

RECEIVED

MAY 19 2021

DEPARTMENT OF  
WATER RESOURCES

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? |
|-----------------------|-----------------------------------------|------------------------------|-----------------------|------------------------------|------------------------------|
| per 65-23994 ✓        | Yes <input type="checkbox"/>            | Yes <input type="checkbox"/> | PD 65-10460 ✓         | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |
| PD 65-23026 ✓         | Yes <input type="checkbox"/>            | Yes <input type="checkbox"/> | PD 65-10763 ✓         | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |
| PD 65-23021 ✓         | Yes <input type="checkbox"/>            | Yes <input type="checkbox"/> | PD 65-10761 ✓         | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |
| PD 65-23025 ✓✓        | Yes <input checked="" type="checkbox"/> | Yes <input type="checkbox"/> |                       | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |
| per 65-23995 ✓✓       | Yes <input checked="" type="checkbox"/> | Yes <input type="checkbox"/> |                       | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |

2. Previous Owner's Name: Roger C. Crandlemire, Elizabeth Margaret Stuart Franklin; Sable Industries, LLC  
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Kevin Holtzinger and Janelle Ann Holtzinger, Trustees of The Holtzinger Revocable Living Tr  
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or ☒ and/or  
2575 Bennett Ridge Rd. Santa Rosa CA 95404  
Mailing address City State ZIP  
707-481-9386 kevin@nwgen.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: 5/17/2021
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):  
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 # 65-10460

8. Signature: [Signature] Trustee 5-15-21  
Signature of new owner/claimant Title, if applicable Date  
Signature: [Signature] Trustee 5/15/21  
Signature of new owner/claimant Title, if applicable Date

For IDWR Office Use Only:

Received by KM Date 5-19-21 Receipt No. C110412 Receipt Amt. \$350-  
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 [Signature] Date 5-25-21



AFTER RECORDING MAIL TO:

The Kevin and Janelle A. Holtzinger Revocable Living Trust  
2575 Bennett Ridge Rd  
Santa Rosa, CA 95404

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## WARRANTY DEED

File No.: 4102-3740561 and #21413700 JG (PC)

Date: **May 13, 2021**

For Value Received, **Roger C. Crandlemire, an unmarried man and Elizabeth Margaret Stuart Franklin, an unmarried woman as joint tenants with right of survivorship**, hereinafter referred to as Grantor, does hereby grant, bargain, sell and convey unto **Kevin Holtzinger and Janelle A. Holtzinger, Trustees of The Kevin and Janelle A. Holtzinger Revocable Living Trust dated January 20, 2007**, hereinafter referred to as Grantee, whose current address is **2575 Bennett Ridge Rd, Santa Rosa, CA 95404**, the following described premises, situated in **Boise County, Idaho**, to wit:

**LEGAL DESCRIPTION:** Real property in the County of Boise, State of Idaho, described as follows:

**Parcel 1:**

This parcel is a portion of Lots 5, 6, and 7 of Sterling Second Subdivision as recorded on Instrument No. 196200 in the office of the recorder for Boise County, lying in the Northeast quarter of Section 15 in Township 9 North, Range 4 East of the Boise Meridian, Boise County, Idaho, and is more particularly described as follows:

Beginning at the Southwest corner of the South half of the Northeast quarter (center quarter corner, Section 15), a found 5/8 inch diameter rebar, also being the Southwest corner of Lot 6; thence North 00°08'32" West along the West boundary of said South half of the Northeast quarter a distance of 112.70 feet to a point on the centerline of the Middle Fork of the Payette River; thence traversing said centerline as follows: North 73°42'09" East a distance of 256.89 feet; thence Northeasterly a distance of 498.82 feet along the arc of a curve to the left having a radius of 250.00 feet and an central angle of 114°19'16" and a long chord which bears North 16°32'31" East a distance of 420.10 feet; thence North 40°37'06" West a distance of 13.76 feet to a point witnessed by a 5/8 by 30 inch rebar set with a plastic cap stamped PLS 15352 bearing South 84°24'48" East a distance of 100.00 feet; thence leaving said centerline bearing South 84°24'48" East a distance of 196.45 feet to a point on the centerline of Sawmill Lane witnessed by a 1/2 by 24 inch rebar set with a plastic cap stamped PLS 15352 bearing North 84°24'48" West a distance of 16.82 feet; thence North 79°07'13" East a distance of 191.24

