

Hersley, Jean

From: Hersley, Jean
Sent: Thursday, July 16, 2020 1:40 PM
To: 'dsdinfo@canyonco.org'
Cc: 'AssessorDept@canyonco.org'
Subject: FW: Warranty deeds for parcel R3351401000

I was directed to Development Services.

The Department of Water Resources is updating ownership of a water right that is currently in the name of John J Hockberger, Sr. I am looking for all deeds from Hockberger to the current owner, Robert Jacob Dykhous and Kathleen Robinson Dykhous, Declaration of Trust, that are appurtenant to parcel number R3351401000. Could you send those to me? Thank you.

*Jean Hersley
Technical Records Specialist II
Idaho Dept Water Resources
(208) 287-4942*

From: Raena Bull [mailto:rbull@canyonco.org]
Sent: Thursday, July 16, 2020 11:48 AM
To: Hersley, Jean <Jean.Hersley@idwr.idaho.gov>
Cc: Jess Urresti <jurresti@canyonco.org>
Subject: RE: Warranty deeds for parcel R3351401000

Good morning!

I believe you need to inquire with Development Services – their contact info is dsdinfo@canyonco.org.

Please let me know if you have any further questions – thanks!

Raena Bull
Training & Development Manager
Canyon County Courts
1115 Albany St
Caldwell ID 83605
208-454-7535
208-318-8141
rbull@canyonco.org

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From: Hersley, Jean [mailto:Jean.Hersley@idwr.idaho.gov]
Sent: Thursday, July 16, 2020 11:44 AM

To: CC Clerk <CCCLerk@canyonco.org>

Subject: Warranty deeds for parcel R3351401000

The Department of Water Resources is updating ownership of a water right that is currently in the name of John J Hockberger, Sr. I am looking for all deeds from Hockberger to the current owner, Robert Jacob Dykhouse and Kathleen Robinson Dykhouse, Declaration of Trust, that are appurtenant to parcel number R3351401000. Could you send those to me? Thank you.

*Jean Hersley
Technical Records Specialist II
Idaho Dept Water Resources
(208) 287-4942*

Canyon County, Idaho

generated on 7/16/2020 5:05:20 PM EST

Parcel

Parcel Number	Site Address	Current Total Assessed Value
33514010 0	13350 BURGUNDY PLACE, CALDWELL	\$624,590

Owner Information	
Owner Name	DYKHOUSE ROBERT JACOB AND DYKHOUSE KATHLEEN ROBINSON DECLARATION
Mailing Address	13350 BURGUNDY PL CALDWELL ID 83607
Transfer Date	08/21/2019
Document #	2019038723
Deed Book/Page	

Location / Description	
Tax District	085-00
Legal Desc.	25-3N-4W SE N 1/2 SWNESE LS TX 04293
Parcel Situs Address	13350 BURGUNDY PLACE, CALDWELL
Deeded Acreage	4.9900

Parcel Type	
Property Class Code	110 Agri homesite land
Neighborhood Code	210000

Assessment Information			
Current Land Value	\$130,790	Residential Land	\$0
Current Imp. Value	\$493,800	Residential Imp.	\$0
Current Total Assessed Value	\$624,590	Residential Total	\$0
Commercial Land	\$0	Non-Res Land	\$0
Commercial Imp.	\$0	Non-Res Imp.	\$0
Commercial Total	\$0	Non-Res Total	\$0
Dwelling Value	\$421,900	Classified Land Value	\$0
Farmland Value	\$0	Homesite Value	\$0
		Adjustment Factor	0.00
		Average Value / Acre	\$0
		Appraisal Date	8/18/2016
		Reason For Change	02
		Prior Land Value	\$130,840
		Prior Imp. Value	\$451,600

AFTER RECORDING MAIL TO:

The Robinson Dykhous Trust
13350 Burgundy Place
Caldwell, ID 83607

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

2019-038723	
RECORDED	
08/21/2019 09:28 AM	
CHRIS YAMAMOTO	
CANYON COUNTY RECORDER	
Pgs=3 SDUPUS	\$15.00
TYPE: DEED	
FIRST AMERICAN TITLE INSURANCE	
ELECTRONICALLY RECORDED	

