

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED

JUL 06 2020

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?
63-34244	Yes <input type="checkbox"/>	Yes <input type="checkbox"/>		Yes <input type="checkbox"/>	Yes <input type="checkbox"/>
63-2724B	Yes <input checked="" 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: Margie King/Agenbroad Nampa LTD Partnership
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Ryan Martin and Kevin Dinius
New owner(s) as listed on the conveyance document Name connector ☒ and ☐ or ☐ and/or
- 5680 E. Franklin Rd. Suite 130 Nampa ID 83687
Mailing address City State ZIP
208-475-0100 kdinius@diniuslaw.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: 06/09/2020
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.

SUPPORT DATA

IN FILE # 63-2724B

8. Signature: [Signature] 6-26-20
Signature of new owner/claimant Title, if applicable Date
Signature: [Signature] 6/26/2020
Signature of new owner/claimant Title, if applicable Date

For IDWR Office Use Only:

Received by LE Date 07/06/2020 Receipt No. W048470 Receipt Amt. \$125
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 9/22/2020
SN 10-19-2020

ACCOMMODATION

WARRANTY DEED

2020-030867	
RECORDED	
06/09/2020 02:55 PM	
CHRIS YAMAMOTO	
CANYON COUNTY RECORDER	
Pgs=4 DLSTEPHENS	\$15.00
TYPE: DEED	
PIONEER TITLE CANYON - CALDWELL	
ELECTRONICALLY RECORDED	

Ryan and Angie Martin, husband and wife, collectively Grantors, hereby convey, grant and warrant to Ryan and Angie Martin, husband and wife, AND Kevin and Roberta Dinius, husband and wife, collectively Grantees, whose addresses are 8077 Star Pass Ridge, Nampa, Idaho 83687 and 8455 Lonesome Dove Lane, Nampa, Idaho 83687, respectively, for the sum of TEN DOLLARS and other good and valuable consideration, the following described real property, to-wit:


See Exhibit A attached hereto and incorporated herein by this reference.

SUBJECT TO taxes and assessments for the year 2020 and all subsequent years, together with any and all existing easements, rights-of-way, reservations, restrictions and encumbrances of record, to any existing tenancies, to all zoning laws and ordinances, and to any state of facts an accurate survey or inspection of the premises would show.

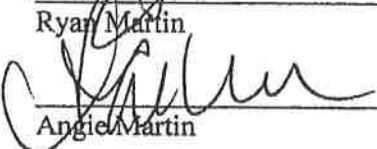
This conveyance shall include any and all appurtenances, tenements, hereditaments, reversions, remainders, easements, rights-of-way and water rights in anywise appertaining to the property herein described.

The Grantors covenant to the Grantees that they are the owners in fee simple of said premises; that the premises are free from all encumbrances, excepting those as may be herein set forth, and excepting those of record, and that they will warrant and defend the same from all lawful claims.

IN WITNESS WHEREOF, the Grantors executed this instrument on this 9th day of June, 2020.



Ryan Martin



Angie Martin

ACCOMMODATION

WARRANTY DEED

Ryan and Angie Martin, husband and wife, collectively Grantors, hereby convey, grant and warrant to Ryan and Angie Martin, husband and wife, AND Kevin and Roberta Dinius, husband and wife, collectively Grantees, whose addresses are 8077 Star Pass Ridge, Nampa, Idaho 83687 and 8455 Lonesome Dove Lane, Nampa, Idaho 83687, respectively, for the sum of TEN DOLLARS and other good and valuable consideration, the following described real property, to-wit:

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IN WITNESS WHEREOF, the Grantors executed this instrument on this 9th day of June, 2020.



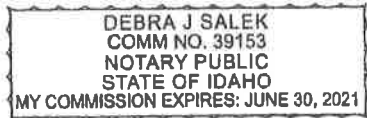
Ryan Martin



Angie Martin

STATE OF IDAHO)
) ss
County of Canyon)

On this 9 day of June, 2020, before me, a Notary Public, personally appeared Ryan ^{Martin} and ~~Angie Martin~~, known or identified to me to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same.