feet to a 1/2 by 24 inch rebar set with a plastic cap stamped PLS 15352; thence South 60°25'36" East a distance of 155.55 feet to a 1/2 by 24 inch rebar set with a plastic cap stamped PLS 15352; thence South 2°05'13" West a distance of 214.11 feet to a 1/2 by 24 inch rebar set with a plastic cap stamped PLS 15352; thence South 44°33'34" East a distance of 409.61 feet to a point on the South boundary of Lot 5, witnessed by a 1/2 by 24 inch rebar set with a plastic cap stamped PLS 15352 bearing North 44°33'34" West a distance of 24.00 feet; thence North 89°57'58" West, along the South boundary of Lots 5 and 6 being parallel with the South boundary of the South half of the Northeast quarter, a distance of 745.10 feet to a point witnessed by a found 1/2 inch diameter rebar bearing South 89°57'58" East a distance of 30.00 feet; thence South 81°06'35" West a distance of 212.73 feet to a point on the South boundary of the South half of the Northeast quarter, a found 5/8 inch diameter rebar; thence North 89°57'58" West along said South boundary a distance of 199.87 feet to the Point of Beginning.

**NOTE:** Shown as Parcel 1 in that Partial Amended Plat of Sterling Second Subdivision recorded September 2, 2020 as Instrument No. 269510, records of Boise County, Idaho.

**Parcel 2:**

This parcel is a portion of Lot 3 of Sterling Subdivision and Lots 5, 6, and 7 of Sterling Second Subdivision as recorded on Instrument No. 190427 and 196200 in the office of the recorder for Boise County, lying in the Northeast quarter of Section 15 in Township 9 North, Range 4 East of the Boise Meridian, Boise County, Idaho and is more particularly described as follows:

Commencing at the Southwest corner of the South half of the Northeast quarter (center quarter corner, Section 15) a found 5/8 inch diameter rebar; thence South 89°57'58" East along the South boundary of the South half of the Northeast quarter a distance of 199.87 feet to a found 5/8 inch diameter rebar; thence North 81°06'35" East a distance of 212.73 feet to a point on the South boundary of Lot 6, witnessed by a found 1/2 inch diameter rebar bearing South 89°57'58" East a distance of 30.00 feet; thence South 89°57'58" East along the South boundary of Lots 6 and 7 and parallel with the South boundary of the South half of the Northeast quarter, a distance of 745.10 feet to the True Point of Beginning, a point witnessed by a 5/8 by 24 inch rebar set with a plastic cap stamped PLS 15352 bearing North 44°33'34" West a distance of 24.00 feet; thence North 44°33'34" West a distance of 409.61 feet to a 1/2 by 24 inch rebar set with a plastic cap stamped PLS 15352; thence North 2°05'13" East a distance of 214.11 feet to a 1/2 by 24 inch rebar set with a plastic cap stamped PLS 15352; thence North 60°25'36" West a distance of 155.55 feet to a 1/2 by 24 inch rebar set with a plastic cap stamped PLS 15352; thence South 79°07'13" West a distance of 191.24 feet to a point on the centerline of Sawmill Lane witnessed by a 1/2 by 24 inch rebar set with a plastic cap stamped PLS 15352 bearing North 84°24'48" West a distance of 16.82 feet; thence traversing said centerline bearing North 9°40'59" East a distance of 328.68 feet to a point on the centerline of a driveway; thence leaving Sawmill Lane centerline and traversing an existing driveway centerline as follows: North 78°52'23" East a distance of 338.89 feet; thence Southeasterly a distance of 90.88

APN: **RP001921000020 and  
RP001921000010**

Warranty Deed

File No.: **4102-3740561 (PC)**

- continued

Date: **05/13/2021**

feet along the arc of a curve to the right having a radius of 134.00 feet and a central angle of 38°51'38" and a long chord which bears South 81°41'48" East a distance of 89.15 feet; thence South 62°15'59" East a distance of 86.23 feet; thence Southeasterly a distance of 134.76 feet along the arc of a curve to the right, having a radius of 105.00 feet and a central angle of 73°32'04" and a long chord which bears South 25°29'57" East a distance of 125.70 feet; thence South 11°16'05" West a distance of 73.22 feet to a point witnessed by a 1/2 by 24 inch rebar set with a plastic cap stamped PLS 15352 bearing South 86°18'59" East a distance of 8.10 feet; thence leaving said driveway centerline and bearing South 86°18'59" East a distance of 65.33 feet to the Northeast corner of Lot 5, a found 5/8 inch diameter rebar; thence South 1°07'11" West along the East boundary of Lot 5 a distance of 693.59 feet to the Southeast corner of Lot 5, a found 5/8 inch diameter rebar; thence North 89°57'58" West a distance of 41.10 feet to the True Point of Beginning.

