

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?
63-15556	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Jo Ann Eggers
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Chester Properties, LLC
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or ☐ and/or
- PO Box 9500 Boise Idaho 83707
Mailing address City State ZIP
(208) 639-7799 nmarshall@adlawgroup.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: March 30, 2006
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: Jo Ann Eggers manager 5-8-19
Signature of new owner/claimant Title, if applicable Date

Signature: _____
Signature of new owner/claimant Title, if applicable Date

For IDWR Office Use Only:

Received by [Signature] Date 6/3/19 Receipt No. C106934 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 PO Date 6/11/19

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JUN 17 2019



AHRENS DEANGELI

L A W G R O U P

RECEIVED

JUN 03 2019

DEPARTMENT OF
WATER RESOURCES

May 29, 2019

VIA CERTIFIED MAIL – 7017 2400 0000 8553 9661

RETURN RECEIPT REQUESTED

IDWR State Office
322 East Front St., 6th floor
Boise, ID 83720

Re: Notice of Change in Water Rights – 63-15556
Eggers/Chester Properties, LLC

Dear Clerk:

Enclosed for filing is the original Notice of Change in Water Right Ownership form, a copy of the conveyance document, plat map and a check in the amount \$25.00 for the filing fee.

Please file the enclosed document then return a copy of the same in the envelope provided.

If you have any questions, please feel free to contact me at (208) 639-7793 or via email at cbudd@adlawgroup.com.

Very truly yours,

Callie K. Budd
Legal Assistant to Nicholas S. Marshall

Enclosures

SECURITY FEATURES INCLUDE TRUE WATERMARK PAPER, HEAT SENSITIVE ICON AND FOIL HOLOGRAM.

JUN 03 2019

U.S. Bank National Association
92-372/1231
92-372/1231

12460

Ahrens DeAngeli Law Group LLP
P.O. Box 9500
Boise, ID 83707-9500
(208) 639-7799

5/29/2019

PAY TO THE ORDER OF Idaho Department of Water Resources

\$ **25.00

DOLLARS

Twenty-Five and 00/100

Idaho Department of Water Resources
PO Box 83720
Boise, ID 83720-0098



AUTHORIZED SIGNATURE

MEMO

Eggers, Jo Ann

⑈012460⑈ ⑆123103729⑆ 153395056325⑈

Details on Back.

Security Features Included

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JUN 17 2019

ADA COUNTY RECORDER J. DAVID NAVARRO
BOISE IDAHO 03/30/06 04:31 PM
DEPUTY Gail Garrett
RECORDED - REQUEST OF
Ahrens & De Angel

AMOUNT 27.00 9



Recording Requested By And
When Recorded Mail To:

Edward D. Ahrens
Ahrens & DeAngeli, p.l.l.c.
P.O. Box 6561
Boise, Idaho 83707-6561

CORRECTION QUITCLAIM DEED

U.S. Bank, N.A., Trustee of The Jo Ann Eggers Trust, U/T/A dated May 26, 1989, as amended on September 9, 2004,, hereinafter "Grantor," does release and forever quitclaim unto Chester Properties, LLC, an Idaho limited liability company, whose address is 101 South Capitol Blvd., Suite 905, Boise, Idaho 83702, hereinafter "Grantee," and to its successors and assigns, all title and interest which Grantor now has or may hereafter acquire in the following described real property situated in Ada County, State of Idaho, more particularly described as follows, to wit:

PARCEL I:

Lot 2, Block 1 of PUMA SUBDIVISION, according to the plat thereof, filed in Book 71 of Plats at Pages 7263 and 7264, records of Ada County, Idaho.

EXCEPT a parcel of land situated in the Southwest corner of Lot 2, Block 1, of Puma Subdivision located in the Southwest Quarter of the Southwest Quarter of Section 22, Township 4 North, Range 1 West, Boise Meridian, Ada County, Idaho, being more particularly described as follows:

Beginning at the Southwest corner of Section 22, Township 4 North, Range 1 West, Boise Meridian, Ada County, Idaho; thence

CORRECTION QUITCLAIM DEED-1

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North 0 degree 30' 51" East 231.32 feet along the section line to a point; thence South 89 degrees 08' 06" East 30.00 feet to a point, the Southwest corner of Lot 2, Block 1 of Puma Subdivision and the REAL POINT OF BEGINNING; thence continuing South 89 degrees 08' 06" East 10.00 feet along the South side of said Lot 2 to a point; thence

North 0 degree 30' 51" East 10.00 feet to a point; thence North 89 degrees 08' 06" West 10.00 feet to a point; thence South 0 degree 30' 51" West 10.00 feet along the West side of said Lot 2 to a point, the REAL POINT OF BEGINNING.