Debra G. Saleh
Notary Public for Idaho
Commission expires: 6/30/2021

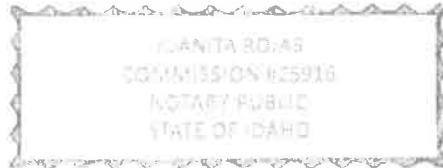
State of Idaho, County of Canyon

This record was acknowledged before me on June 8, 2020 by Angie Martin.

A handwritten signature in cursive script, appearing to read "Juanita", is written over a horizontal line.

Signature of notary public

Commission Expires:



RESIDING IN CALDWELL, IDAHO
COMMISSION EXPIRES 5-20-2028



**Skinner Land
Survey Co. Inc.**

312 W. South Street
Grangeville, Idaho 83530
(208)983-2517 Grangeville
(208)454-0933 Nampa/Caldwell
WWW.SKINNERLANDSURVEY.COM
surveys@skinnerlandsurvey.com

*Greg L. Skinner, PLS
Thomas J. Wellard, PLS
Rodney Kahle-Clark, PE*

September 5, 2013

Legal Description for
Brent King
Job No. SE0113

Parcel 1

This parcel is a portion of Lot 24, Block 1 of the Star Pass Ridge Subdivision as shown on the Official Plat thereof on file in Book 35 of Plats at Page 29 in the Office of the Recorder for Canyon County, Idaho, lying in the SE ¼ SW ¼ of Section 22, Township 2 North, Range 2 West of the Boise Meridian, Canyon County, Idaho and is more particularly described as follows:

COMMENCING at the Northeast corner of the SE ¼ SW ¼ (CS1/16 Corner, Section 22);

thence South 89° 43' 18" West along the north boundary of the SE ¼ SW ¼ also being Lot 24, Block 1 a distance of 1077.99 feet to the **TRUE POINT OF BEGINNING**, said corner also being the northwest corner of Lot 24, Block 1;

thence North 89° 43' 18" East along the north boundary of Lot 24, Block 1 a distance of 827.75 feet;

thence South 00° 01' 38" West parallel with the west boundary of Lot 24, Block 1 a distance of 789.44 feet;

thence South 89° 43' 18" West parallel with the north boundary of the SE ¼ SW ¼ a distance of 827.75 feet to a point on the west boundary of Lot 24, Block 1;

thence North 00° 01' 38" East along said west boundary a distance of 789.44 feet to the **TRUE POINT OF BEGINNING**, containing 15.001 acres, more or less, and being subject to any and all easements and rights-of-way of record or implied.



Page 1 of 1

EXHIBIT A

ACCOMMODATION

WARRANTY DEED

2020-030868	
RECORDED	
06/09/2020 02:55 PM	
CHRIS YAMAMOTO	
CANYON COUNTY RECORDER	
Pgs=5 DLSTEPHENS	\$15.00
TYPE: DEED	
PIONEER TITLE CANYON - CALDWELL	
ELECTRONICALLY RECORDED	

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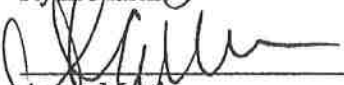
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The Grantors covenant to the Grantees that they are the owners in fee simple of said premises; that the premises are free from all encumbrances, excepting those as may be herein set forth, and excepting those of record, and that they will warrant and defend the same from all lawful claims.

IN WITNESS WHEREOF, the Grantors executed this instrument on this 9th day of June, 2020.



