

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED

FEB 14 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?
67-14665	Yes ☐	Yes ☐		Yes ☐	Yes ☐
67-11238	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Manis Ranch LLC
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Laura and Michael Stephan
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or ☐ and/or
- 17927 San Fidel St. Fountain Valley Ca 92708-5226
Mailing address City State ZIP
- 714 335-2251 gwssmike@yahoo.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: 12/27/2019
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] 2-10-2020
Signature of new owner/claimant Title, if applicable Date
- Signature: [Signature] 2/10/2020
Signature of new owner/claimant Title, if applicable Date

For IDWR Office Use Only:

Received by LE Date 02/14/2020 Receipt No. W048054 Receipt Amt. \$50

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 02/20/2020

COPY

Instrument # 134677

COUNCIL, ADAMS, IDAHO

12-27-2019 03:21:33 PM No. of Pages: 2

Recorded for : TIMBERLINE TITLE & ESCROW

SHERRY WARD

Ex-Officio Recorder Deputy Fee: 15.00

Index to: DEED

WARRANTY DEED

For Value Received, BOULDER DEVELOPMENT, LLC, an Idaho limited liability company

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

LAURA LYNNE STEPHAN and MICHAEL JOHN STEPHAN, wife and husband

the grantees, whose current address is 17927 San Fidel Street, Fountain Valley, CA 92708

the following described premises, in Adams County, Idaho, to-wit:

SEE ATTACHED EXHIBIT 'A' MADE A PART HEREOF

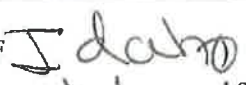
TO HAVE AND TO HOLD THE said premises, with their appurtenances unto the said Grantees, their heirs and assigns forever. And the said Grantor hereby covenants to and with the said Grantees, that they are the owners in fee simple of said premises; that they are free from all encumbrances excepting for all easements of record, rights of way, matters visible, and all matters of record and title and that they will warrant and defend the same from all lawful claims whatsoever.

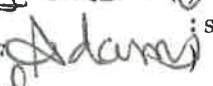
Date: December 23, 2019

BOULDER DEVELOPMENT, LLC, an Idaho limited liability company

BY: 

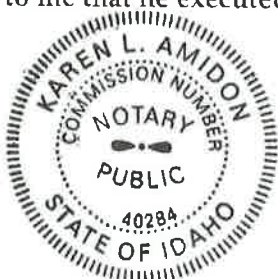
MICHAEL MCMICHAEL, Member

STATE OF 

COUNTY OF  ss

On this 23rd day of December, in the year of 2019, before me, a Notary Public in and for said State, personally appeared MICHAEL MCMICHAEL

known or identified to me to be the person(s) whose name(s) is/are subscribed to the within instrument as one of the Manager/Members of BOULDER DEVELOPMENT, LLC, an Idaho limited liability company, which is known or identified to me to be the entity whose name is subscribed to the within instrument and acknowledged to me that he executed the same in said Limited Liability Company's name.




Notary Public

Residing at: C. Cambridge ID
Commission expires: 6.26.21

EXHIBIT 'A'

Township 16 North, Range 1 West, Boise Meridian, Adams County, Idaho

Section 26: N1/2SE1/4 and the SE1/4SE1/4

EXCEPTING THEREFROM all that part of the SE1/4SE1/4 lying South and West of Cottonwood Road as now established.

ALSO EXCEPTING THEREFROM a parcel known as Tract "D" on record of survey recorded as Instr. No. 100908 more particularly described as follows:

Township 16 North, Range 1 West, Boise Meridian, Adams County, Idaho

Section 26: A tract of land located in the N1/2SW1/4 and NW1/4SE1/4 more particularly described as follows:

Commencing at the ¼ corner common to Sections 26 and 27, T16NR1W, Boise Meridian, Adams County, Idaho;

Thence N 89° 43'46"E, 1320.00 feet along the East-West midsection line of Section 26 to the TRUE POINT OF BEGINNING;

Thence, continuing N 89° 43'46"E, 1419.22 feet along the East-West midsection line of Section 26;

Thence S 18° 04'48"W, 378.50 feet;

