

RECEIVED

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

OCT 12 2016

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?
63-15579	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: Katherine W. Caron and Marilynn R. Tinkham
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): City of Boise City (Department of Parks and Recreation)
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or ☐ and/or
- 150 N. Capitol Blvd. Boise ID 83701
Mailing address City State ZIP
- 208-608-7950 rstrong@cityofboise.org
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: 04/01/2016
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] Director, Dept. Parks and Recreation 10-12-16
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 S. Shaul Date 10/12/2016 Receipt No. CL02582 Receipt Amt. \$25.00
 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 10-13-16

SPECIAL WARRANTY DEED

(Union Square to City of Boise)

1525-8/59 JG/SD

SPECIAL WARRANTY DEED
(Spaulding Ranch)
(Union Square to City)

FOR VALUE RECEIVED, the receipt and sufficiency of which is hereby acknowledged, Union Square LLC, an Idaho limited liability company (the "Grantor"), whose address is 2358 S. Titanium Place, Meridian, ID 83642, does hereby grant, bargain, sell, and convey unto The City of Boise City, an Idaho municipal corporation, whose address Post Office Box 500, 150 N. Capitol Boulevard, Boise, Idaho 83701 ("Grantee"), that certain real property located in Ada County, Idaho, legally described on Exhibit A, attached hereto and incorporated herein (the "Premises").

TO HAVE AND TO HOLD the Premises as described on Exhibit A, with its appurtenances unto Grantee, and Grantee's successors and assigns forever.

TO HAVE AND TO HOLD the Premises, with its appurtenances unto Grantee, and Grantee's successors and assigns forever, together with all water and water rights, ditch or irrigation company shares, streets, alleys and rights of way adjacent thereto, all mineral rights appurtenant thereto, and all and singular tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, the reversion and reversions, remainder and remainders, rents, issues, and profits thereof, and all estate, right, title and interest in and to the Premises, as well as in law as in equity; SUBJECT TO general taxes and assessments for the current year which constitute a lien but are not yet due and payable. Grantor, for itself, its heirs and assigns, does hereby covenant to and with the said Grantee that the Grantor is the owner in fee simple of said Premises; that the Premises are free from all encumbrances made, done or suffered by Grantor except as listed on Exhibit B ("Permitted Exceptions") and those made, done or suffered by the Grantee; that Grantee, its heirs and assigns shall be entitled to the quiet and peaceable possession of said Premises as set forth herein; and that Grantor will warrant and defend the same forever from all other lawful claims whatsoever made, done or suffered by Grantor.

[end of text]

ELECTRONICALLY RECORDED
STAMPED FIRST PAGE NOW
INCORPORATED AS PART OF
THE ORIGINAL DOCUMENT

15258159 JG/SJ

SPECIAL WARRANTY DEED
(Spaulding Ranch)
(Union Square to City)

FOR VALUE RECEIVED, the receipt and sufficiency of which is hereby acknowledged, Union Square LLC, an Idaho limited liability company (the "Grantor"), whose address is 2358 S. Titanium Place, Meridian, ID 83642, does hereby grant, bargain, sell, and convey unto The City of Boise City, an Idaho municipal corporation, whose address Post Office Box 500, 150 N. Capitol Boulevard, Boise, Idaho 83701 ("Grantee"), that certain real property located in Ada County, Idaho, legally described on Exhibit A, attached hereto and incorporated herein (the "Premises").

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[end of text]

IN WITNESS WHEREOF, Grantor has caused its name to be hereunto subscribed this 30 day of March, 2016.

GRANTOR:

UNION SQUARE, LLC, an Idaho limited liability company

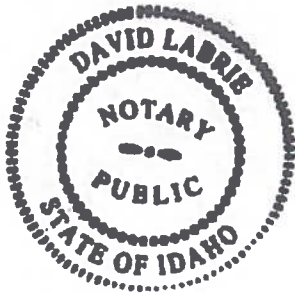
By:

Name: John A. Lande Sr

Title: Manager

STATE OF IDAHO)
S.S.
County of Ada)

On this 30 day of March, in the year of 2016, before me David LaBrie, a notary public, personally appeared John A. Lande Sr, known or identified to me to be the Manager of UNION SQUARE, LLC, the limited liability company that executed the instrument or the person who executed the instrument on behalf of said limited liability company. and acknowledged to me that such limited liability company executed the same.



[Signature]
Notary Public for Idaho
My Commission expires 9/6/2019

EXHIBIT A
Legal Description of the Premises

Parcel I:

North half of the Northeast quarter of the Southeast quarter of Section 36, Township 4 North, Range 1 East, Boise Meridian, Ada County, Idaho.