WARRANTY DEED

File No.: 4102-3289591 (PC)

Date: August 08, 2019

For Value Received, Kurt Cordingly and Loma L. Cordingly, husband and wife, hereinafter referred to as Grantor, does hereby grant, bargain, sell and convey unto Robert Jacob Dykhous and Kathleen Robinson Dykhous, Trustees of the Robert Jacob Dykhous and Kathleen Robinson Dykhous, Declaration of Trust dated August 2, 1988, reinstated January 3, 2017, hereinafter referred to as Grantee, whose current address is 13350 Burgundy Place, Caldwell, ID 83607, the following described premises, situated in Canyon County, Idaho, to wit:

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

PARCEL 10 AS DEFINED BY INSTRUMENT 200361751. SECOND AMENDED RECORD OF SURVEY DATES OCTOBER 3, 2006.

THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, SECTION 25, TOWNSHIP 3 NORTH, RANGE 4 WEST, BOISE MERIDIAN, CANYON COUNTY, IDAHO.

EXCEPTING THEREFROM:

**COMMENCING AT THE NORTHWEST CORNER OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 25 AND RUNNING
SOUTH 0°05'57" EAST, 51.00 FEET ALONG THE WESTERLY BOUNDARY OF THE SAID NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER TO A POINT; THENCE
NORTH 89°57'47" EAST, 30.00 FEET ALONG A LINE PARALLEL WITH AND 51.00 FEET SOUTHERLY FROM THE NORTHERLY BOUNDARY OF THE SAID NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING
NORTH 89°57'47" EAST 20.00 FEET ALONG A LINE PARALLEL WITH AND 51.00 FEET SOUTHERLY FROM THE SAID NORTHERLY BOUNDARY OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER TO A POINT; THENCE**

APN: 33514010 0

Warranty Deed
- continued

File No.: 4102-3289591 (PC)
Date: 08/08/2019

**SOUTH 0°05'57" EAST, 20.00 FEET ALONG A LINE PARALLEL WITH AND 50.00 FEET
EASTERLY FROM THE SAID WESTERLY BOUNDARY OF THE NORTH HALF OF THE SOUTHWEST
QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER TO A POINT;
THENCE**

**SOUTH 89°57'47" WEST, 20.00 FEET ALONG A LINE PARALLEL WITH AND 71.00 FEET
SOUTHERLY FROM THE SAID NORTHERLY BOUNDARY OF THE NORTH HALF OF THE
SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER TO A
POINT; THENCE**

**NORTH 0°05'57" WEST, 20.00 FEET ALONG A LINE PARALLEL WITH AND 30.00 FEET
EASTERLY FROM THE SAID WESTERLY BOUNDARY OF THE NORTH HALF OF THE SOUTHWEST
QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, SECTION 25 TO THE
POINT OF BEGINNING.**

APN: 33514010 0

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: 33514010 0

Warranty Deed
- continued

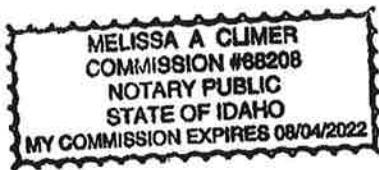
File No.: 4102-3289591 (PC)
Date: 08/08/2019


Kurt Cordingly


Loma L. Cordingly

STATE OF Idaho)
COUNTY OF Canyon)
ss.

This record was acknowledged before me on Aug 9th, 2019 by Kurt Cordingly and Loma L. Cordingly.

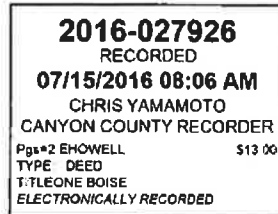



Signature of Notary Public
My Commission Expires: _____



Order Number: 16273463

Warranty Deed



For value received,

Marjorie Ellen Littler, an unmarried person

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

Kurt Cordingly and Loma L. Cordingly, husband and wife

whose current address is 13350 Burgundy Place Caldwell, ID 83607

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

Parcel 10 as defined by Instrument 200361751. Second Amended Record of Survey dates October 3, 2006.

