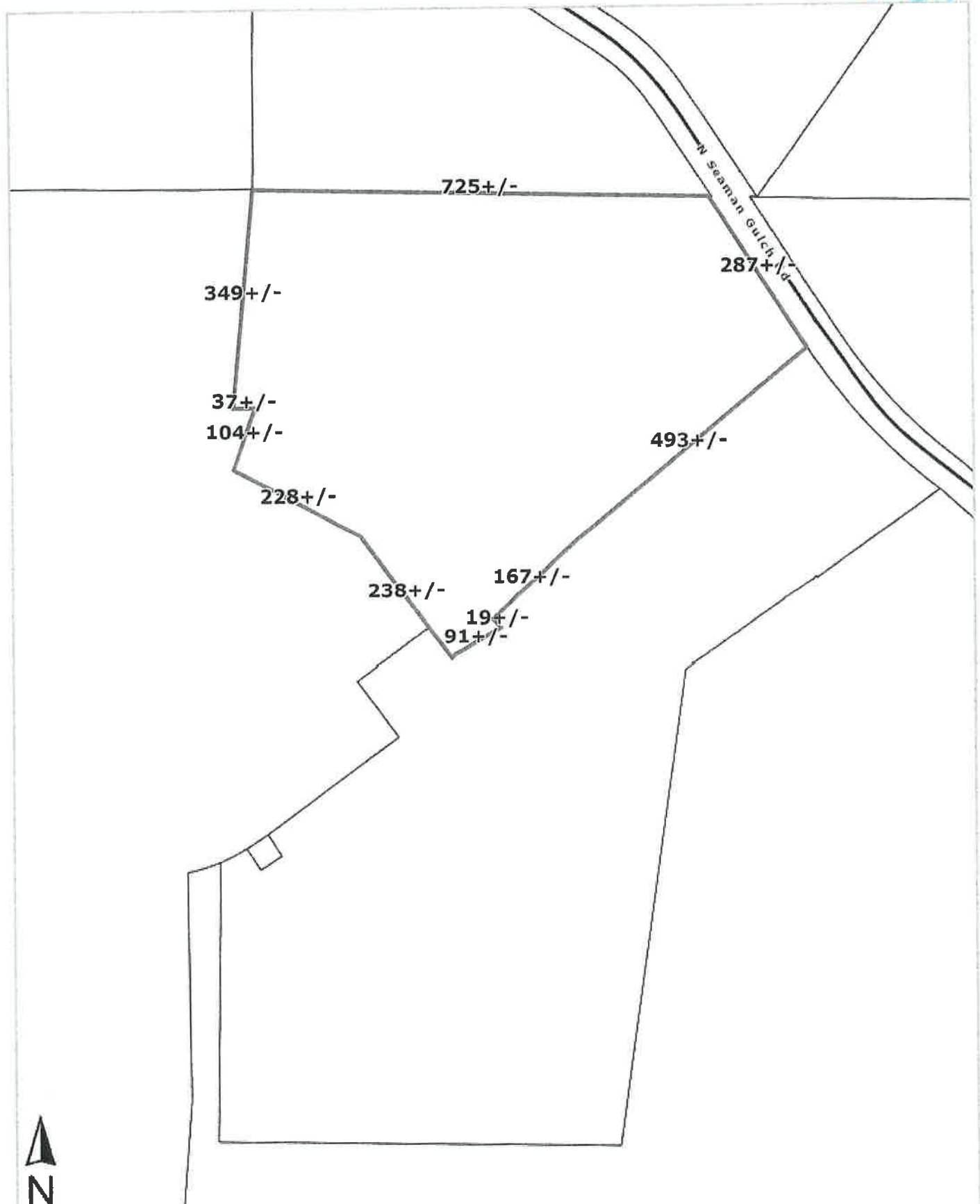


482 EAST BURE DRIVE, SUITE 100  
EAGLE, ID 83616

INDEX No. 21-31-3-0-0-000-000

PN 117103

SHEET 1 OF 1





 **TitleOne**  
a title & escrow co.

This map/plat is being furnished as an aid in locating the herein described land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.



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](mailto:westerninfo@idwr.idaho.gov) • Web: [idwr.idaho.gov](http://idwr.idaho.gov)

Governor Brad Little

Director Gary Spackman

November 04, 2021

RYAN A MCCOY  
JAMIE RAUTENBERG  
6417 W DRY CREEK RD  
BOISE ID 83714-9740

**RE: Change in Ownership for Water Right No(s): 63-3176**

Dear Interested Parties:

The Idaho Department of Water Resources (Department) received a Notice of Change in Water Right Ownership (Notice) from you on April 5, 2021 for the above referenced water rights. The Notice could not be processed because the water right needs to be split.

On October 4, 2021, the Department requested the required split filing fee from you. As of the date of this letter, the Department has not received the required fee.

The Department is returning your Notice of Change in Water Right Ownership and the attachments. A refund of \$25 has been requested and will be mailed to Ryan McCoy 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) 334-2190.

Sincerely,

Lynne Evans  
Office Specialist II

Enclosure(s)

## Evans, Lynne

---

**From:** Evans, Lynne  
**Sent:** Thursday, November 4, 2021 3:17 PM  
**To:** IdwrPayable  
**Subject:** Refund Request - McCoy

TO: Sascha Marston, Brenda Corbett

FROM: Lynne Evans

DATE: November 4, 2021

**RE: Refund: Ownership Change**

Ryan McCoy and Jamie Rautenberg submitted a change in ownership for a water right, but did not provide a sufficient fee to process the split.

**Please issue a refund of \$25 to:**

RYAN MCCOY  
6417 W DRY CREEK RD  
BOISE ID 83714-9740

RECEIPT #

W049271

**Lynne Evans** | Office Specialist II  
IDWR - Western Region  
2735 W Airport Way, Boise ID 83705  
(208) 334-2190 | [lynne.evans@idwr.idaho.gov](mailto:lynne.evans@idwr.idaho.gov)



IDAHO DEPARTMENT OF  
**WATER RESOURCES**

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

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Governor Brad Little

Director Gary Spackman

October 04, 2021

RYAN A MCCOY  
JAMIE RAUTENBERG  
6417 W DRY CREEK RD  
BOISE ID 83714-9740

**RE: Change in Ownership for Water Right No(s): 63-3176**

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:

- Filing Fee of \$100 per water right for changes resulting from division of a water right

Upon review, the Department found that deed submitted with your Notice does not cover the entire place of use (POU) for the above referenced water right(s). Based on the information provided to the Department, the right may need to be split. A proof report for the water right(s) and a map are included to illustrate where the portion of the POU lies outside of the property conveyed on your provided deed.

If you do not own the entirety of the water right, an additional fee will be required to process the split change in ownership. The filing fee for a Notice of Change in Water Right Ownership is \$100 per split water right. The \$25 fee already submitted with your Notice will be applied towards the balance.

Because the Department cannot process the Notice without proper fees, we will hold any action on your Notice pending receipt of the necessary fees. If we do not receive the necessary fees 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,

A handwritten signature in black ink, appearing to read 'Lynne Evans', with a stylized flourish at the end.

Lynne Evans  
Office Specialist II

Enclosure(s)