Except that portion thereof conveyed to the United States of America by deed recorded in Book 91 at Page 223 of Deeds in Ada County records, and more particularly described as follows:

A strip of land lying East of and bordering upon the West line of the North half of the Northeast quarter of the Southeast quarter of Section 36, Township 4 North, Range 1 East, Boise Meridian, being 16 feet in width.

Parcel II:

Lots 1 and 2 in Block 3 of North Cole Square Subdivision, according to the official plat thereof, filed in Book 43 of Plats at Pages 3519 and 3520, official records of Ada County, Idaho.

EXHIBIT B
Permitted Exceptions

1. Taxes for the year 2016, not yet due and payable.
2. Assessments levied by Boise City (paid current).
3. Assessments levied by West Boise Sewer District (paid current).
4. Assessments levied by Nampa-Meridian Irrigation District (paid current).
5. Right of way for North Cole Road.
6. Easement granted to Idaho Power Company for public utilities, recorded as Instrument No. 297821, records of Ada County, Idaho.
7. Easement granted to The Mountain States Telephone and Telegraph Company for public utilities, recorded as Instrument No. 711367, records of Ada County, Idaho.
8. Easements, reservations, restrictions and dedications as shown on the official plat of North Cole Square Subdivision, recorded in Book 43 of Plats, at Page 3519, records of Ada County, Idaho.
9. Covenants, conditions and restrictions set forth in instrument recorded as Instrument No. 7827165, records of Ada County, Idaho, as amended by document recorded as Instrument No. 7849648, records of Ada County, Idaho.
10. Right of way for ditches, tunnels, telephone, and distribution lines constructed by authority of the United States, as granted to the United States under the provisions of Section 58-604 Idaho Code.

WARRANTY DEED

(RWK Investments LLC to Union Square, LLC)



TitleOne
a title & escrow co.

ADA COUNTY RECORDER Christopher D. Rich
BOISE IDAHO Pgs=3 BONNIE OBERBILLIG
TITLEONE BOISE

2015-022183
03/20/2015 08:52 AM
\$16.00

Order Number: 15248092

WARRANTY DEED

For Value Received,

RWK Investments, LLC, a Utah limited liability company, the Grantor, does hereby grant, bargain sell and convey unto, Union Square, LLC, an Idaho limited liability company, whose current address is 2358 S. Titanium Pl, Meridian, ID 83642, the Grantee, the following described premises, in Ada County, Idaho, To Wit:

EXHIBIT "A" ATTACHED HERETO AND MADE APART HEREOF

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: 3/17/15

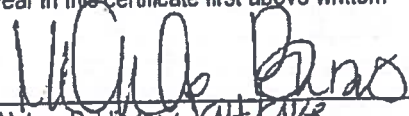
RWK Investments, LLC, a Utah limited liability company

By:  MGR
Robert W. Kelez, Manager

State of Utah, County of Salt Lake, ss.

On this 17th day of March, 2015, before me, the undersigned, a Notary Public in and for said State, personally appeared Robert W. Kelez, known or identified to me to be a Manager of the limited liability company that executed the within instrument and acknowledged to me that he executed the same for and on behalf of said limited liability company and that such limited liability company executed it.

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 Salt Lake
My Commission Expires: 1-29-2019

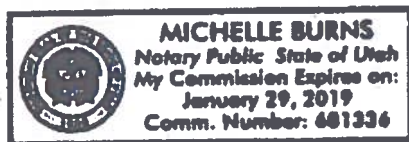
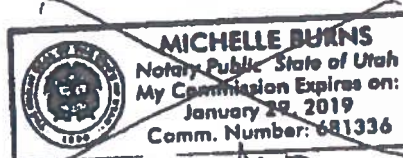


EXHIBIT "A"

Caron legal description

Parcel A:

North half of the Northeast Quarter of the Southeast Quarter of Section 36, Township 4 North, Range 1 East, Boise Meridian, Ada County, Idaho;

Except that portion thereof conveyed to the United States of America by deed recorded in Book 91 at page 223 of Deeds in Ada County records, and more particularly described as follows:

A strip of land lying East of, and bordering upon the West line of the North half of the Northeast Quarter of the Southeast Quarter of Section 36, Township 4 North, Range 1 East, Boise Meridian, being 16 feet in width.

Parcel B:

Lots 1 and 2 in Block 3 of North Cole Square Subdivision, according to the official plat thereof, filed in Book 43 of Plats at Page(s) 3519 and 3520, Official Records of Ada County, Idaho.