The North half of the Southwest quarter of the Northeast quarter of the Southeast quarter, Section 25, Township 3 North, Range 4 West, Boise Meridian, Canyon County, Idaho.

Excepting therefrom:

Commencing at the Northwest corner of the North half of the Southwest quarter of the Northeast quarter of the Southeast quarter of said Section 25 and running South 0°05'57" East, 51.00 feet along the Westerly boundary of the said North half of the Southwest quarter of the Northeast quarter of the Southeast quarter to a point; thence North 89°57'47" East, 30.00 feet along a line parallel with and 51.00 feet Southerly from the Northerly boundary of the said North half of the Southwest quarter of the Northeast quarter of the Southeast quarter to the True Point of Beginning; thence continuing North 89°57'47" East 20.00 feet along a line parallel with and 51.00 feet Southerly from the said Northerly boundary of the North half of the Southwest quarter of the Northeast quarter of the Southeast quarter to a point; thence South 0°05'57" East, 20.00 feet along a line parallel with and 50.00 feet Easterly from the said Westerly boundary of the North half of the Southwest quarter of the Northeast quarter of the Southeast quarter to a point; thence South 89°57'47" West, 20.00 feet along a line parallel with and 71.00 feet Southerly from the said Northerly boundary of the North half of the Southwest quarter of the Northeast quarter of the Southeast quarter to a point; thence North 0°05'57" West, 20.00 feet along a line parallel with and 30.00 feet Easterly from the said Westerly boundary of the North half of the Southwest quarter of the Northeast quarter of the Southeast quarter, Section 25 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.

Dated: July 6, 2016


Marjorie Ellen Littler

State of Idaho, County of Canyon, ss.

On this 13th day of July in the year of 2016, before me, the undersigned, a Notary Public in and for said State, personally appeared Marjorie Ellen Littler, 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:
My Commission Expires:
(seal)



Residing in Star Idaho
My Commission Expires 7/9/2017

A

PC606813

INSTRUMENT NO. 200642124



Pioneer Title Co.

GOING BEYOND

5680 East Franklin Road, Suite 150 / Nampa, Idaho 83687 / (208) 465-6655

WARRANTY DEED

For Value Received **Britta Lindsay and Jared Lindsay, wife and husband**

hereinafter referred to as Grantor, does hereby grant, bargain, sell, warrant and convey unto

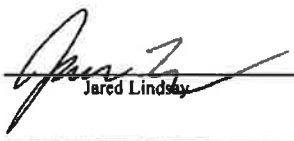
Bobby Bortelle Littler and Marjorie Ellen Littler as Cotrustees, or their successor(s) in trust, under the Littler Family Revocable Trust dated May 12, 1998hereinafter referred to as Grantee, whose current address is 9322 Tavernor Rd
Wilton, California 95693, .


the following described premises, to-wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

To HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, his 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 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.

Dated: May 30, 2006


Jared Lindsay


Britta Lindsay

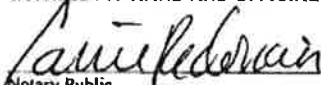
State of IDAHO

ss.

County of CANYON

On this 31st day of May, 2006, before me, the undersigned, a Notary Public, in and for said State, personally appeared Jared Lindsay & Britta Lindsay known to me, and/or identified to me on the basis of satisfactory evidence, to be the person(s) whose name is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same.

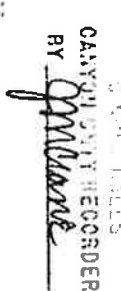
WITNESS MY HAND AND OFFICIAL SEAL.


Notary Public
Residing at: Melba
Commission Expires: 3/10/09



(SEAL)

REC'D
TYPED
DUE
JUN 1 2006
JWELL

2006 JUN 31 PM 4 34
CANYON COUNTY RECORDER
BY 

200642124

EXHIBIT A

Parcel ten as define by Instrument Number 200361751, Second Amended Record of Survey dated October 3, 2006.