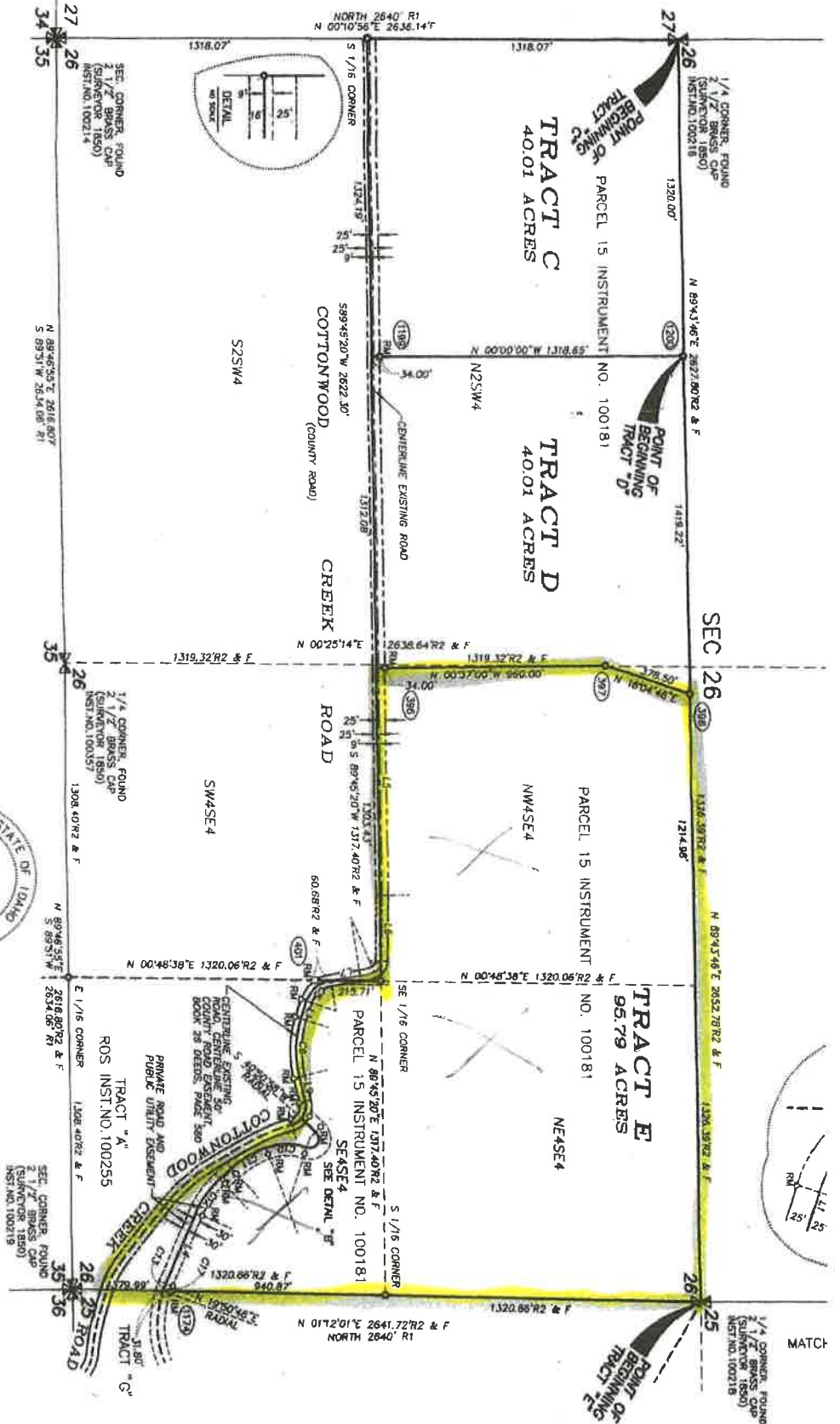
Thence S 00° 37'00"E, 960.00 feet to a point on the South line of the N1/2S1/2 of Section 26;

Thence S 89° 45'20"W, 1312.08 feet along the South line of the N1/2S1/2 of Section 26;

Thence N 00° 00'00"E, 1318.65 feet to the POINT OF BEGINNING.

SUBJECT TO the County Road known as Cottonwood Road as now established.

DRAWING DATE: DEC. 21, 2001
SHEET 1 OF 4



Instrument # 160908
COUNCIL ADAMS, IDAHO
2001-12-28
12:01:54 No. of Pages: 4
MICHAEL PARK
RECORDED FOR : GORDON SORRESON
Pay \$ 5.50
TX-Office Recorder Deputy J. M. G. L. J. L. J. L.
Index to Survey

The map displays a land area with the following labeled sections and features:

- Top Left Section:** Labeled **RPTL6N01W26S001**. It contains a building with a staircase.
- Top Middle Section:** Labeled **RPTL6N01W26S002**. It contains a building.
- Top Right Section:** Labeled **RPTL6N01W26S003**. It contains a building.
- Middle Left Section:** Labeled **RPTL6N01W26S004**. It contains a building.
- Middle Middle Section:** Labeled **RPTL6N01W26S005**. It contains a building.
- Middle Right Section:** Labeled **RPTL6N01W26S006**. It contains a building.
- Bottom Left Section:** Labeled **RPTL6N01W26S007**. It contains a building.
- Bottom Middle Section:** Labeled **RPTL6N01W26S008**. It contains a building.
- Bottom Right Section:** Labeled **RPTL6N01W26S009**. It contains a building.

A scale bar at the bottom left indicates distances in feet, ranging from 0 to 1000.



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

February 20, 2020

LAURA & MICHAEL STEPHAN
17927 SAN FIDEL ST
FOUNTAIN VLY CA 92708-5226

Re: Change in Ownership for Water Right No(s): 67-11238, 67-14665

Dear Water Right Holders:

The Department of Water Resources (Western) acknowledges the receipt of correspondence changing ownership of the above referenced water rights 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) 605-4622.

Sincerely,

Lynne Evans
Office Specialist II

Enclosure