

Form 42-248/42-1409(6) Rev. 1/15

STATE OF IDAHO  
DEPARTMENT OF WATER RESOURCES

**Notice of Change in Water Right Ownership**

RECEIVED

NOV 23 2020

DEPARTMENT OF  
WATER RESOURCES

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?
63-32953	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"/>
	Yes <input type="checkbox"/>	Yes <input type="checkbox"/>		Yes <input type="checkbox"/>	Yes <input type="checkbox"/>

2. Previous Owner's Name: Bradley Sprenger  
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Randall W. Mustion and Susan M. Mustion, Co-Trustees of the Randall W. Mustion & Susan M. Mustion Family Trust  
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or ☐ and/or
- 2890 Danville Blvd. Alamo CA 94507  
Mailing address City State ZIP  
925-705-3400 randymustion@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: 11-16-2020
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: [Signature] OWNER 11/18/2020  
Signature of new owner/claimant Title, if applicable Date  
Signature: [Signature] OWNER 11/18/2020  
Signature of new owner/claimant Title, if applicable Date

**For IDWR Office Use Only:**

Received by [Signature] Date 11.23.2020 Receipt No. C109511 Receipt Amt. \$25-  
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 11-23-2020



1211 W Myrtle Street, Plaza II Suite 100  
Boise, ID 83702

ADA COUNTY RECORDER Phil McGrane  
BOISE IDAHO Pgs=1 BONNIE OBERBILLIG  
PIONEER TITLE COMPANY OF ADA COUNTY

2020-156933  
11/16/2020 03:36 PM  
\$15.00

ELECTRONICALLY RECORDED-DO NOT  
REMOVE THE COUNTY STAMPED FIRST  
PAGE AS IT IS NOW INCORPORATED AS  
PART OF THE ORIGINAL DOCUMENT

File No. 737366 BD/SP

## WARRANTY DEED

For Value Received Bradley S Sprenger and Jill G Sprenger, husband and wife as community property with rights of survivorship hereinafter referred to as Grantor, does hereby grant, bargain, sell, warrant and convey unto

Randall W. Mustion and Susan M. Mustion, Co-Trustees of the Randall W. Mustion & Susan M. Mustion Family Trust

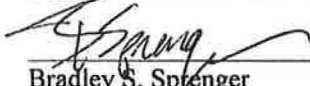
hereinafter referred to as Grantee, whose current address is 2890 Danville Blvd.  
Alamo, CA 94507

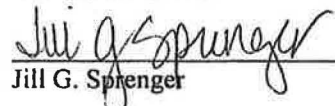
The following described premises, to-wit:

Lot 4, Block 1, Bella Vista Subdivision, according to the plat thereof, filed in Book 88 of Plats at page(s) 10071-10072, records of Ada County, Idaho.

To HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee(s), and Grantees(s) heirs and assigns forever. And the said Grantor(s) does (do) hereby covenant to and with the said Grantee(s), the Grantor(s) is/are the owner(s) in fee simple of said premises; that said premises are free from all encumbrances EXCEPT those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee(s); and subject to U.S. Patent reservations, restrictions, dedications, easements, rights of way and agreements, (if any) of record, and current years taxes, levies, and assessments, includes irrigation and utility assessments, (if any) which are not yet due and payable, and that Grantor(s) will warrant and defend the same from all lawful claims whatsoever.

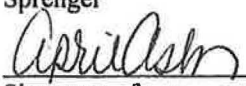
Dated: November 9, 2020

  
Bradley S. Sprenger

  
Jill G. Sprenger

State of Idaho, County of Ada

This record was acknowledged before me on November 10, 2020 by Bradley S. Sprenger and Jill G. Sprenger

  
Signature of notary public

Commission Expires: 1/24/2024

APRIL ASHBY  
COMMISSION #46273  
NOTARY PUBLIC  
STATE OF IDAHO

BC 88 pg 10,071

# Bella Vista Estates Subdivision

A Portion of the Southeast Quarter of Section 25, Township 5 North, Range 1 West, Boise Meridian, Ada County, Idaho  
— 2004 —