PARCEL II:

Commencing at the section corner common to Sections 21, 22, 27 and 28, Township 4 North, Range 1 West, Boise Meridian, Ada County, Idaho; thence

North 0 degree 16' 30" East, 40.0 feet to the REAL POINT OF BEGINNING; thence

North 0 degree 16' 30" East, 874.93 feet to a point; thence along the centerline of an irrigation ditch on the following courses;

North 44 degrees 20' West, 137.71 feet to a point; thence

North 58 degrees 26' 30" West, 138.52 feet to a point; thence

North 83 degrees 03' West, 187.58 feet to a point; thence

South 81 degrees 20' West, 156.89 feet to a point; thence leaving the irrigation ditch and bearing

North 0 degree 33' 30" East, 245.48 feet to a point; thence

North 79 degrees 31' East, 103.07 feet to a point; thence

North 67 degrees 23' East, 104.89 feet to a point; thence

CORRECTION QUITCLAIM DEED-2

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North 86 degrees 32' 30" East, 357.98 feet to the section line common to Sections 21 and 22, Township 4 North, Range 1 West, Boise Meridian; thence
North 0 degree 16' 30" East, 1186.42 feet to a point on the South right of way of Phyllis Canal; thence
South 60 degrees 25' 30" West, 951.83 feet along Phyllis Canal South right of way to a point; thence
South 80 degrees 19' West, 494.26 feet along Phyllis Canal South right of way to a point; thence
South 0 degree 08' 15" West, 2000.52 feet to a point on Highway 20 North right of way; thence
South 89 degrees 50' East, 1307.57 feet along North Highway 20 right of way to the REAL POINT OF BEGINNING.

EXCEPT any portion lying within the right of way of Highway 20.

PARCEL III:

The West Half of the Southwest Quarter, and the Southwest Quarter of the Northwest Quarter lying South of the right of way of the Phyllis Canal, in Section 22, Township 4 North, Range 1 West, Boise Meridian, Ada County, Idaho.

EXCEPT any portion lying with the right of way of Black Cat Road.

EXCEPT any portion lying with Puma Subdivision.

PARCEL IV:

That portion of the West Half of the Southwest Quarter of Section 15, Township 3 North, Range 1 West, Boise Meridian, in Ada County, Idaho, which lies South of the Southerly right of way line of Interstate Highway I-84, as such right of way line is

CORRECTION QUITCLAIM DEED-3

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established by the deed to the State of Idaho recorded in the Office of the County Recorder of Ada County, Idaho, under Instrument No. 558156.

Except Vaquero Ridge Subdivision

Except a tract of land in the Southwest Quarter Southwest Quarter of Section 15, Township 3 North, Range 1 West, Boise Meridian, Ada County, Idaho, being more particularly described as follows:

Commencing at a brass cap marking the section corner common to Sections 15, 16, 21 and 22, Township 3 North, Range 1 West, Boise Meridian, Ada County, Idaho; thence North 0 degree 43' 12" East along the section line common to said Sections 15 and 15, 603.20 feet to the real point of beginning; thence

North 0 degree 43' 12" East along said section line, 374.45 feet to a point which bears South 0 degree 43' 12" West, 1678.55 feet from a brass cap marking the one Quarter corner common to said Sections 15 and 16 thence

South 74 degrees 19' 12" East along the Southerly right of way line of the Ridenbaugh Canal, 75.24 feet to a steel pin; thence

South 87 degrees 19' 06" East along said right of way line, 124.60 feet to a steel pin; thence

Along said right of way line on a curve to the right with a radius of 100.00 feet, a central angle of 50 degrees 51' 24" and whose long chord bears South 61 degrees 53' 24" East, 85.88 feet to a steel pin; thence

South 36 degrees 27' 42" East along said right of way line, 150.18 feet to a steel pin; thence

South 30 degrees 54' 36" east along said right of way line, 129.48 feet to a steel pin; thence

CORRECTION QUITCLAIM DEED-4

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Along said right of way line on a curve to the left with a radius of 470.00 feet, a central angle of 12 degrees 36' and whose long chord bears South 37 degrees 12' 36" East, 103.15 feet to a steel pin; thence North 89 degrees 16' 48" West, 495.52 feet to the real point of beginning.

Except any portion lying within the right of way of Black Cat Road.

PARCEL V:

The Northwest Quarter of the Northwest Quarter of Section 22, Township 3 North, Range 1 West, Boise Meridian, in Ada County, Idaho.

Except any portion lying within the right of way of Black Cat Road.

PARCEL VI:

The South Half Northeast Quarter of Section 16, Township 3 North, Range 1 West of the Boise Meridian, except that portion of land in the form of a right angled triangle being in the Southwest corner of the South Half Northeast Quarter of Section 16, Township 3 North, Range 1 West of the Boise Meridian. Said triangle having an altitude of 295 feet running North from the said Southwest corner, and a base of 777 feet running East from the said Southwest corner.

Except this parcel is a portion of the Southeast Quarter of the Northeast Quarter of Section 16, Township 3 North, Range 1 West, of the Boise Meridian and is more particularly described as follows:

Beginning at the Southeast corner of said Southeast Quarter of the Northeast Quarter; thence

North 89 degrees 52' 21" West along the Southerly boundary of said Southeast Quarter of the Northeast Quarter a distance of 500.00 feet; thence

North 0 degree 12' 47" East parallel with the Easterly boundary of said Southeast Quarter of the Northeast Quarter a distance of 240.00 feet; thence

South 89 degrees 52' 21" East parallel with said Southerly boundary a distance of 500.00 feet to a point on said Easterly boundary of said Southeast Quarter of the Northeast Quarter; thence

South 0 degree 12' 47" West along said Easterly boundary a distance of 240.00 feet to the point of beginning.