The North Half of the Southwest Quarter of the Northeast Quarter of the Southeast Quarter, Section 25, Township 3 North, Range 4 West, Boise Meridian, Canyon County, Idaho.

EXCEPTING THEREFROM:

COMMENCING at the Northwest corner of the North Half Southwest Quarter Northeast Quarter Southeast Quarter said Section 25 and running

South 0° 05' 57" East, 51.00 feet along the Westerly boundary of the said North Half

Southwest Quarter Northeast Quarter Southeast Quarter to a point; thence North 89° 57' 47" East, 30.00 feet along a line parallel with and 51.00 feet Southerly from the Northerly boundary of the said North Half Southwest Quarter Northeast Quarter Southeast Quarter to the TRUE POINT OF BEGINNING; thence continuing

North 89° 57' 47" East 20.00 feet along a line parallel with and 51.00 feet Southerly from the said Northerly boundary of the North Half Southwest Quarter Northeast Quarter Southeast Quarter to a point; thence

South 0° 05' 57" East, 20.00 feet along a line parallel with and 50.00 feet Easterly from the said Westerly boundary of the North Half Southwest Quarter Northeast Quarter Southeast Quarter to a point; thence

South 89° 57' 47" West, 20.00 feet along a line parallel with and 71.00 feet Southerly from the said Northerly boundary of the North Half Southwest Quarter Northeast Quarter Southeast Quarter to a point; thence

North 0° 05' 57" West, 20.00 feet along a line parallel with and 30.00 feet Easterly from the said Westerly boundary of the North Half Southwest Quarter Northeast Quarter Southeast Quarter, Section 25 to the POINT OF BEGINNING.

SUBJECT TO, EXCEPTING, and RESERVING all easements, rights-of-way, exclusions, licenses, covenants, conditions and restrictions contained in the declaration for VINE CREST RURAL RESIDENTIAL PROPERTIES NO. 2 of Canyon County, Instrument Number. 200363488 recorded October 10, 2003 and as subsequently amended.

EXCEPTING and RESERVING all currently existing water rights for irrigation.

EXCEPTING and RESERVING Well Lot A as depicted on Second Amended Record of Survey, Instrument Number 200361751 recorded October 3, 2003

Reserving a right of access of twenty feet in width from the North boundary of Well Lot A and extending to the Northern boundary of the parcel for service of the well, pumps, electrical connections, etc. located on Well Lot A and a coextensive easement to permit underground connection of pipes and facilities on Well Lot A to the Hockberger Ranch Water System.

SUBJECT TO, EXCEPTING, and RESERVING all easements, rights-of-way, rights and obligations of record and necessity to maintain and allow a roadway for vehicular ingress or egress from Symms Road along the West boundary of the Parcel as described in the declaration for Vine Crest Rural Residential Properties No. 1 of Canyon County, Instrument Number 9825296 recorded July 6, 1998.

SUBJECT TO:

An ingress/egress and utility easement 30.00 feet in width lying Easterly from and adjacent to the Westerly boundary of the above described parcel.

ALSO SUBJECT TO:

A utility easement 10.00 feet in width lying Westerly from and adjacent to the Easterly boundary of the above described parcel.

ALSO SUBJECT TO:

Existing rights of way and easements of record and/or appearing on said above described parcel.



WARRANTY DEED

Order No.: AT-5100414216JM

FOR VALUE RECEIVED

John Hockberger, Sr.,

the grantor(s), do(es) hereby grant, bargain, sell and convey unto

Jared Lindsay and Britta Lindsay, Husband and Wife,

whose current address is

11500 Lake Lowell Ave., Nampa, ID 83686

the grantee(s), the following described premises, in Canyon County, Idaho, TO WIT:

RECORDED
2004 APR 4 PM 4 35
CANYON CNTY RECORDER
G. NOLAN
J. Simon

200423938

Parcel ten as defined by instrument number 200361751, Second Amended Record of Survey dated October 3, 2003.

The North Half of the Southwest Quarter of the Northeast Quarter of the Southeast Quarter, Section 25, Township 3 North, Range 4 West, Boise Meridian, Canyon County, Idaho.