Ryan Martin


Angie Martin

ACCOMMODATION

WARRANTY DEED

Ryan and Angie Martin, husband and wife, collectively Grantors, hereby convey, grant and warrant to Ryan and Angie Martin, husband and wife, AND Kevin and Roberta Dinius, husband and wife, collectively Grantees, whose addresses are 8077 Star Pass Ridge, Nampa, Idaho 83687 and 8455 Lonesome Dove Lane, Nampa, Idaho 83687, respectively, for the sum of TEN DOLLARS and other good and valuable consideration, the following described real property, to-wit:


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The Grantors covenant to the Grantees that they are the owners in fee simple of said premises; that the premises are free from all encumbrances, excepting those as may be herein set forth, and excepting those of record, and that they will warrant and defend the same from all lawful claims.

IN WITNESS WHEREOF, the Grantors executed this instrument on this 9th day of June, 2020.



Ryan Martin

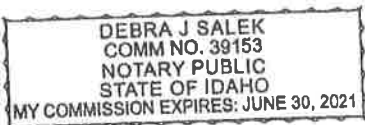


Angie Martin

STATE OF IDAHO)

County of Canyon)

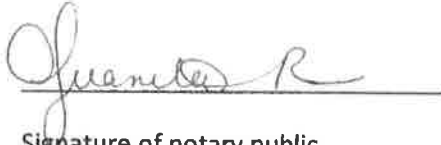
On this 9 day of June, 2020, before me, a Notary Public, personally appeared Ryan and ~~Angie Martin~~^{Angie}, known or identified to me to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same.



Debra Q. Salik
Notary Public for Idaho
Commission expires: 06-30-2021

State of Idaho, County of Canyon

This record was acknowledged before me on June 8, 2020 by Angie Martin.

A handwritten signature in cursive script, appearing to read "Juanita R", is written over a horizontal line.

Signature of notary public

Commission Expires:

**RESIDING IN CALDWELL, IDAHO
COMMISSION EXPIRES 5-20-2026**





Greg L. Skinner, PLS
Thomas J. Wellard, PLS
Rodney Kahle-Clark, PE

September 5, 2013

Legal Description for
Brent King
Job No. SE0113

Parcel 2

This parcel is a portion of Lot 24, Block 1 of the Star Pass Ridge Subdivision as shown on the Official Plat thereof on file in Book 35 of Plats at Page 29 in the Office of the Recorder for Canyon County, Idaho, lying in the S $\frac{1}{2}$ SE $\frac{1}{4}$ and the SE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 22, Township 2 North, Range 2 West of the Boise Meridian, Canyon County, Idaho and is more particularly described as follows:

BEGINNING at the Northwest corner of the S $\frac{1}{2}$ SE $\frac{1}{4}$ (CS 1/16 Corner, Section 22);

thence North 89° 43' 35" East along the north boundary of the S $\frac{1}{2}$ SE $\frac{1}{4}$ a distance of 559.32 feet to the northeast corner of said Lot 24;

thence traversing the east boundary of Lot 24, Block 1 as follows:

South 00° 06' 00" East a distance of 405.24 feet;

North 73° 10' 00" East a distance of 222.77 feet;

Southeasterly 61.73 feet along the arc of a curve to the Left having a radius of 75.00 feet and a central angle of 47° 09' 23" and a long chord which bears South 16° 50' 00" East a distance of 60.00 feet;

South 73° 10' 00" West a distance of 240.81 feet;

South 00° 06' 00" East along an extension of said easterly boundary a distance of 321.49 feet;

thence leaving said easterly boundary and bearing South 89° 43' 18" West parallel with the north boundary of the SE $\frac{1}{4}$ SW $\frac{1}{4}$ a distance of 558.11 feet to a point on the east boundary of the SE $\frac{1}{4}$ SW $\frac{1}{4}$;



Page 1 of 2



Greg L. Skinner, PLS
Thomas J. Wellard, PLS
Rodney Kahle-Clark, PE

King Legal Description
Parcel 2, Page 2 of 2

thence continuing South 89° 43' 18" West a distance of 253.21 feet;

thence North 00° 01' 38" East parallel with the west boundary of Lot 24, Block 1 a distance of 789.44 feet to a point on the north boundary of Lot 24, Block 1;

thence North 89° 43' 18" East along said north boundary a distance of 250.25 feet to the **POINT OF BEGINNING**, containing 15.001 acres, more or less, and being subject to any and all easements and rights-of-way of record or implied.