Except the East 40 feet of the South 140 feet conveyed to the State of Idaho for road by deed recorded as Instrument No. 558565.

Except any portion lying within the right of way of Black Cat Road.

PARCEL VII:

All of the North Half Southeast Quarter, Section 16, Township 3 North, Range 1 West, Boise Meridian, in Ada County, Idaho, lying North of Interstate Highway as now located, being more particularly described as follows:

Commencing at the East Quarter corner of Section 16, Township 3 North, Range 1 West, Boise Meridian; thence

West 40 feet to the West right of way line of Black Cat Road, as now located, the true point of beginning; thence

West along North boundary line of North Half Southeast Quarter, 2591.5 feet to West boundary of North Half Southeast Quarter, Section 16; thence

South along West boundary of North Half Southeast Quarter, 465.95 feet to the North

CORRECTION QUITCLAIM DEED-6

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right of way line of Interstate Highway;
thence
South 80 degrees 30' 54" East along right of
way, 961 feet to a point; thence
South 83 degrees 24' 54" East along right of
way, 200.25 feet to a point; thence
South 80 degrees 32' 54" East along right of
way, 100 feet to a point; thence
South 78 degrees 37' 54" East along right of
way 300.17 feet to a point; thence
South 80 degrees 32' 54" East along right of
way, 1046.72 feet to West right of way line
of Black Cat Road; thence
North 0 degree 04' 34" West along West right
of way of Black Cat Road, 279.54 feet to a
point; thence
North 5 degrees 38' 04" East along West right
of way of Black Cat Road 201 feet to a point;
thence
North 0 degree 04' 34" West along West right
of way of Black Cat Road, 423.41 feet to a
point, being the point of beginning.
Also a triangular tract of land in the
Southwest corner of the Southwest Quarter
Northeast Quarter of Section 16, Township 3
North, Range 1 West, Boise Meridian,
described as follows:

Said triangle having an altitude of 295 feet
running North from the Southwest corner of
the Southwest Quarter Northeast Quarter and a
base of 777 feet running East from the
Southwest corner of the Southwest Quarter
Northeast Quarter.

Except a parcel of land located in the North
Half Southeast Quarter of Section 16,
Township 3 North, Range 1 West, Boise
Meridian, in Ada County, State of Idaho, as
follows:

Commencing at the Southeast corner of Section
16, Township 3 North, Range 1 West, Boise
Meridian; thence

CORRECTION QUITCLAIM DEED-7

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North 2102.92 feet along the East boundary line of said Section 16 to the initial point; thence
West 347.9 feet; thence
North 454.7 feet; thence
East 347.9 feet; thence
South 454.7 feet along the East boundary line of the aforesaid Section 16, which is the centerline of Black Cat Road, to the initial point.

Except any portion lying within the right of way of Black Cat Road.

TOGETHER WITH all improvements, easements, hereditaments, and appurtenances thereto, and all tenements, revisions, remainders, rights-of-way and water rights in anywise appertaining to the property herein described.

SUBJECT TO taxes and assessments for the year 2006 and all subsequent years, and to such rights, easements, liens, encumbrances, covenants, rights-of-way, reservations, restrictions, and zoning regulations as appear of record or based upon the premises, and to any state of facts an accurate survey or inspection of the premises would show.

This deed is to correct the legal description on the previous deed, recorded March 10, 2006, as Instrument No. 106037525, records of Ada County, Idaho.

To have and to hold, all and singular the said premises, together with the appurtenances, unto Grantee, and to it successors and assigns forever.

CORRECTION QUITCLAIM DEED-8

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WITNESS the hand of said Grantor this 30TH day of MARCH, 2006.

The Jo Ann Eggers Trust, U/T/A dated May 26, 1989, as amended on September 9, 2004

By: [Signature]
Gregory J. Powers, U.S. Bank,
N.A., Trustee

STATE OF IDAHO)
: ss.
County of ADA)

On this 30 day of MARCH, 2006, before me, Michelle Stevens, a Notary Public, personally appeared Gregory J. Powers, Relationship Manager of U.S. Bank, N.A., as Trustee of The Jo Ann Eggers Trust, U/T/A dated May 26, 1989, as amended September 9, 2004, known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same for and on behalf of said trust.

(SEAL)



Michelle Stevens
Notary Public for Idaho
Commission expires: NOV. 25, 2011

CORRECTION QUITCLAIM DEED-9

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JUN 17 2019



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

Brad Little
Governor

Gary Spackman
Director

June 17, 2019

CHESTER PROPERTIES LLC
PO BOX 9500
BOISE ID 83707-9500

Re: Change in Ownership for Water Right No(s): 63-15556

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) 287-4803.

Sincerely,

Rosemary DeMond
Administrative Assistant 2

Enclosure(s)

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JUN 17 2019