**NOTE: Shown as Parcel 2 in that Partial Amended Plat of Sterling Second Subdivision recorded September 2, 2020 as Instrument No. 269510, records of Boise County, Idaho.**

APN: **RP001921000020 and RP001921000010**

TO HAVE AND TO HOLD the said premises, with their appurtenances, unto said Grantee, and to the Grantee's heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that the Grantor is the owner in fee simple of said premises; that said premises are free from all encumbrances except current years taxes, levies, and assessments, and except U.S. Patent reservations, restrictions, easements of record and easements visible upon the premises, and that Grantor will warrant and defend the same from all claims whatsoever.

APN: RP001921000020 and  
RP001921000010

Warranty Deed

File No.: 4102-3740561 (PC)

- continued

Date: 05/13/2021

*Roger C. Crandlemire*

Roger C. Crandlemire

*Elizabeth Margaret Stuart Franklin*

Elizabeth Margaret Stuart Franklin

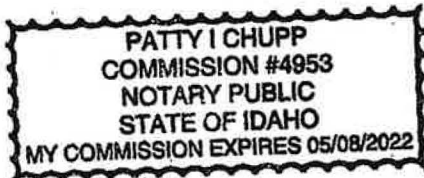
STATE OF Idaho )  
COUNTY OF Ada )  
ss.

This record was acknowledged before me on 5/14/21 by Roger C. Crandlemire and Elizabeth Margaret Stuart Franklin.

*Patty I. Chupp*

Signature of Notary Public

My Commission Expires: 5/8/22





PER the previous owners, the place of use is essentially the entirety of parcels 1 & 2. The point of diversion is the pump house which is the West side of Sawmill Ln, in the NW corner of parcel 1 right at the river.

[www.interiordelights.net](http://www.interiordelights.net)

N 1/4 Corner  
Section 15  
CP&PR Inst. No.  
165128

# LINE TABLE

| NO | BEARING     | LENGTH  |
|----|-------------|---------|
| L1 | S86°18'59"E | 65.33'  |
| L2 | N86°18'59"W | 20.37'  |
| L3 | N40°37'06"W | 13.76'  |
| L4 | S81°06'35"W | 212.73' |
| L5 | N89°39'06"W | 27.22'  |
| L6 | N56°56'21"E | 80.50'  |