PioneerTitleCo.
GOING BEYOND

5680 E. Franklin Rd., Ste. 150
Nampa, ID 83687

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

File No. 725506 JR/HH

2020-030718

RECORDED

06/09/2020 09:24 AM

CHRIS YAMAMOTO
CANYON COUNTY RECORDER

Pgs=2 PBRIDGES \$15.00

TYPE: DEED

PIONEER TITLE CANYON - CALDWELL

ELECTRONICALLY RECORDED

PERSONAL REPRESENTATIVE'S DEED

This Personal Representative's Deed is made June 8, 2020 by Grantor, Brent R King, Personal Representative for the Estate of Margie King, deceased, being the duly qualified personal representative of such Estate filed in Payette County, State of Idaho Probate No. CV2017-172, and does for valuable consideration, hereby sell and convey to Ryan T. Martin and Angie Martin, husband and wife, Grantee, whose address is 8077 Star Pass Ridge Nampa, ID 83686 the following described real property situated in Canyon County, Idaho:

PARCEL 1:

This parcel is a portion of Lot 24, Block 1 of the Star Pass Ridge Subdivision as shown on the official plat thereof on file in Book 35 of Plats at Page 29 in the Office of the Recorder for Canyon County, Idaho, lying in the SE ¼ SW ¼ of Section 22, Township 2 North, Range 2 West of the Boise Meridian, Canyon County, Idaho and is more particularly described as follows:

COMMENCING at the Northeast corner of the SE ¼ SW ¼ (CS1/16 Corner, Section 22);

thence South 89°43'18" West along the North boundary of the SE ¼ SW ¼ also being Lot 24, Block 1 a distance of 1077.99 feet to the TRUE POINT OF BEGINNING, said corner also being the Northwest corner of Lot 24, Block 1;

thence North 89°43'18" East along the North boundary of Lot 24, Block 1 a distance of 827.75 feet;

thence South 00°01'38" West parallel with the West boundary of Lot 24, Block 1 a distance of 789.44 feet;

thence South 89°43'18" West parallel with the North boundary of the SE ¼ SW ¼ a distance of 827.75 feet to a point on the West boundary of Lot 24, Block 1;

thence North 00°01'38" East along said West boundary a distance of 789.44 feet to the TRUE POINT OF BEGINNING.

together with all appurtenances pertaining thereto.

Estate of Margie King

(P.R.)
Brent R King, Personal Representative

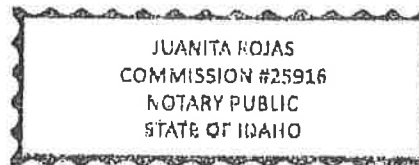
State of Idaho, County of Canyon

This record was acknowledged before me on June 8th, 2020 by Brent R King, as Personal Representative of The Estate of Margie King.

Juanita Rojas
Signature of notary public

Commission Expires:

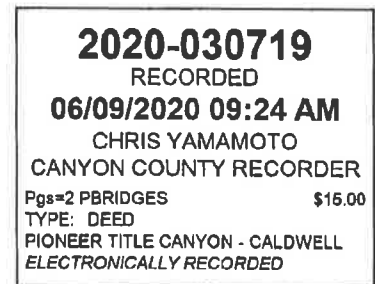
**RESIDING IN CALDWELL, IDAHO
COMMISSION EXPIRES 5-20-2026**





5680 E. Franklin Rd., Ste. 150
Nampa, ID 83687

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



File No. 725506 JR/HH

WARRANTY DEED

For Value Received King-Hoffbeck, LLC, an Idaho Limited Liability Company
hereinafter referred to as Grantor, does hereby grant, bargain, sell, warrant and convey unto