## Notes

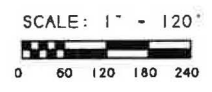
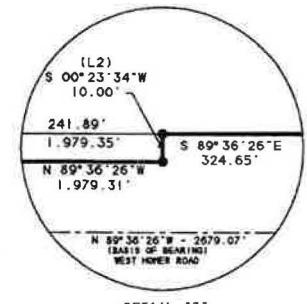
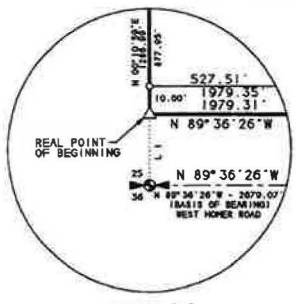
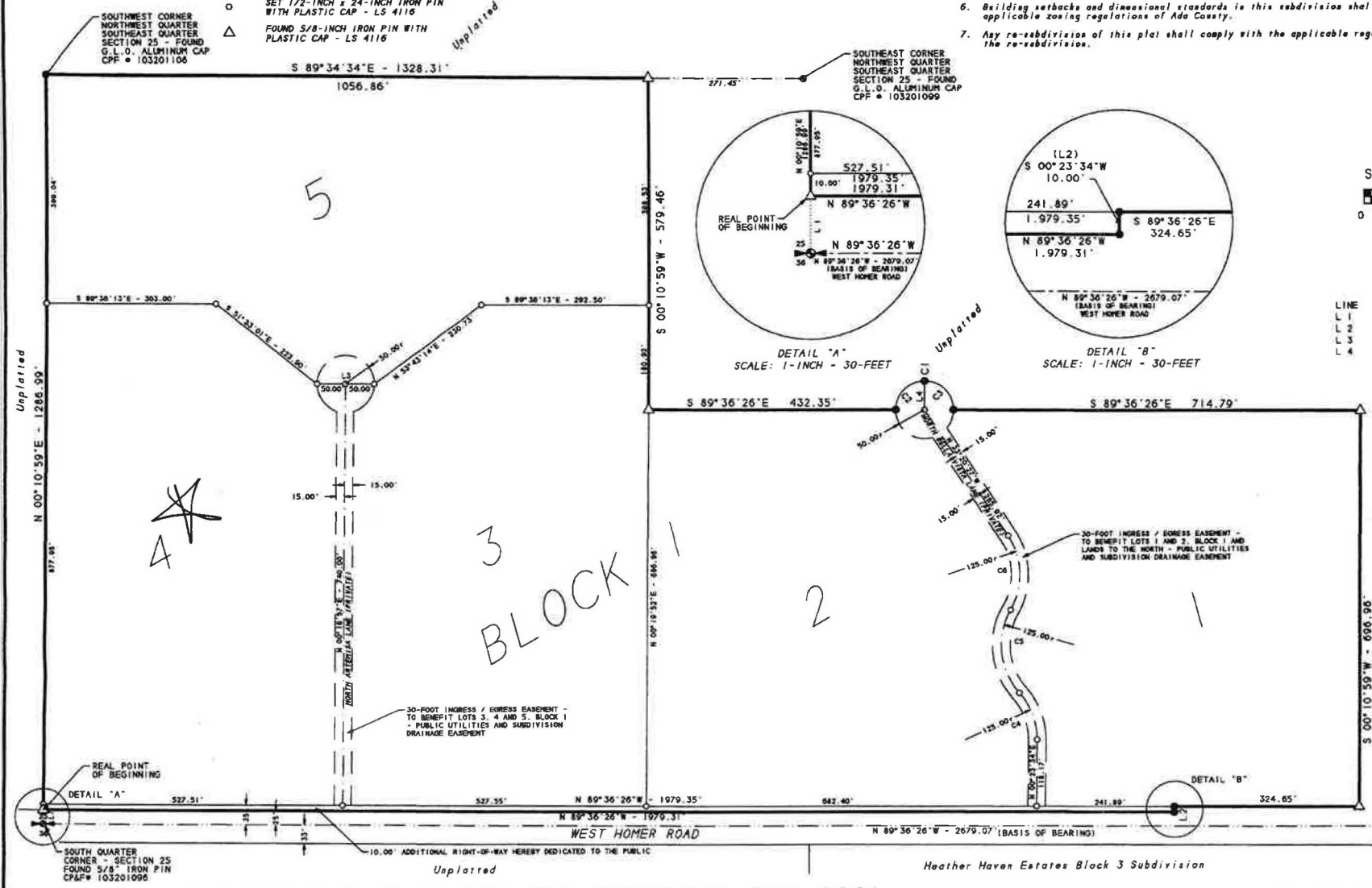
1. The owner shall comply with the requirements of Idaho Code 31-3805 concerning irrigation water.
2. A 10 foot wide permanent public utility, irrigation and drainage easement is hereby reserved adjacent to the perimeter boundary of this subdivision.
3. A permanent public utility, irrigation and drainage easement is hereby reserved on the private roads shown hereon.
4. A perpetual ingress-egress easement is hereby reserved on the private roads shown hereon for the lot owners within this subdivision. Said easement shall run with the land.
5. This development recognizes Section 22-4503 of the Idaho Code, Right to Farm Act, which states: "No agricultural operation or use of an appurtenance to it shall be or become a nuisance, private or public, by any changes conditions in or about the surrounding agricultural activities after the time has been in operation for more than one (1) year, when the operation was not a nuisance at the time the operation began; provided, that the provisions of this section shall not apply to whenever a nuisance results from the improper or negligent operation of any agricultural operation or appurtenance to it."
6. Building setbacks and dimensional standards in this subdivision shall be in compliance with the applicable zoning regulations of Ada County.
7. Any re-subdivision of this plat shall comply with the applicable regulations in effect at the time of the re-subdivision.