# CURVE TABLE

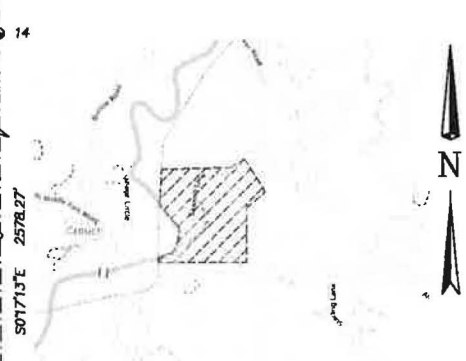
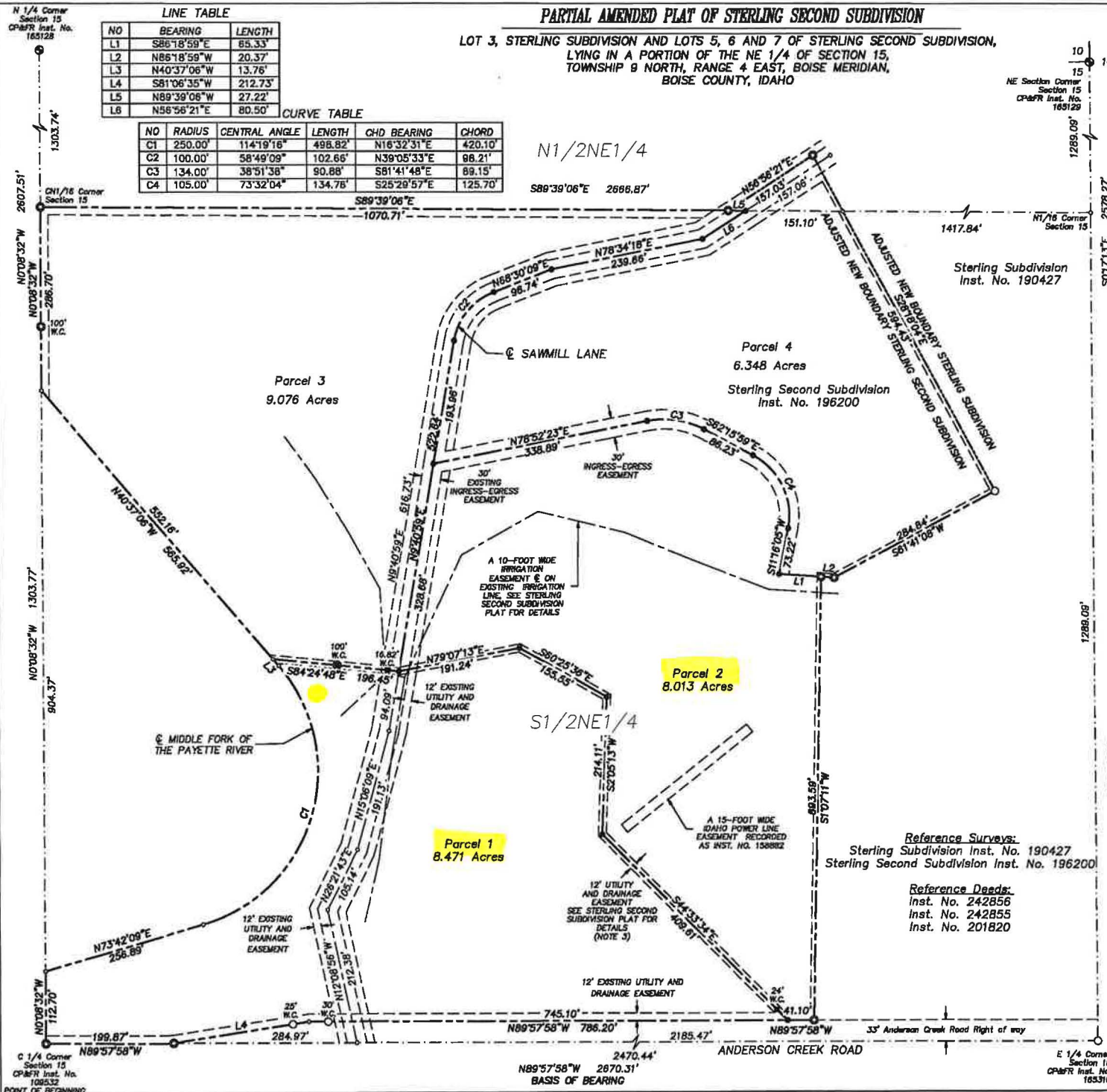
| NO | RADIUS  | CENTRAL ANGLE | LENGTH  | CHD BEARING | CHORD   |
|----|---------|---------------|---------|-------------|---------|
| C1 | 250.00' | 114°19'18"    | 498.82' | N16°32'31"E | 420.10' |
| C2 | 100.00' | 58°49'09"     | 102.66' | N39°05'33"E | 98.21'  |
| C3 | 134.00' | 38°51'36"     | 80.88'  | S81°41'48"E | 89.15'  |
| C4 | 105.00' | 73°32'04"     | 134.75' | S25°29'57"E | 125.70' |

# PARTIAL AMENDED PLAT OF STERLING SECOND SUBDIVISION

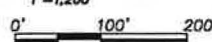
LOT 3, STERLING SUBDIVISION AND LOTS 5, 6 AND 7 OF STERLING SECOND SUBDIVISION,  
LYING IN A PORTION OF THE NE 1/4 OF SECTION 15,  
TOWNSHIP 9 NORTH, RANGE 4 EAST, BOISE MERIDIAN,  
BOISE COUNTY, IDAHO

N1/2NE1/4

S89°39'06"E 2686.87'



VICINITY MAP  
1"=1,200'



Scale: 1" = 100'