Ryan T. Martin and Angie Martin, husband and wife
hereinafter referred to as Grantee, whose current address is 8077 Star Pass Ridge Nampa, ID 83686
The following described premises, to-wit:

PARCEL 2:

This parcel is a portion of Lot 24, Block 1 of the Star Pass Ridge Subdivision as shown on the official plat thereof on file in Book 35 of Plats at Page 29 in the Office of the Recorder for Canyon County, Idaho, lying in the S $\frac{1}{2}$ SE $\frac{1}{4}$ and the SE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 22, Township 2 North, Range 2 West of the Boise Meridian, Canyon County, Idaho and is more particularly described as follows:

BEGINNING at the Northwest corner of the S $\frac{1}{2}$ SE $\frac{1}{4}$ (CS 1/16 Corner, Section 22);
thence North 89°43'35" East along the North boundary of the S $\frac{1}{2}$ SE $\frac{1}{4}$ a distance of 559.32 feet to the Northeast corner of said Lot 24;
thence traversing the East boundary of Lot 24, Block 1 as follows:
South 00°06'00" East a distance of 405.24 feet;
North 73°10'00" East a distance of 222.77 feet;
Southeasterly 61.73 feet along the arc of a curve to the left having a radius of 75.00 feet and a central angle of 47°09'23" and a long chord which bears South 16°50'00" East a distance of 60.00 feet;
South 73°10'00" West a distance of 240.81 feet;
South 00°06'00" East along an extension of said Easterly boundary a distance of 321.49 feet;
thence leaving said Easterly boundary and bearing South 89°43'18" West parallel with the North boundary of the SE $\frac{1}{4}$ SW $\frac{1}{4}$ a distance of 558.11 feet to a point on the East boundary of the SE $\frac{1}{4}$ SW $\frac{1}{4}$;
thence continuing South 89°43'18" West a distance of 253.21 feet;
thence North 00°01'38" East parallel with the West boundary of Lot 24, Block 1 a distance of 789.44 feet to a point on the North boundary of Lot 24, Block 1;

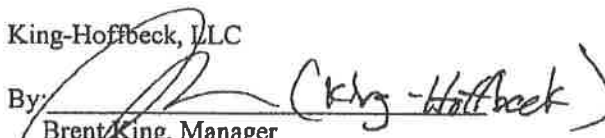
thence North 89°43'18" East along said North boundary a distance of 250.25 feet to the POINT OF BEGINNING.

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: June 8, 2020

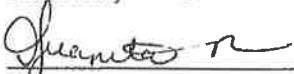
King-Hoffbeck, LLC

By:

 (King-Hoffbeck)
Brent King, Manager

State of Idaho, County of Canyon

This record was acknowledged before me on June 8th, 2020 by Brent King, as Manager of King-Hoffbeck, LLC.



Signature of notary public

Commission Expires:

RESIDING IN CALDWELL, IDAHO
COMMISSION EXPIRES 5-20-2026

JUANITA ROJAS
COMMISSION #25916
NOTARY PUBLIC
STATE OF IDAHO



State of Idaho

DEPARTMENT OF WATER RESOURCES

Western Region • 2735 W AIRPORT WAY • BOISE, ID 83705-5082

Phone: (208)334-2190 • Fax: (208)334-2348 • Website: www.idwr.idaho.gov

Brad Little
Governor

Gary Spackman
Director

November 09, 2020

RYAN & ANGIE MARTIN
KEVIN & ROBERTA DINIUS
5680 E FRANKLIN RD STE 130
NAMPA ID 83687-9012

Re: Change in Water Right Ownership: 63-34244, 63-2724B (split into 63-34968)

Dear Water Right Holders:

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.

Water right no. **63-34244** has been changed into your ownership in its entirety. Water right no. **63-2724B** has been split, and you have been assigned the split portion no. **63-34968**.

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) 334-2190.

Sincerely,

Lynne Evans
Office Specialist II

Enclosure(s)

c: AGENBROAD NAMPA LTD PARTNERSHIP