## Legend

- SUBDIVISION BOUNDARY
- PROPERTY LINE
- COMBINED 30-FOOT PRIVATE LANE CENTERLINE / LOT PROPERTY LINE
- 30-FOOT WIDE PRIVATE LANE
- SECTION LINE / LAND TIE LINE
- SET 5/8-INCH x 30-INCH IRON PIN WITH PLASTIC CAP - LS 4116
- SET 1/2-INCH x 24-INCH IRON PIN WITH PLASTIC CAP - LS 4116
- FOUND 5/8-INCH IRON PIN WITH PLASTIC CAP - LS 4116

## Curve Table

CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C 1	140°00'00"	50.00'	157.08'	INFINITE	100.00'	S 89°36'26"E
C 2	90°00'00"	50.00'	78.54'	50.00'	70.71'	N 45°23'34"E
C 3	90°00'00"	50.00'	78.54'	50.00'	70.71'	S 44°36'26"E
C 4	41°48'09"	125.00'	91.20'	47.74'	89.19'	N 20°30'31"W
C 5	70°54'09"	125.00'	154.69'	89.00'	145.00'	N 05°57'31"W
C 6	62°50'00"	125.00'	137.08'	75.35'	130.31'	N 01°55'27"W



## Line Table

LINE	BEARING	DISTANCE
L 1	N 00°10'59"E	25.00'
L 2	S 00°23'34"W	10.00'
L 3	S 89°43'03"E	100.00'
L 4	S 00°23'34"W	50.00'



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

November 23, 2020

RANDALL W MUSTION & SUSAN M MUSTION FAMILY TRUST  
2890 DANVILLE BLVD  
ALAMO CA 94507-1123

Re: Change in Ownership for Water Right No(s): 63-32953

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,

A handwritten signature in black ink that reads 'Jean Hersley'.

Jean Hersley  
Technical Records Specialist 2

Enclosure(s)

C: Erin Mercer