# LEGEND

- ALUMINUM CAP MONUMENT - FOUND
- 5/8" REBAR - FOUND
- 5/8" x 30" REBAR - SET
- 1/2" REBAR - FOUND
- REPLACED W/ 5/8" x 24" REBAR
- 1/2" x 24" REBAR - SET
- CALCULATED POINT
- PROPERTY BOUNDARY LINE
- SECTION/ALIQUOT PART LINE
- EASEMENT LINE
- IRRIGATION CENTERLINE
- ADJUSTED SUBDIVISION BOUNDARY LINE
- W.C. WITNESS CORNER

# Surveyor's Narrative

This survey was performed at the request of Roger Crandlemire. The purpose of this survey was to adjust original platted lines of Lot 3 of Sterling Subdivision and Lots 5, 6 and 7 of Sterling Second Subdivision into four parcels, Parcel 1, 2, 3 and 4 as shown. The Section work identified by found section corner monuments was found and used per record data. Plats showing Sterling Subdivision and Sterling Second Subdivision were calculated and held per found monumentation.

# CERTIFICATION

I, Thomas J. Wellard, 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 direct supervision, that this map is an accurate representation of said survey, and that it is in conformity with the Corner Perpetuation Act, Idaho Code 55-1601 through 55-1612.



# Reference Surveys:

Sterling Subdivision Inst. No. 190427  
Sterling Second Subdivision Inst. No. 196200

# Reference Deeds:

Inst. No. 242856  
Inst. No. 242855  
Inst. No. 201820

INDEX No. 841-15-1-0-0-00-00

SHEET 1 OF 2

SURVEY FOR:

ROGER CRANDEMIRE

Drawn By: ZCL

Date: Aug. 27, 2019

Surveyed By: KPL/ZCL

Job No. MY1319

**Skinner**  
**Land Survey**

Precision Land Surveyors, P.C.  
17842 Sand Hollow Road  
Caldwell, Idaho 83607  
(208)-454-0833  
WWW.SKINNERLANDSURVEY.COM



State of Idaho

## DEPARTMENT OF WATER RESOURCES

322 E FRONT ST STE 648 PO BOX 83720 • BOISE, ID 83720-0098

Phone: (208)287-4800 • Fax: (208)287-6700 • Website: [www.idwr.idaho.gov](http://www.idwr.idaho.gov)

Brad Little  
Governor

Gary Spackman  
Director

May 25, 2021

HOLTZINGER REVOCABLE LIVING TRUST  
2575 BENNETT RIDGE RD  
SANTA ROSA CA 95404-9524

Re: Change in Water Right Ownership: 65-23995 (Split into 65-23995 and **65-24034**), 65-23025 (Split into 65-23025 and **65-24035**), 65-23994, 65-23026, 65-23021, 65-10460, 65-10763 & 65-10761

Dear Water Right Holder(s):

The Department of Water Resources (Department) acknowledges the receipt of correspondence changing ownership of a portion of the above referenced water right(s) 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(s) 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 Assignment of Permit filed for water permit 65-23995 stated that 5.276 acres is being assigned to the Holtzinger Trust. Per the Department's Application Processing Memo #6 (Significant Figures for Numeric Values) the number of acres was rounded up to 5.3. The Department recognizes the accuracy and precision of our measured and calculate values have practical limits so the Department established and follows standards for reporting water rights. The standards for reporting are necessary to ensure the values do not imply unwarranted accuracy or misleading results. The Department's Beneficial Use Examination Rule 35.01.h (IDAPA 37.03.02.035.01.h) says " *Irrigated acreage shall be shown on the field report to the nearest whole acre in a legal subdivision except the acreage shall be shown to the nearest one-tenth (0.10) acre for permits covering land of less than ten (10) acres.*"

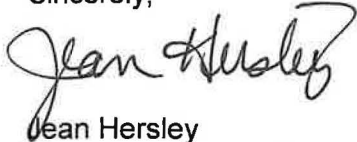
The portion of the water right retained by the original right holder retains the original water right number. The Department is sending the original right holder a copy of this letter and a computer-generated report showing the changes to the original water right.

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) 287-4942.

Sincerely,

A handwritten signature in black ink, appearing to read "Jean Hersley". The signature is fluid and cursive, with the first name "Jean" written in a larger, more prominent script than the last name "Hersley".

Jean Hersley  
Technical Records Specialist 2

Enclosure(s)

c: Katie Burford, Rodger Crandlemire, Elizabeth Franklin  
Water District No. 65