WARRANTY DEED

(Dyer Development LLC to RWK Investments LLC)



8151 W. Rifleman Ave. / Boise
Idaho 83704 / (208) 377-2744

ACCOMMODATION

298164 DT/LLB

ADA COUNTY RECORDER J. DAVID NAVARRO
BOISE IDAHO 01/30/09 04:50 PM
DEPUTY Lisa Laby
RECORDED - REQUEST OF
Pioneer

AMOUNT 6.00 2

109010917

WARRANTY DEED

For Value Received

Dyver Development LLC, an Idaho limited liability company

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

RWK Investments a Utah LLC

hereinafter referred to as Grantee, whose current address is 7847 S. Pheasant Wood Dr., Sandy, UT 84093
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.

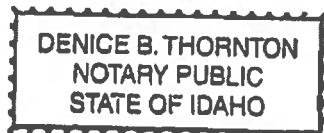
Dated December 15, 2008

Dyver Development LLC

Corey Barton, Its Managing Member

STATE OF Idaho, County of Ada, ss

On this 15 day of December, in the year of 2008, before me the undersigned, a notary public, personally appeared Corey Barton, known or identified to be managing member of the member(s)/manager(s) in a limited liability company, of Dyver Development LLC, an Idaho limited liability company and the member(s)/manager(s) who subscribed said limited liability company name to the foregoing instrument, and acknowledged to me that he/she/they executed the same in said limited liability company name.



Denise Thornton
Notary Public of Idaho
Residing at Meridian
Commission expires August 3, 2010

Caron legal description

Parcel A:

North half of the Northeast Quarter of the Southeast Quarter of Section 36, Township 4 North, Range 1 East, Boise Meridian, Ada County, Idaho;

Except that portion thereof conveyed to the United States of America by deed recorded in Book 91 at page 223 of Deeds in Ada County records, and more particularly described as follows:

A strip of land lying East of, and bordering upon the West line of the North half of the Northeast Quarter of the Southeast Quarter of Section 36, Township 4 North, Range 1 East, Boise Meridian, being 16 feet in width.

Parcel B:

Lots 1 and 2 in Block 3 of North Cole Square Subdivision, according to the official plat thereof, filed in Book 43 of Plats at Page(s) 3519 and 3520, Official Records of Ada County, Idaho.

A handwritten signature, possibly reading 'LB', is written in dark ink. The signature consists of a large, stylized loop followed by the letters 'LB'.

WARRANTY DEED

(Highland Development LLC to Dyver Development LLC)



Pioneer Title Co
GOING BEYOND

8151 W. Rifleman Ave. / Boise
Idaho 83704 / (208) 377-2700

ADA COUNTY RECORDER J. DAVID NAVARRO
BOISE IDAHO 01/30/09 04:27 PM
DEPUTY Bonn's Oberbiller
RECORDED - REQUEST OF
Pioneer

AMOUNT 6.00

2



109010807

ACCOMMODATION

299555

DT/EO

WARRANTY DEED

For Value Received

Highland Development, LLC

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

Dwyer Development, LLC

hereinafter referred to as Grantee, whose current address is 1977 E. Overland, Meridian, Idaho 83642

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.

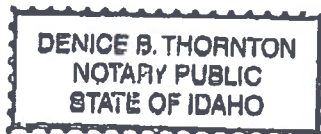
Dated: January 13, 2009

Highland Development LLC

John A. Laude, Member

STATE OF Idaho, County of Ada, ss

On this 13 day of January, in the year of 2009, before me The Undersigned, a notary public, personally appeared John A. Laude, known or identified to be one of the member(s)/manager(s) in a limited liability company, of Highland Development and the member(s)/manager(s) who subscribed said limited liability company name to the foregoing instrument, and acknowledged to me that he/she/they executed the same in said limited liability company name



Denise B. Thornton

Notary Public of

Residing at

Residing in Meridian, Idaho

Commission Expires 08-05-2011

expires:

Caron legal description

Parcel A:

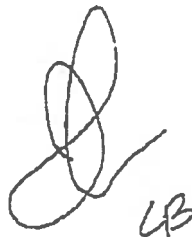
North half of the Northeast Quarter of the Southeast Quarter of Section 36, Township 4 North, Range 1 East, Boise Meridian, Ada County, Idaho;

Except that portion thereof conveyed to the United States of America by deed recorded in Book 91 at page 223 of Deeds in Ada County records, and more particularly described as follows:

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Parcel B:

Lots 1 and 2 in Block 3 of North Cole Square Subdivision, according to the official plat thereof, filed in Book 43 of Plats at Page(s) 3519 and 3520, Official Records of Ada County, Idaho.