EXCEPTING THEREFROM:

Commencing at the Northwest corner of the North Half Southwest Quarter Northeast Quarter Southeast Quarter said Section 25 and running

South 0°05'57" East, 51.00 feet along the Westerly boundary of the said North Half Southwest Quarter Northeast Quarter Southeast Quarter to a point; thence North 89°57'47" East, 30.00 feet along a line parallel with and 51.00 feet Southerly from the Northerly boundary of the said North Half Southwest Quarter Northeast Quarter Southeast Quarter to the TRUE POINT OF BEGINNING; thence continuing

North 89°57'47" East 20.00 feet along a line parallel with and 51.00 feet Southerly from the said Northerly boundary of the North Half Southwest Quarter Northeast Quarter, Southeast Quarter to a point; thence

South 0°05'57" East, 20.00 feet along a line parallel with and 50.00 feet Easterly from the said Westerly boundary of the North Half Southwest Quarter Northeast Quarter Southeast Quarter to a point; thence

South 89°57'47" West, 20.00 feet along a line parallel with and 71.00 feet Southerly from the said Northerly boundary of the North Half Southwest Quarter Northeast Quarter Southeast Quarter to a point; thence

North 0°05'57" West, 20.00 feet along a line parallel with and 30.00 feet Easterly from the said Westerly boundary of the North Half Southwest Quarter Northeast Quarter Southeast Quarter, Section 25 to the POINT OF BEGINNING.

Subject to, excepting, and reserving all easements, rights-of-way, exclusions, licenses, covenants, conditions and restrictions contained in the declaration for Vine Crest Rural Residential Properties No. 2 of Canyon County, Instrument Number 200363488 recorded October 10, 2003 and as subsequently amended.

Excepting and reserving all currently existing water rights for irrigation.

Excepting and reserving Well Lot A as depicted on Second Amended Record of Survey, Instrument Number 200361751 recorded October 3, 2003, containing 0.009 acre more or less

Reserving a right of access of twenty feet in width from the north boundary of Well Lot A and extending to the northern boundary of the parcel for service of the well, pumps, electrical connections, etc. located on Well Lot A and a coextensive easement to permit underground connection of pipes and facilities on Well Lot A to the Hockberger Ranch Water System.

Subject to, excepting, and reserving all easements, rights-of-way, rights and obligations of record and necessity to maintain and allow a roadway for vehicular ingress or egress from Symms Road along the west boundary of the Parcel as described in the declaration for Vine Crest Rural Residential Properties No. 1 of Canyon County, Instrument Number 9825296 recorded July 6, 1998

ALLANCE - NAMPA
REQUEST
TYPE deed
FEE 10-

SUBJECT TO:

An ingress/egress and utility easement 30.00 feet in width lying Easterly from and adjacent to the Westerly boundary of the above described parcel.

ALSO SUBJECT TO:

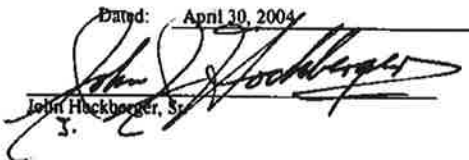
A utility easement 10.00 feet in width lying Westerly from and adjacent to the Easterly boundary of the above described parcel.

ALSO SUBJECT TO:

Existing rights of way and easements of record and/or appearing on said above described parcel.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee(s), that (s)he is/are the owner(s) in fee simple of said premises; that they are free from all encumbrances Except. Current Year Taxes, conditions, covenants, restrictions, reservations, easements, rights and rights of way, apparent or of record.

And that (s)he will warrant and defend the same from all lawful claims whatsoever.

Dated: April 30, 2004

John Hackberger, Sr.

State of Idaho }
County of Canyon } ss
4th }

On this 4th day of May, 2004, before me, a Notary Public in and for said state, personally appeared John S. Hackberger, Sr.
known or identified to me to be the person(s) whose name(s) are subscribed to the within Instrument and acknowledged to me that they executed 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.




Notary Public for the State of Idaho
Residing at:
Commission Expires:

RESIDING IN MERIDIAN, IDAHO
MY COMMISSION EXPIRES 06-17-08