A handwritten signature, possibly reading 'L. B.', is written in black ink. The signature consists of a large, stylized loop followed by a horizontal line and the letters 'LB'.

WARRANTY DEED

(Katherine Caron to Highland Development)

ADA COUNTY RECORDER J. DAVID NAVARRO
BOISE IDAHO 05/19/06 04:38 PM
DEPUTY Patti Thompson
RECORDED - REQUEST OF
Alliance Title

AMOUNT 12.00

4



5000631184 SL

WARRANTY DEED

1. Conveyance of Real Property. For value received, Katherine W. Caron, a widow, whose current address is 3805 N. Cole Road, Boise, Idaho 83704 ("Grantor") hereby GRANTS, BARGAINS, SELLS, AND CONVEYS to Highland Development LLC, an Idaho limited liability company, with a current address at 2364 S. Titanium Way, Meridian, Idaho 83642 ("Grantee") the real property located in Ada County, State of Idaho and further described on Exhibit A attached ("Real Property"), TO HAVE AND TO HOLD the Real Property and the appurtenances to the Real Property unto the Grantee and the Grantee's heirs and assigns forever, but subject to a life estate on the Real Property (the "Life Estate Parcel") reserved for the Grantor during the six (6) month period after the date hereof. The Grantor shall retain absolute control, possession and supervision of the Life Estate Parcel, and shall be responsible for (i) routine upkeep and maintenance thereof, normal wear and tear excepted, and agrees to pay the premiums for insurance to insure the Life Estate Parcel as it is currently insured, (ii) payment of all utilities and property taxes therefor as it is currently assessed, and Grantor (iii) may continue the current Occupancy Agreement with the Fords during the Term of the Life Estate Interest, and (iv) may continue the current "verbal permission" with Gary Holmstead during the Term of the Life Estate Interest.

2. Representations and Covenants of the Grantor. The Grantor represents to and covenants with the Grantee as follows:

- A. The Grantor is the owner in fee simple of the Real Property.
- B. The Real Property is free from all encumbrances, subject to and except for (1) encumbrances made, suffered, or done by the Grantee, (2) reservations, restrictions, dedications, easements, rights of way, and agreements (if any) of record, (3) general taxes and assessments (including irrigation and utility assessments, if any) for the current year which are not yet due and payable, and (4) the encumbrances, if any, set forth on Exhibit B attached.

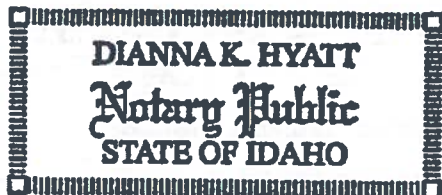
D. The Grantor will give such assurances and perform such acts as may be necessary to perfect or confirm the title conveyed by this Deed.

Dated: 5/19/06, 2006

Katherine W. Caron
Katherine W. Caron

STATE OF IDAHO)
) ss
County of Ada)

On this 19th day of MAY, 2006, before me, a notary public in and for the State of Idaho, personally appeared Katherine W. Caron, known or identified to me to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same.



Diana K. Hyatt
Notary Public
My Commission Expires on _____

Commission Expires 3/12/2010
Residing in Boise, Idaho

Order No.: 5000631184SL

LEGAL DESCRIPTION

EXHIBIT 'A'

Parcel A:

North half of the Northeast Quarter of the Southeast Quarter of Section 36, Township 4 North, Range 1 East, Boise Meridian, Ada County, Idaho;

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Parcel B:

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**EXHIBIT B
ENCUMBRANCES**

NONE

IDWR AERIAL MAP

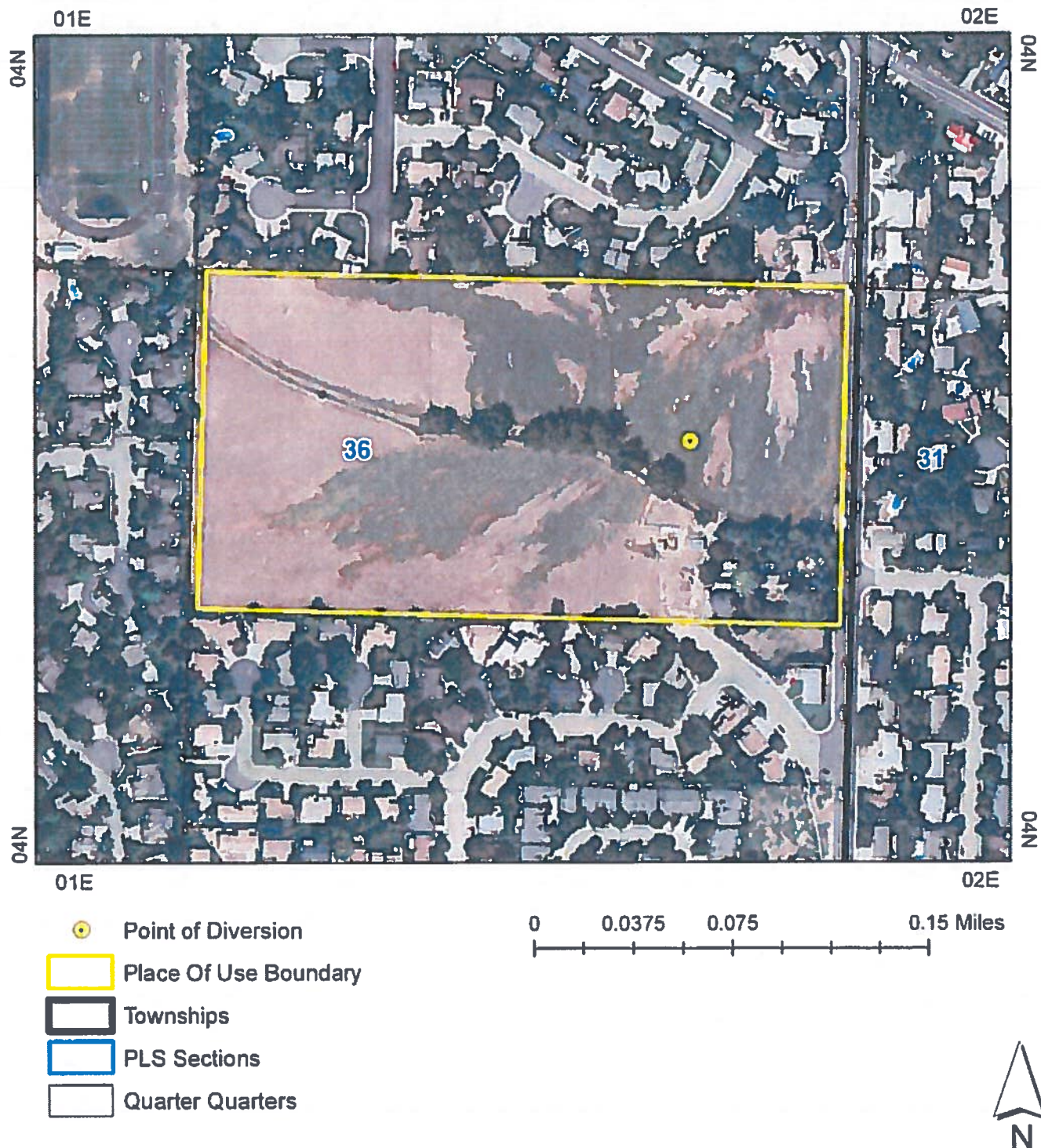
(SHOWING POINT OF DIVERSION AND USE BOUNDARY)

State of Idaho
Department of Water Resources

Water Right
63-15579

DOMESTIC

The map depicts the place of use for the water use listed above and point(s) of diversion of this right as currently derived from interpretations of the paper records and is used solely for illustrative purposes. Discrepancies between the computer representation and the permanent document file will be resolved in favor of the actual water right documents in the water right file.





State of Idaho

DEPARTMENT OF WATER RESOURCES

322 East Front Street • P.O. Box 83720 • Boise, Idaho 83720-0098

Phone: (208) 287-4800 • Fax: (208) 287-6700 • Web Site: www.idwr.idaho.gov

GARY SPACKMAN
Director

C.L. "BUTCH" OTTER
Governor

October 13, 2016

CITY OF BOISE
150 N CAPITOL BLVD
BOISE ID 83701

Re: Change of Ownership for Water Right/Permit No(s): 63-15579

Dear Water Right Holder(s):

The Department acknowledges the receipt of correspondence changing ownership of the above referenced water right(s) to you. The Department has modified its records to reflect this change in ownership and has enclosed a computer-generated report for your records.

Updating the ownership record for a water right does not reconfirm the validity of the right. When processing an ownership change notice, the department does not review the history of water use to determine if the right has been forfeited 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 § 42-222 and §42-223, Idaho Code.

Please note that as of July 1, 1996, water right owners are required to report any change of water right ownership and any change of mailing address of the owner of a water right, to the Department. Notice of the change must be provided to the Department within **120 days** of the change. Water right forms are available from any office of the Department, or at www.idwr.idaho.gov.

If you have any questions concerning the enclosed information, please feel free to contact me at (208) 287-4942.

Sincerely,

Jean Hersley
Technical Records Specialist II

Enclosure(s)

